

## Sophia Cassam

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**From:** Michele Mayer <michele@sanjuanislands.com>  
**Sent:** Friday, September 17, 2021 8:48 AM  
**To:** Vacation Rental Comments  
**Subject:** Vacation Rentals in SJ County

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Dear Members of the San Juan County Planning Commission,

Please consider the application of the recommendations that have been submitted by the committee. 1) Capping at a number that is below the number of permits issued and 2) selecting July 31 as a date for applying that cap.

If permit issuance is retroactive to July 31<sup>st</sup>, 2021 my industry, Real Estate, is going to have problems with property owners that purchased real estate at a time when there was no moratorium or limit to their ability to apply for and obtain a vacation rental permit. Many buyers, in an effort to buy on the island at the prices that we have seen property escalate to in the past 12 months, are relying on additional income to afford purchasing. If the decision is to cap the number of permits the date of this cap should absolutely be the date the decision is made (voted on) or something in the future. I imagine there would be some legal repercussions for both the real estate industry and the county should the restriction be back dated.

The proposed number of caps at 405 is extreme and arbitrary. Further, it would cause great harm to those who hold inactive but compliant permits. Likely, many of those are our law abiding friends and neighbors who have done nothing to deserve such a thoughtless action. Caps will do nothing to free up an inventory of affordable housing, protect our environment, slow the movement of tourists or permanent residents to our islands, nor steady the rise in real estate prices afflicting our entire nation.

I strongly encourage you to vote no on the recommendation of an ordinance to the San Juan County Council implementing both a county cap and island-by-island cap on the issuance of new permits for vacation rentals. And instead focus on other ways to protect our environment, increase affordable housing, etc. Restrictions on vacation rental permits is an ineffective answer.

Sincerely,  
Michele Mayer