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From: skylersmomster@gmail.com
Sent: Wednesday, September 15, 2021 4:47 PM
To: Vacation Rental Comments
Subject: VR Permits

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Greetings!

I am writing to address the issue of proposed caps on Vacation Rental Permits in the San Juan Islands. After doing some reviews of other areas of the US that passed cap ordinances on Vacation Rental Permits, I have come to the conclusion that it is a really bad idea to do so in San Juan County and I urge you to vote against caps.

First of all, I don't believe it will solve the problem of affordable housing. Many of the properties being rented as vacation rentals would not be affordable to many residents if sold and I don't believe capping permits will solve the affordable housing problem.

Secondly, vacation rentals bring in tourists and fewer tourists mean less revenue for local businesses. Please don't cap permits at this time when people weary from dealing with COVID 19 issues crave a getaway and have a fair amount of money to spend on their vacations. Let the island residents benefit from the travelers! Also, if my vacation rental permit was revoked or phased out in a lottery, I wouldn't sell my house, but would just use it when I could and let friends use it occasionally. The rest of the time it would be empty and there would be that much less revenue for island businesses.

Equally important is the fact that lawsuits would likely arise if you attempt to take away the right to rent out legally owned property. I own a house and rent it out as a VR and if my permit was revoked or denied despite my compliance with all rules and laws, I would fight it. That includes a revolving lottery system for permits. I am pretty sure I am not the only one who feels this way, and I urge you to take this potentially costly legal action into account before you vote. It is certainly not something I want to do, but if it is my only option for continually being able to use my vacation rental permit I will. If you haven't already done so, I strongly suggest you familiarize yourselves with other areas that have put caps on VR Permits such as Austin, Texas and Molokai, Hawaii. Win or lose, lawsuits cost money. My suggestion is to put stricter rules in place if noise or trash or something is where the problems lie. I plan to make my house my permanent residence in the future, so I have strived to look at this from both sides.

Thank you for your consideration.
Heather Thorne, San Juan Island