

## Adam Zack

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**From:** Ingrid Gabriel  
**Sent:** Wednesday, July 21, 2021 4:17 PM  
**To:** Vacation Rental Comments  
**Subject:** FW: increase vacation rentals

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**From:** Jan Wagner <edenhill@comcast.net>  
**Sent:** Monday, July 19, 2021 10:02 AM  
**To:** San Juan County Council <councilvm@sanjuanco.com>  
**Subject:** increase vacation rentals

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I AM IN SUPPORT OF INCREASING VACATION RENTALS.

I have seen various academic land use studies and learned through firsthand experience the unintended consequences of restricting property owners economic rights as a means of achieving a more favorable situation for renters/non-property owners. Most restrictions regarding rental properties actually create the opposite effect by reducing the economic benefit of property ownership.

In fact, if you look at the areas in the US that have passed the most restrictive rental policies, the evidence suggests that rent rates are higher and rental availability goes down after implementing restrictions than before passing restrictive regulations.

I would say that the one idea that does make sense to me would be to let full-time island residents have priority over property owners who are not full-time island residents regarding availability for a license to run a bed & breakfast or Air B&B in the county.

Sincerely,  
Jan Wagner  
Lopez Island