



# HOME-SHARING AND SHORT-TERM RENTALS REGULATIONS FAQ

Ulrik Binzer, Founder & CEO Host Compliance LLC



## Contents

<b>Q: WHAT ARE SHORT-TERM RENTALS?.....</b>	<b>3</b>
<b>Q: WHAT IS OCCUPANCY TAX?.....</b>	<b>4</b>
<b>Q: AREN'T SHORT-TERM RENTALS JUST A VACATION TOWN OR BIG CITY PHENOMENON? .....</b>	<b>4</b>
<b>Q: HOW MANY SHORT-TERM RENTAL WEBSITES ARE THERE?.....</b>	<b>5</b>
<b>Q: HOW MANY SHORT-TERM ARE THERE IN MY CITY / TOWN / COUNTY?.....</b>	<b>6</b>
<b>Q: IS THE EXISTENCE OF SHORT-TERM RENTALS IN MY COMMUNITY A CAUSE FOR CONCERN? .....</b>	<b>6</b>
<b>Q: WHY REGULATE SHORT-TERM RENTALS IN THE FIRST PLACE? .....</b>	<b>7</b>
<b>Q: DO LOCAL GOVERNMENTS HAVE THE AUTHORITY TO REGULATE (AND RESTRICT) SHORT-TERM RENTALS WITHIN THEIR JURISDICTION? .....</b>	<b>8</b>
<b>Q: IS REGULATING AND/OR ENFORCING SHORT-TERM RENTAL REGULATION WORTH THE TIME AND RESOURCES? .....</b>	<b>10</b>
<b>Q: WHAT DOES IT TAKE TO EFFECTIVELY ENFORCE SHORT-TERM RENTALS REGULATION MANUALLY? .....</b>	<b>10</b>
<b>Q: IS IT NECESSARY TO CONDUCT AUDITS TO GET SHORT-TERM RENTAL PROPERTY LANDLORDS TO COMPLY WITH PERMITTING AND LODGING / HOTEL / TRANSIENT OCCUPANCY TAXES REQUIREMENTS? .....</b>	<b>11</b>
<b>Q: IS IT POSSIBLE AND COST-EFFECTIVE TO OUTSOURCE THE ENFORCEMENT OF SHORT-TERM RENTAL REGULATION ON THE LOCAL GOVERNMENT LEVEL?.....</b>	<b>12</b>
<b>Q: IS IT NECESSARY TO REQUIRE SHORT-TERM RENTAL PROPERTY OWNERS TO BE REGISTERED OR LICENCED IN ORDER TO EFFECTIVELY MANAGE SHORT-TERM RENTAL ACTIVITY IN THE COMMUNITY? .....</b>	<b>12</b>
<b>Q: IS IT NECESSARY TO PHYSICALLY INSPECT ALL PROPERTIES THAT ARE APPLYING FOR A SHORT-TERM RENTAL PERMIT? .....</b>	<b>13</b>



## Q: WHAT ARE SHORT-TERM RENTALS?

A: A short-term rental (also called a vacation rental or STR) is most often defined as a rental of a residential dwelling unit or accessory building for periods of less than 31 consecutive days. In some communities, short-term rental housing may be referred to as vacation rentals, transient rentals, short-term vacation rentals or resort dwelling units.

**Short-term rentals are often divided into:**

	Owner-occupied dwellings (To be considered owner-occupied, a home must most often be a designated homestead and must be occupied by the owner at least 51% of the time.)	Non-owner occupied dwellings
Entire homes	Example: An owner living in their residence most of the time but renting out the entire home for a few days or weeks (up to consecutive 30 days) a year.	Example: An absentee-owner who rents out his/her property in increments of less than 30 days one or more times per year.
Accessory dwellings	Example: An owner who rents out a garage apartment or back cottage on the same property as their primary home for short periods is operating an accessory dwelling STR.	Example: An absentee-owner who rents out an accessory dwelling on his/her non-primary residence in increments of less than 30 days one or more times per year.
Rooms	Example: An owner who rents out one or more rooms in his/her primary home in increments of less than 31 days.	Example: An absentee-owner who rents out one or more rooms in his/her non-primary residence in increments of less than 30 days one or more times per year.

In addition some jurisdictions make further distinctions between:



- Short-term rental properties that are classified as single-family homes vs. properties that are classified as multi-family homes,
- Short-term rental properties located in areas zoned as residential vs properties located in in areas zoned as commercial or multi-use areas.
- Short-term rentals for which the owner is present during the entire rental period (as is often the case for rooms rented in owner-occupied dwellings) vs. short-term rentals for which the owner is not present (as is the case when entire homes are rented).

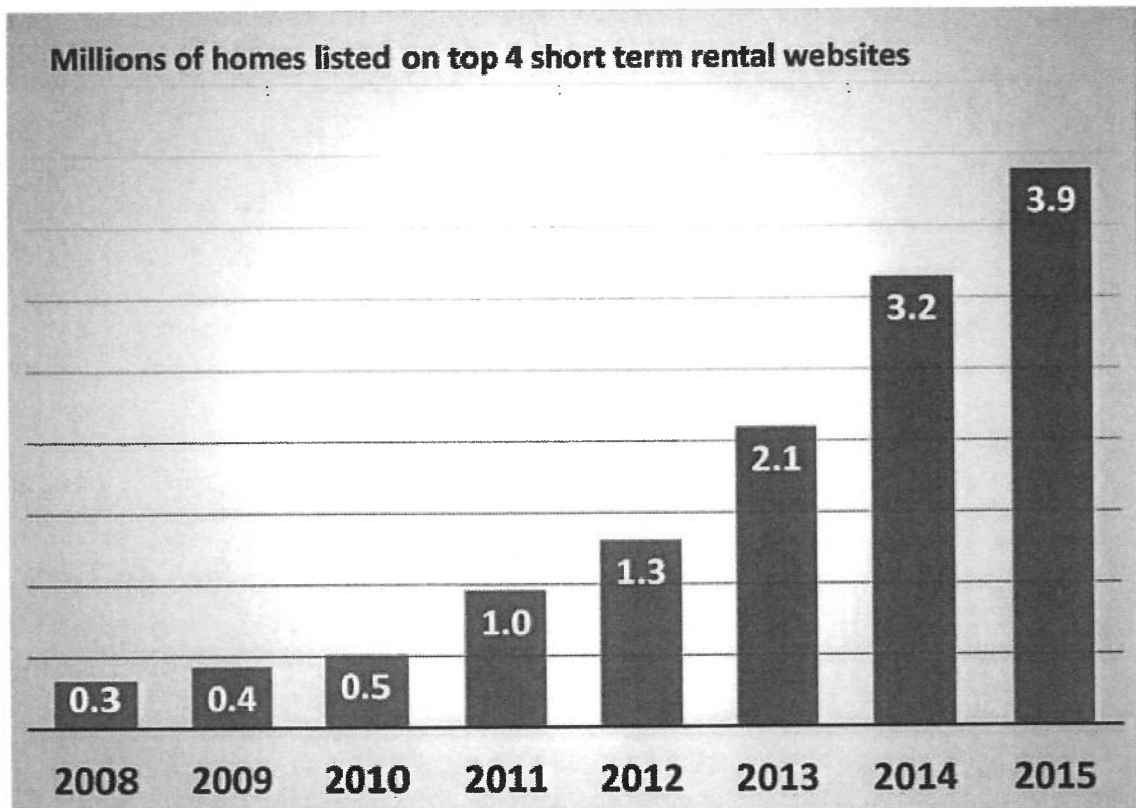
## Q: WHAT IS OCCUPANCY TAX?

A: Occupancy tax is a tax on the rental of rooms that state or local governments may require. In many places this is known as an occupancy tax, but may also be known as a transient occupancy tax, lodging tax, a room tax, a bed tax, a sales tax, a tourist tax, or a hotel tax. Occupancy tax rates and rules vary by city, county and state. They're generally owed on the accommodations price plus any fees for other items, like cleanings or extra guests. In some places, occupancy tax is required on a per person, per night basis. There are typically long-term stay exceptions that exempt stays over a certain number of nights (i.e. 30 nights). Occupancy tax is generally paid by the guest, but the obligation to remit the taxes to the government usually falls on the short-term landlord / host.

## Q: AREN'T SHORT-TERM RENTALS JUST A VACATION TOWN OR BIG CITY PHENOMENON?

A: No, the emergence of Airbnb, VRBO, FlipKey and 100's of other short-term rental websites have created a global boom in short-term rentals of personal residences and contrary to in the past, these rentals are spread all over the country. Traditional residential non-tourist communities that have never had to deal with the consequences of transient populations are therefore now suddenly being forced to deal with new opportunities and challenges, and the problem is not

going away. Indeed, the number of short-term rentals have grown at a 45% annual rate over the past 5 years and there is no reason to believe that the growth will slow down in a foreseeable future.



## Q: HOW MANY SHORT-TERM RENTAL WEBSITES ARE THERE?

A: As of January 2016, there were more than 100 short-term rental websites operating in the U.S. alone. Here are the top 30 sites listed in alphabetical order: 9flats.com, Agoda.com, Airbnb.com, Alterkeys.com, Aluguest.com, atraveo.com, Booking.com, Casamundo.com, couchsurfing.com, Craigslist.com, Dwellable.com, FlipKey.com, Holiday Lettings, HomeAway.com, Housetrip.com, Interhome.com, Kidandcoe.com, Niumba.com, Only-apartments.com,



Rentalspot.com, Roomorama.com, Sleepout.com, Travelmob.com, tripvillas.com, vacationrentals.com, VRBO.com, webchalet.com and Wimdu.com.

The list of websites dedicating to short-term rentals is growing and changing constantly and keeping up with all of the sites requires constant monitoring.

## Q: HOW MANY SHORT-TERM ARE THERE IN MY CITY / TOWN / COUNTY?

A: If you would like to request a free analysis of the short-term rental market in your city / town / county, please email us on [info@hostcompliance.com](mailto:info@hostcompliance.com) or fill out this form on our website and we will get back to you within 24 business hours.

## Q: IS THE EXISTENCE OF SHORT-TERM RENTALS IN MY COMMUNITY A CAUSE FOR CONCERN?

A. The answer to this question depends on the characteristics of your community and whether the short-term rentals operating there are doing so respectfully and not negatively impacting the community directly or in-directly. That said it is often hard to get conclusive evidence to indicate whether this is the case or not. As an example police call logs, code enforcement activity reports, and prosecutorial records seldom specify whether documented incidents are attributable to short-term rental properties or renters. The reason being that most local governments have never kept good records of short-term rental properties in their jurisdiction and police and code-enforcement personnel have generally not been trained to collect and record this type of information. It is also worth noting that many people who have been negatively affected by neighboring short-term rentals, may not have reported the issues they experienced out of fear from ruining their relationship with their neighbors. In many cases affected neighbors may also not know where to report their observations of misconduct related to short-term rentals. All in all, it is therefore very unlikely that one will be able to obtain accurate



and/or conclusive evidence to indicate whether short-term rentals are in fact a cause for concern or not without conducting a public hearing or other process for local citizens to speak out on the topic.

## Q: WHY REGULATE SHORT-TERM RENTALS IN THE FIRST PLACE?

A: There are many good reasons why local government leaders are focused on finding ways to manage the rapid growth of short-term rental properties in their communities. To name a few:

1. Increased tourist traffic from short-term renters has the potential to slowly transform peaceful residential communities into “communities of transients” where people are less interested in investing in one another’s lives, be it in the form of informal friend groups or church, school and other community based organizations.
2. Short-term renters may not always know (or follow) local rules, resulting in public safety risks, noise issues, trash and parking problems for nearby residents.
3. So-called “party houses” i.e. homes that are continuously rented to larger groups of people with the intent to party can severely impact neighbors and drive down nearby home values.
4. Conversion of residential units into short-term rentals can result in less availability of affordable housing options and higher rents for long-term renters in the community.
5. Local service jobs can be jeopardized as unfair competition from unregulated and untaxed short-term rentals reduces demand for local bed & breakfasts, hotels and motels.
6. Towns often lose out on tax revenue (most often referred to as Transient Occupancy Tax / Hotel Tax / Bed Tax or Transaction Privilege Tax) as most short-term landlords fail to remit those taxes even if it is required by law.



7. Lack of proper regulation or limited enforcement of existing ordinances may cause tension or hostility between short-term landlords and their neighbors
8. The existence of “pseudo hotels” in residential neighborhoods (often in violation of local zoning ordinances etc.) may lead to disillusionment with local government officials who may be perceived as ineffective in protecting the interests of local tax-paying citizens.

## Q: DO LOCAL GOVERNMENTS HAVE THE AUTHORITY TO REGULATE (AND RESTRICT) SHORT-TERM RENTALS WITHIN THEIR JURISDICTION?

A: Yes. The reasons are as follows:

### **1. U.S. local governments have the authority to regulate land use within their jurisdiction (except for in Florida)**

In general, short-term rental restrictions are typically adopted under the specific authority of a state zoning enabling statute or the general police power delegated to local governments by the state constitution, or by statute. Zoning regulations that restrict short-term rentals in residential areas have been upheld where the restrictions are found to be substantially related to land use impacts in the area. Prohibiting short-term occupancy in single-family areas has been held to be within the lawful scope of the zoning power. However, in 2011 the Florida State Legislature enacted legislation that specifically limits the authority of local governments to regulate or prohibit short-term rentals. Enacted as Chapter No. 2011-119 on June 2, 2011, the Florida law (entitled —“An act relating to public lodging establishments and public food service establishment”) states:

*A local law, ordinance, or regulation may not restrict the use of vacation rentals, prohibit vacation rentals, or regulate vacation rentals based solely on their classification, use, or occupancy. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.*





As of January 2016, Florida appears to be the only state to have enacted legislation limiting the authority of local governments to regulate or prohibit short-term rentals. It is conceivable, however, that the Florida law may become a model for other states. This would appear to be the most likely in those states where short-term rentals comprise a meaningful segment of the tourist lodging industry.

## **2. Restricting short-term rentals does not constitute "taking of property"**

It is well established that a land use regulation that is excessively restrictive may constitute a taking of property for which compensation must be paid under the state constitution and the Fifth and Fourteenth Amendments to the United States Constitution. The prevailing test for determining whether a regulatory taking has occurred was established in the landmark case of *Penn Central Transportation Co. v. City of New York*, decided by the United States Supreme Court in 1978. The Penn Central test requires a balancing of the public and private interests involved in each case, weighing the following three factors: (1) the economic impact of the regulation on the property owner; (2) the extent to which the regulation interferes with the property owner's —distinct investment-backed expectations; and (3) the character of the governmental action (i.e., physical invasion v. economic interference). The application of the Penn Central —balancing test is illustrated in an Oregon case that concerned a takings challenge to a short-term rental ordinance. In that case rental property owners challenged a City of Cannon Beach, Oregon ordinance that prohibited the creation of new transient occupancy uses and required existing transient occupancy uses to end by 1997. The petitioners claimed that Ordinance 92-1 constituted a taking of property without just compensation under the Fifth and Fourteenth Amendments. The Supreme Court of Oregon, however, upheld Ordinance 92-1, focusing ultimately on the economic impact of the restrictions:

*We next consider whether Ordinance 92-1, by prohibiting transient occupancy, denies property owners economically viable use of their properties. We conclude that it does not. On its face, Ordinance 92-1*



*permits rentals of dwellings for periods of 14 days or more. The ordinance also permits the owners themselves to reside in the dwellings. Although those uses may not be as profitable as are shorter-term rentals of the properties, they are economically viable uses.*

As the court's analysis indicates, plaintiffs who challenge a short-term rental restriction as a taking of property face an uphill battle. As a practical matter, it is difficult to argue that a short-term rental prohibition denies the owner of all economically viable use of his land, particularly where longer-term rentals are still allowed.

## Q: IS REGULATING AND/OR ENFORCING SHORT-TERM RENTAL REGULATION WORTH THE TIME AND RESOURCES?

A: Regulating and enforcing short-term rental regulation is most often revenue positive for municipalities as the incremental licensing and tax revenue easily offset the additional enforcement costs if done thoughtfully. That said, regulating short-term rentals should not just about revenue, but rather about minimizing the many negative side effects associated with the uncontrolled growth of short-term rentals in residential neighborhoods. The economic questions are therefore only half of the equation, and the non-economic benefits are often much more important to the local citizens than the incremental revenue.

## Q: WHAT DOES IT TAKE TO EFFECTIVELY ENFORCE SHORT-TERM RENTALS REGULATION MANUALLY?

A: A lot. In general most local governments find it practically impossible and/or prohibitively expensive to manually enforce their local ordinances covering short-term rental properties without dedicated staff or help from specialized firms such as Host Compliance. There are several reasons for this:

1. Rental property listings are spread across 100s of different websites, with new sites popping up all the time



2. Manually monitoring 100s or 1,000s of properties is practically impossible as listings are constantly added, changed or removed
3. Address data is hidden from listings, making it time-consuming or impossible to locate the exact properties to enforce permitting requirements
4. Law enforcement and local government staff have no legal basis to evict problematic short-term renters even if several ordinances are violated
5. It is practically impossible to manually collect Transient Occupancy Taxes as there is no easy way to find out how often the individual properties are rented and for how much

## Q: IS IT NECESSARY TO CONDUCT AUDITS TO GET SHORT-TERM RENTAL PROPERTY LANDLORDS TO COMPLY WITH PERMITTING AND LODGING / HOTEL / TRANSIENT OCCUPANCY TAXES REQUIREMENTS?

A: No, audits are not required to get people to do the right thing as just the fact that short-term landlords know that their local government knows who they are (and monitoring their short-term rental activities) will result in a large number of them voluntarily getting a business license and paying their taxes when due. In fact, academic studies estimate that almost 9 out of 10 tax-payers will pay their taxes when due if there is some level of 3rd party reporting or monitoring. As for the remaining 10% it is luckily possible to easily identify the biggest violators so local government officials can decide to audit or pursue legal avenues to collect what it is due. To learn more about the science and data of tax compliance, here is a good short article from the New York Times that summarizes a lot of the research on the topic.



## Q: IS IT POSSIBLE AND COST-EFFECTIVE TO OUTSOURCE THE ENFORCEMENT OF SHORT-TERM RENTAL REGULATION ON THE LOCAL GOVERNMENT LEVEL?

A: No, it is easy to cost-effectively outsource most of the short-term rental regulation compliance monitoring and enforcement work to new innovative companies (such as Host Compliance) that specializes in this area and have developed sophisticated "big data" technology and deep domain expertise to bring down the compliance monitoring and code enforcement costs to a minimum. In many situations, these companies can even take on all the work associated with managing the enforcement of the short-term rental regulation in return for a percentage of the incremental permitting fees, tax revenue and fine revenue that they help their local government partners collect. Adopting short-term rental regulation and outsourcing the administration and enforcement can therefore be net-revenue positive for the local government, while adding no or little additional work to the plates of internal staff. What's more, getting started generally requires no up-front investment, long-term commitment or complicated IT integration.

## Q: IS IT NECESSARY TO REQUIRE SHORT-TERM RENTAL PROPERTY OWNERS TO BE REGISTERED OR LICENCED IN ORDER TO EFFECTIVELY MANAGE SHORT-TERM RENTAL ACTIVITY IN THE COMMUNITY?

A: Yes, virtually all effective short-term rental ordinances require owners who intend to offer their property for use as a short-term rental to obtain a license or permit prior to commencing the use. In general, licensing and registration requirements enable local governments to create and maintain a database of dwelling units being operated as short-term rentals for code enforcement and transient occupancy tax collection in jurisdictions authorized to collect such taxes.



## Q: IS IT NECESSARY TO PHYSICALLY INSPECT ALL PROPERTIES THAT ARE APPLYING FOR A SHORT-TERM RENTAL PERMIT?

A: Generally no. While many communities require short-term rental properties to pass certain inspections prior to the issuance or renewal of a short-term rental permit. However, mandatory inspection requirements arguably do not advance a community's interests in protecting and maintaining residential character or preventing the adverse effects of transient occupancy on residential neighborhoods. Therefore, if a short-term rental ordinance is specifically adopted for reasons related to protection of residential character, then a mandatory inspection requirement is unnecessary and should not be imposed upon rental property owners.

That said, mandatory inspection requirements may be justified in cases where a short-term rental ordinance is adopted for the purpose (at least in part) of ensuring the safety of short-term rental tenants.

However, even if a mandatory inspection requirement can be justified, the scope of the inspection program should be limited to the initial permit issuance and thereafter only on a reasonable periodic basis.



## About the Author

Ulrik Binzer is the Founder and CEO of Host Compliance LLC, the industry leader in short-term rental compliance monitoring and enforcement solutions for local governments.

Ulrik got the idea to found Host Compliance when he was serving on a committee appointed by his local town council to study possible ways to regulate short-term rentals and home-sharing in the local community. In preparation for his work on the committee, Ulrik spent countless hours researching how other municipalities had approached the regulation of short-term rentals and home-sharing, and it became evident that enforcing the regulations and collecting the appropriate taxes without the support of sophisticated technology was virtually impossible. As a result, Ulrik set out to build those tools and make them available to municipalities of all sizes at a fraction of the cost of what it would cost them to build and run such technology internally.

Prior to founding Host Compliance, Ulrik served as Chief Operating Officer of Work4 Labs - an 80 person Venture Capital backed technology company with offices in Silicon Valley and Europe, and Soligent Distribution LLC - the largest distributor of solar equipment to local governments and businesses in the Americas.

Before assuming executive management roles in technology companies, Ulrik served as Vice President of the private equity firm Golden Gate Capital, as a strategy consultant at McKinsey & Company and as an Officer in the Danish Army where he commanded a 42-person Platoon and graduated first in his class from the Danish Army's Lieutenant School.

Ulrik received his M.B.A. from Harvard Business School where he was as a Baker Scholar (top 5% of his class) and earned his Bachelor of Science degree in International Business from Copenhagen Business School and New York University.

Ulrik can be contacted on (415) 715-9280 or [binzer@hostcompliance.com](mailto:binzer@hostcompliance.com). You can follow him and Host Compliance on twitter on [@HostCompliance](https://twitter.com/HostCompliance).

## George Shaw

---

**From:** Nancy DeVetter  
**Sent:** Monday, July 20, 2020 8:02 AM  
**To:** George Shaw  
**Subject:** FW: Planning Commission STVR Work Group

Here is my Scope of Work to add to the working group packet. Thanks!

**From:** Nancy DeVetter  
**Sent:** Thursday, June 25, 2020 9:50 PM  
**To:** #Council <#council@cityoftybee.org>; Demery Bishop <dbishop@cityoftybee.org>; Amy@tybeevacationrentals.com  
**Subject:** Planning Commission STVR Work Group

I am here responding to requests from the Planning Commission STVR work group on their scope of work. I am listing Barry's requests with my own interpretation of the work requested.

I also request additional considerations. I do not speak for anyone else, but request that the work group work on those tasks as well as I believe they will help council decide what steps to take.

1. Review and amend LDC for special review re: STVRs.
  - Suggest amendments to the applicable ordinances requiring special review of STVRs for residential zones. Consider a separate proposal for owner-occupied properties (AKA homestays) via amendment to the Bed and Breakfast requirements. Include a list of documentation required for special review (parking plan, and whatever else).
  - Suggest reason for/threshold of denial (e.g. 3 substantiated complaints, 1 safety violation, etc.)
  - Consider administrative fine for false complaints to discourage false claims
2. Consider public safety issues related to STVRs
  - Suggest specific rules for the following safety issues:
    - o parking (spaces per bedroom, not to block driveways, not to use street, etc.)
    - o home safety protocols (requiring fire extinguishers, exits, carbon monoxide detectors, smoke alarms, etc.)
    - o signage (we can use existing one but would love to add that the property ID number be included on signage; Barry would like you to consider curbside markings as well)
    - o pools (specific safety rules for pools compliant with the Chatham County pool regs or a similar version, especially the requirement that adults be present at any time the pool is being used)
    - o limits on overnight occupants per bedroom and daily occupants
    - o noise (time limits, ban on outdoor amplified music and/or activities, reference to our upcoming noise ordinance, etc.)
    - o insurance requirements (e.g., \$500K per occurrence liability insurance)
  - Consider addition of STVR registration to add indemnification/hold harmless clause to ensure owner is responsible for injuries/damages to reduce city liability
3. Explore "3 Rule Violation Act"/Disorderly House Nuisance Code [original para. 3 was creation of Code Enforcement Office which is already in the works]

- Consider how to make Sec. 22-33 et seq. more effective. Should we shift to administrative fines rather than misdemeanor liability and/or allow to be handled by Code Enforcement Office rather than police? What other options do we have?
- 4. Means to ensure violations are recorded and tied to registration renewal
  - Explore options and advise on the best way to track violations. Consider Host Compliance or other 3<sup>rd</sup> party service; internal software/tracking and what staff would be required.
  - Determine options for revocation of license upon certain parameters (number of citations/complaints/violations or other evidence). Could cover in Special Review ordinance.

Additional Requests:

1. Review STVR ordinances in Georgia. Review and summarize STVR ordinances in select cities and counties in Georgia. I trust the work group to determine an appropriate sampling of ordinances.
2. Consider whether we should distinguish between STVRs and owner-occupied room rentals (AKA homestays)? If so, how?
3. What are the typical options to control the growth of STVRs and the pros and cons of each? I request consideration of rezoning of the island; banning new registrations in certain zones; limiting new registrations to one per person or to natural persons only; limiting registrations via percentages by neighborhood/block/or zone; limiting registrations by location (e.g., within 500 ft.); and any other common option.

Thank you in advance for your hard work on this complicated issue.

Nancy DeVetter  
Council Member  
City of Tybee Island, GA



## George Shaw

---

**From:** Demery Bishop  
**Sent:** Thursday, July 16, 2020 10:49 PM  
**To:** George Shaw  
**Cc:** Demery Bishop  
**Subject:** Fwd: Planning Commission STVR Work Group

George:

This is the document Nancy was referring to I believe. It was sent to all Council and staff I believe. Please add to packet. I thought this was already part of the consideration but without hard data, we are still operating in a vacuum. Get [Outlook for iOS](#)

---

**From:** Nancy DeVetter <nancy.devetter@cityoftybee.org>  
**Sent:** Thursday, June 25, 2020 9:50 PM  
**To:** #Council; Demery Bishop; Amy@tybeevacationrentals.com  
**Subject:** Planning Commission STVR Work Group

I am here responding to requests from the Planning Commission STVR work group on their scope of work. I am listing Barry's requests with my own interpretation of the work requested.

I also request additional considerations. I do not speak for anyone else, but request that the work group work on those tasks as well as I believe they will help council decide what steps to take.

1. Review and amend LDC for special review re: STVRs.
  1. Suggest amendments to the applicable ordinances requiring special review of STVRs for residential zones. Consider a separate proposal for owner-occupied properties (AKA homestays) via amendment to the Bed and Breakfast requirements. Include a list of documentation required for special review (parking plan, and whatever else).
  2. Suggest reason for/threshold of denial (e.g. 3 substantiated complaints, 1 safety violation, etc.)
  3. Consider administrative fine for false complaints to discourage false claims
2. Consider public safety issues related to STVRs
  4. Suggest specific rules for the following safety issues:
    1. parking (spaces per bedroom, not to block driveways, not to use street, etc.)
    2. home safety protocols (requiring fire extinguishers, exits, carbon monoxide detectors, smoke alarms, etc.)
    3. signage (we can use existing one but would love to add that the property ID number be included on signage; Barry would like you to consider curbside markings as well)
    4. pools (specific safety rules for pools compliant with the Chatham County pool regs or a similar version, especially the requirement that adults be present at any time the pool is being used)
    5. limits on overnight occupants per bedroom and daily occupants
    6. noise (time limits, ban on outdoor amplified music and/or activities, reference to our upcoming noise ordinance, etc.)
    7. insurance requirements (e.g., \$500K per occurrence liability insurance)
  5. Consider addition of STVR registration to add indemnification/hold harmless clause to ensure owner is responsible for injuries/damages to reduce city liability

3. Explore "3 Rule Violation Act"/Disorderly House Nuisance Code [original para. 3 was creation of Code Enforcement Office which is already in the works]
6. Consider how to make Sec. 22-33 et seq. more effective. Should we shift to administrative fines rather than misdemeanor liability and/or allow to be handled by Code Enforcement Office rather than police? What other options do we have?
4. Means to ensure violations are recorded and tied to registration renewal
  7. Explore options and advise on the best way to track violations. Consider Host Compliance or other 3<sup>rd</sup> party service; internal software/tracking and what staff would be required.
  8. Determine options for revocation of license upon certain parameters (number of citations/complaints/violations or other evidence). Could cover in Special Review ordinance.

Additional Requests:

1. Review STVR ordinances in Georgia. Review and summarize STVR ordinances in select cities and counties in Georgia. I trust the work group to determine an appropriate sampling of ordinances.
2. Consider whether we should distinguish between STVRs and owner-occupied room rentals (AKA homestays)? If so, how?
3. What are the typical options to control the growth of STVRs and the pros and cons of each? I request consideration of rezoning of the island; banning new registrations in certain zones; limiting new registrations to one per person or to natural persons only; limiting registrations via percentages by neighborhood/block/or zone; limiting registrations by location (e.g., within 500 ft.); and any other common option.

Thank you in advance for your hard work on this complicated issue.

Nancy DeVetter  
Council Member  
City of Tybee Island, GA

## To All Whom this Concerns

I am, Pamela Wiley, 7 Shipwatch Circle, Tybee Island, 31328. I have lived on Tybee for 27 years, most of them as a daily commuter to Savannah where I taught 27 years at SCAD. I am a single, independent woman, an artist, nature lover, and have loved my time here on Tybee. I quit teaching in 2014 to devote more of my time to my Art Practice and to really immerse myself in all that is beautiful about Tybee. I worked very hard to create this life for myself. I have always considered this my forever home.

We used to have a neighborhood, a community of friends, or at least of known faces. If anyone needed a helping hand, or a friendly face in time of need, we were there for each other. We shared house keys, garage sales, house painters, walked each other's dogs and in times of trouble came together. That is nearly gone now. I have a few neighbors left, and we are all getting older, and my dreams of retiring in place are beginning to scare me.

Many in the community, are wailing that we live in a tourist destination, and if we don't like it we should move elsewhere. I believe the disconnect comes from what a tourist destination was like before the advent of AirBnb, VRBO, HomeAway, etc. The tantalizing promise of making big money off short-term rentals has devalued the quality of life (which has no pricetag) and is ruining the community and neighborhoods I once loved. It has become a constant revolving door of large groups of people piling into rentals that have no investment in community or basic respect for the rules of residential neighborhoods. It is like living next to a frat house or bar at times. My "neighbors" are unresponsive to our (the few of us who still live here) concerns, and refuse to address the fact that they continually rent to rowdy groups.

I believe Tybee doesn't yet have the resources or infrastructure to keep up with the demands of all the tourists, much less the residents. Also, by having fewer full-time residents, we will lose valuable community participation and active voices in shaping the future of our community. We are facing some tough issues going forward, as you all well know.

How do we go forward to protect the very things that make Tybee wonderful? Can we make efforts to attract tourists who want to enjoy our island, but not overtake it? We seem to attract a very noisy, rowdy bunch, that take over the roads with golf carts, don't adhere to beach rules, leave trash in their wake, park illegally and somehow always seem to have loud voices and music into the wee hours. I feel badly calling the police at 1:00 am to run interference, as I think they have better and more important things to do, rather than be hall monitors.

We are on the threshold of losing so much so that a few can make fast money. I am a native of Florida, and saw over-development and over-saturation of the tourist

industry nearly destroy my hometown and create huge environmental problems with water quality, sewage, red tide, green slime and crime.

I would also like to applaud Councilwoman Nancy DeVetter's initiative to create an inclusivity directive going forward. We want to make sure that friends, families, and guests are welcomed, protected and safe.

Thank you everyone for the amazing work you have put forth thus far in protecting Tybee, listening to everyone's concerns, all the while dodging some of the big challenges we have been facing: Covid, Hurricanes, Water supply, traffic, parking, environment, etc.

Thank you for all you do,

Sincerely,

Pamela Wiley

## To All Whom this Concerns

I am, Pamela Wiley, 7 Shipwatch Circle, Tybee Island, 31328. I have lived on Tybee for 27 years, most of them as a daily commuter to Savannah where I taught 27 years at SCAD. I am a single, independent woman, an artist, nature lover, and have loved my time here on Tybee. I quit teaching in 2014 to devote more of my time to my Art Practice and to really immerse myself in all that is beautiful about Tybee. I worked very hard to create this life for myself. I have always considered this my forever home.

We used to have a neighborhood, a community of friends, or at least of known faces. If anyone needed a helping hand, or a friendly face in time of need, we were there for each other. We shared house keys, garage sales, house painters, walked each other's dogs and in times of trouble came together. That is nearly gone now. I have a few neighbors left, and we are all getting older, and my dreams of retiring in place are beginning to scare me.

Many in the community, are wailing that we live in a tourist destination, and if we don't like it we should move elsewhere. I believe the disconnect comes from what a tourist destination was like before the advent of AirBnb, VRBO, HomeAway, etc. The tantalizing promise of making big money off short-term rentals has devalued the quality of life (which has no pricetag) and is ruining the community and neighborhoods I once loved. It has become a constant revolving door of large groups of people piling into rentals that have no investment in community or basic respect for the rules of residential neighborhoods. It is like living next to a frat house or bar at times. My "neighbors" are unresponsive to our (the few of us who still live here) concerns, and refuse to address the fact that they continually rent to rowdy groups.

I believe Tybee doesn't yet have the resources or infrastructure to keep up with the demands of all the tourists, much less the residents. Also, by having fewer full-time residents, we will lose valuable community participation and active voices in shaping the future of our community. We are facing some tough issues going forward, as you all well know.

How do we go forward to protect the very things that make Tybee wonderful? Can we make efforts to attract tourists who want to enjoy our island, but not overtake it? We seem to attract a very noisy, rowdy bunch, that take over the roads with golf carts, don't adhere to beach rules, leave trash in their wake, park illegally and somehow always seem to have loud voices and music into the wee hours. I feel badly calling the police at 1:00 am to run interference, as I think they have better and more important things to do, rather than be hall monitors.

We are on the threshold of losing so much so that a few can make fast money. I am a native of Florida, and saw over-development and over-saturation of the tourist

industry nearly destroy my hometown and create huge environmental problems with water quality, sewage, red tide, green slime and crime.

I would also like to applaud Councilwoman Nancy DeVetter's initiative to create an inclusivity directive going forward. We want to make sure that friends, families, and guests are welcomed, protected and safe.

Thank you everyone for the amazing work you have put forth thus far in protecting Tybee, listening to everyone's concerns, all the while dodging some of the big challenges we have been facing: Covid, Hurricanes, Water supply, traffic, parking, environment, etc.

Thank you for all you do,

Sincerely,

Pamela Wiley

## George Shaw

---

**From:** Demery Bishop  
**Sent:** Thursday, July 16, 2020 4:01 PM  
**To:** George Shaw  
**Subject:** Fwd: Re: Short-Term Vacation Rental Issues

[Get Outlook for iOS](#)

---

**From:** Kathy Sanford <justkath22@charter.net>  
**Sent:** Monday, July 13, 2020 1:38:01 PM  
**To:** Demery Bishop <dbishop@cityoftybee.org>  
**Subject:** Fwd: Re: Short-Term Vacation Rental Issues

July 13, 2020

Dear Mr. Bishop:

By way of introduction, I am an STVR owner on Tybee island who spent 105 days per year in my home there during 2016, 2017 and 2018 and who would be living there full-time now if not for an unexpected life change. As a future part-time or full-time resident, interested in quality of life and in trying to address concerns in a collaborative rather than punitive or restrictive manner, I submitted the below comments to the City Council and other officials (along with Tybee Vacation Rentals, who manages my property).

I was unable to access last Thursday evening's meeting online, but read on nextdoor.com that copies of correspondence should be forwarded to you. Hence this email. Please note there are two emails below, one dated today and a longer one dated July 9.

Thank you for your consideration. I am available by email or phone if you have any questions about my suggestions. Best of luck with the task ahead.

Sincerely,

Kathy Sanford, Owner  
Egrets' Landing, 15 Soda Rock Lane

[justkath22@charter.net](mailto:justkath22@charter.net)

518-596-5544

----- Forwarded Message -----

**Subject:** Re: Short-Term Vacation Rental Issues  
**Date:** Mon, 13 Jul 2020 13:30:21 -0400  
**From:** Kathy Sanford <[justkath22@charter.net](mailto:justkath22@charter.net)>

**To:** [ssessions@cityoftybee.org](mailto:ssessions@cityoftybee.org), [jbranigin@cityoftybee.org](mailto:jbranigin@cityoftybee.org), [bbrown@cityoftybee.org](mailto:bbrown@cityoftybee.org),  
[nancy.devetter@cityoftybee.org](mailto:nancy.devetter@cityoftybee.org), [jay.burke@cityoftybee.org](mailto:jay.burke@cityoftybee.org), [spec.hosti@cityoftybee.org](mailto:spec.hosti@cityoftybee.org),  
[mparks@cityoftybee.org](mailto:mparks@cityoftybee.org)  
**CC:** [ownerservices@tybeevacationrentals.com](mailto:ownerservices@tybeevacationrentals.com), [amy@tybeevacationrentals.com](mailto:amy@tybeevacationrentals.com), [sgillen@cityoftybee.org](mailto:sgillen@cityoftybee.org),  
[bhughes@epra-law.com](mailto:bhughes@epra-law.com), [jleviner@cityoftybee.org](mailto:jleviner@cityoftybee.org), [gshaw@cityoftybee.org](mailto:gshaw@cityoftybee.org)

July 13, 2020

All,

Upon my review of the below letter sent on July 9, I realized I had omitted one of the suggestions I intended to include. As everyone is aware, despite best intentions, owners cannot absolutely control or guarantee guest behavior. Yet it is the owners who could be penalized. To increase guests' motivation to be good neighbors, I suggest consideration be given to either requiring or incentivizing a "good neighbor deposit" with guest reservations. This would be similar to a damage deposit that some owners and agencies require, and be refunded at the end of the stay in the absence of complaints. In the event of substantiated complaints, the deposit would not be refunded but would be remitted to a dedicated account for the administration and enforcement of STVR ordinances.

Thank you again for your consideration, and best of luck with the task ahead.

Sincerely,

Kathy Sanford, Owner  
Egrets' Landing, 15 Soda Rock Lane

[justkath22@charter.net](mailto:justkath22@charter.net)

518-596-5544

On 7/9/2020 6:13 PM, Kathy Sanford wrote:

*Transmitted via e-mail only*

July 9, 2020

The Honorable Shirley Sessions, Mayor of Tybee Island  
The Honorable John Branigin, Member, Tybee Island City Council  
The Honorable Barry Brown, Member, Tybee Island City Council  
The Honorable Michael "Spec" Hosti, Member, Tybee Island City Council  
The Honorable Monty Parks, Member, Tybee Island City Council  
The Honorable Jay Burke, Member, Tybee Island City Council  
The Honorable Nancy DeVetter, Member, Tybee Island City Council

**Re: Short-Term Vacation Rental Issues**



Dear Mayor Sessions and Members of the City Council:

I respectfully request that this letter be included in the Council's official records, provided to the City's STVR work group and, if possible at this late date, entered into the minutes for tonight's meeting. I am an STVR owner who, with my late husband, was a part-time resident during 2016, 2017 and 2018, spending 105 consecutive days on Tybee per year each of those years. Although my husband's passing and the COVID-19 pandemic have precluded my spending significant time on Tybee in 2019 and 2020, I still envision it as either a part-time or full-time home in the future and am as interested as any other resident in a good quality of life.

Our property was purchased as our future retirement home, not an investment. While rental income offsets a portion of expenses, I do not make a profit nor was it ever our intent to make a profit on rental. We based our decision to participate in the STVR market primarily on our belief that it was better both for us and the neighborhood for the house to be monitored, maintained and occupied rather than vacant when we were not there. I prioritize my view of the property as a future year-round home over maximizing rental income in my decision-making regarding any repairs, improvements, or property enhancements. During the years that we maintained a guest book, our guests primarily consisted of adult "girl's trips" and families. To my knowledge, there have been no complaints regarding our guests, and my closest neighbor has told me she's never witnessed any problematic behavior. On the property's Facebook page, I have regularly encouraged guests to patronize local businesses, respect service workers and local residents, and be attentive to environmental concerns such as the yearly sea turtle nesting season.

Having read and participated in numerous extensive discussion threads on nextdoor.com and reviewed a proposed work scope dated June 25, 2020, along with other information provided to me by Tybee Vacation Rentals, I offer the following comments. Please note that my comments represent my personal views and may or may not coincide with positions taken by TVR. I support TVR's positions to the extent they do not materially conflict with my own.

### **Future Approvals, Registrations and Fees**

- Existing properties where there have not been complaints should be grandfathered without additional approval requirements and should retain grandfathered status upon sale of the property.
- Assuming a significant fee increase, there should be a provision for deferring and/or partially refunding fees for times when the property is unavailable for rental for reasons beyond the owner's control (e.g., storm damage, government orders such as any that might be issued in response to events such as the current public health emergency, etc.). Previously approved or grandfathered properties should retain that status during any such period and not be required to undergo a new approval process.
- In addition to special provisions under review for owner-occupied properties, consideration should be given to prorated fees based on long-term owner-occupancy during the previous year (i.e., not year-round, but longer than a typical vacation). There would be no need for enforcement of the STVR ordinance at the property during these times, and the owners are somewhat likely to be active in the community while there for longer stays.

- To the extent that a specific portion of a larger fee is dedicated to supporting complaint response, consideration should be given to a fee reduction for the year following a year where there were no complaints regarding the property. An alternative to fee reduction would be allowing the owner of a complaint-free property to designate the complaint response portion of the fee to support community needs or resources, such as the YMCA, the food pantry, community gardens, Post Theater, Marine Science Center, etc.
- Presuming consideration to the above issues and accountability for the fees being used for their intended and dedicated purposes, I do not generally oppose an increased annual fee for STVR's.

### **Encouraging Neighborly Behavior and Community Engagement**

This section of my comments is included in hopes of fostering collaboration rather than addressing the issues solely through punitive measures and restrictions.

- The work group should evaluate the feasibility of requiring and/or incentivizing owners and agencies to take extra steps to encourage neighborly behavior by guests. Incentives could range from fee reductions the following year in the absence of complaints to a City-sponsored award system that would provide “bragging rights” to a compliant agency. Examples of potential required or eligible actions include:
  - o Increased outdoor signage, i.e., specific signs on decks, porches, patios and in pool areas reminding guests of noise ordinances, fireworks prohibition and other requirements (instead of just one general sign inside the house) and outdoor parking signs adjacent to the allowed parking area,
  - o Posting in the property of detailed reminders regarding the City's parking, golf cart and trash/recycling rules and procedures,
  - o Implementation by the owner or rental agency of a documented system of reminder phone calls, text messages and random visits to ensure compliance with ordinances,
  - o Implementation by the owner or rental agency of protective policies such as prohibiting house parties, not renting to non-family groups all under the age of 25 or 30, etc., and
  - o Implementation by agencies of next-day owner notification of complaints, to allow the owners to (1) participate in problem-solving and (2) consider the agency's response in future decision-making regarding whether to continue with that agency or make a change.
- The work group should also consider the feasibility of rewarding non-resident owners for documented community engagement and participation. For example, owners could document participation in beach or marsh cleanups, tree-planting events, dune restoration, volunteering at the Post Theater or Marine Science Center, etc., in return for a

credit against future fees. It may be reasonable to limit this credit to properties where there are no complaints.

### **Parking**

- A property's location and parking configuration should be considered in establishing parking limits. For example, although it only has three bedrooms, my home can accommodate 4 cars in the carport and driveway and is on a private road. It is conceivable that adult groups who share bedrooms could travel individually and park their cars without impeding traffic.

### **Moratorium**

- Any moratorium should not impact a property's status in the face of a pending sale and/or existing reservations, particularly if there have been no or few complaints regarding that property.

### **Consistency in Complaint Response and Evaluation**

- While complaints should have consequences – particularly at properties with frequent, unaddressed complaints – it is imperative that there be consistency in complaint verification, attempts at resolution and application of fines and/or citations. Consequences should be commensurate with the severity of the violation and, to the extent there are applicable ordinances and regulations (e.g., noise, parking, fireworks), consistent with the consequences for year-round residences that may generate similar complaints. A suggestion that noise enforcement be left to “officer discretion” could be problematic with respect to consistency.

### **Due Process**

- Adequate due process is required for any owner whose registration may be revoked or not renewed as a result of complaints. Notice prior to revocation or non-renewal should be sufficient to provide time for negotiation, dispute resolution and corrective actions. There should be an opportunity for a property to continue to operate under an order on consent or other similar mechanism prior to a final decision. (I have not had a chance to closely review the current “noise abatement agreement” portion of the disorderly house ordinance; perhaps this suffices. If so, it should continue.)

### **Insurance/Indemnification Requirements**

- Any proposed requirements should be well-researched to ensure there are companies willing to write the required policies at reasonable cost on Tybee Island. As it is, insurance is expensive and somewhat difficult to obtain. A specific need based on past examples should be demonstrated before requiring all STVR owners to incur additional expense. Perhaps this should be reserved for property-specific negotiations rather than imposed on all STVR owners.

Thank you for considering my comments. I am available by phone or email to answer questions or further discuss any of the suggestions and ideas set forth herein.

Sincerely,

Kathy Sanford, Owner  
Egrets' Landing, 15 Soda Rock Lane

[justkath22@charter.net](mailto:justkath22@charter.net)

518-596-5544

c: Shawn Gillen, City Manager  
Bubba Hughes, City Attorney  
Jan LeViner, Clerk of Council  
George Shaw, Planning & Zoning Director  
Amy Gaster, Tybee Vacation Rentals  
Tybee Vacation Rentals Owner Services

## George Shaw

---

**From:** Demery Bishop  
**Sent:** Thursday, July 16, 2020 4:01 PM  
**To:** George Shaw  
**Subject:** Fwd: July 9th Tybee Council Mtg - Agenda Item - Vote on 90 Day Moratorium on STVR And Pool and Irrigation Permits - Please Add Comments To The Discussion and Agenda Input and For Record

Get [Outlook for iOS](#)

---

**From:** Demery Bishop <[dbishop@cityoftybee.org](mailto:dbishop@cityoftybee.org)>  
**Sent:** Monday, July 13, 2020 8:42:36 AM  
**To:** Carolyn Roof <[cf.roof@gmail.com](mailto:cf.roof@gmail.com)>  
**Subject:** Re: July 9th Tybee Council Mtg - Agenda Item - Vote on 90 Day Moratorium on STVR And Pool and Irrigation Permits - Please Add Comments To The Discussion and Agenda Input and For Record

Thank you. I will forward to Planning and Zoning.

Get [Outlook for iOS](#)

---

**From:** Carolyn Roof <[cf.roof@gmail.com](mailto:cf.roof@gmail.com)>  
**Sent:** Sunday, July 12, 2020 7:56:47 PM  
**To:** Demery Bishop <[dbishop@cityoftybee.org](mailto:dbishop@cityoftybee.org)>  
**Cc:** Keith Gay <[keith@buytybee.com](mailto:keith@buytybee.com)>; Cody Gay <[codyg@renttybee.com](mailto:codyg@renttybee.com)>  
**Subject:** Fwd: July 9th Tybee Council Mtg - Agenda Item - Vote on 90 Day Moratorium on STVR And Pool and Irrigation Permits - Please Add Comments To The Discussion and Agenda Input and For Record

Mr. Bishop:

Would appreciate consideration of making my email (see below) part of the committee's discussion and work on STVR's. This was originally forwarded to council mebers before the July 9th meeting.

Thank you!

Carolyn Roof

----- Forwarded message -----

**From:** Carolyn Roof <[cf.roof@gmail.com](mailto:cf.roof@gmail.com)>  
**Date:** Thu, Jul 9, 2020, 1:50 AM  
**Subject:** July 9th Tybee Council Mtg - Agenda Item - Vote on 90 Day Moratorium on STVR And Pool and Irrigation Permits - Please Add Comments To The Discussion and Agenda Input and For Record  
**To:** <[ssessions@cityoftybee.org](mailto:ssessions@cityoftybee.org)>, <[jbranigin@cityoftybee.org](mailto:jbranigin@cityoftybee.org)>, <[bbrown@cityoftybee.org](mailto:bbrown@cityoftybee.org)>, <[nancy.devetter@cityoftybee.org](mailto:nancy.devetter@cityoftybee.org)>, <[jay.burke@cityoftybee.org](mailto:jay.burke@cityoftybee.org)>, <[spec.hosti@cityoftybee.org](mailto:spec.hosti@cityoftybee.org)>, <[mparks@cityoftybee.org](mailto:mparks@cityoftybee.org)>, <[sgillen@cityoftybee.org](mailto:sgillen@cityoftybee.org)>, <[bhughes@epra-law.com](mailto:bhughes@epra-law.com)>, <[jleviner@cityoftybee.org](mailto:jleviner@cityoftybee.org)>, <[gshaw@cityoftybee.org](mailto:gshaw@cityoftybee.org)>  
**Cc:** Keith Gay <[keith@buytybee.com](mailto:keith@buytybee.com)>, Cody Gay <[codyg@renttybee.com](mailto:codyg@renttybee.com)>

My name is Carolyn Roof. I am the proud owner of Savannah Beach and Racquet Club Unit A215 and have called it, and Tybee, my home since Monday, April 18, 2016.

I live in Lexington, South Carolina and, when I am not in the island, my unit is properly and responsibly managed by Keith Gay, Tybee Beach Vacation Rentals, according to all Tybee ordinances/regulations in place.

It is my understanding that Tybee Council members are meeting Thurs., July 9th and there will be an agenda item / possible vote on referendum to place a 90 day moratorium on short term vacation rentals as well as pool permits as well as irrigation permits. I would like this email added to the discussion and for record on July 7th Council meeting.

I want to add my voice, to and with many, for you to vote "No" for the Moratorium.

I want to add my voice, to and with many, on how unfair it is to add a vote for referendum, at a minimum of 48 hours notice prior to the Council meeting. This allows only minimal time for public discussion, if any at all, during the council meeting. Also, only minimum persons of public to attend due to constraints of COVID-19 within building and for personal reasons.

I want to add my voice, to and with many, who feel that there are some Tybee residents who think they are well intended in their feelings/voices against short term rentals, their owners and rental management; however, in my opinion, this all looks like an attempt to completely ban short term rentals in Tybee.

No, I am not a 24-7, full-time Tybee resident; however, I promote and support Tybee and the restaurants/shops every chance I can, when I am there and in South Carolina. You will find me with a Pirate Fest, Crab Shack, Stingrays, or Tybee Lighthouse t-shirt on most weekends. I am not a short term rental owner who sits back and enjoys earned rental money received while living a good life in South Carolina. I have weathered Hurricanes Matthew and Irma with you and gone through their headaches and heartaches. Money is fed into my home on Tybee....because I am proud of it and of Tybee! There is nothing like crossing the bridge from South Carolina and from Wilmington Island to Tybee....I can't help but smile because I am Home! Steps away from the calm I need.

Lastly, I want to add my voice, to and with many, to urge you to do all the research and look at all the real facts; don't be led by emotion only! Work more closely with the rental management managers to reach any other decisions that need to be made about STVRs! And for all sakes, enforce the ordinances/codes already on the books!!!! Show you truly care about the island and all who live here, not just selected few--this is My Home as well!

Carolyn F. Roof  
Savannah Beach and Racquet Club A215  
[cf.roof@gmail.com](mailto:cf.roof@gmail.com)  
(803)606-2731

## George Shaw

---

**From:** Demery Bishop  
**Sent:** Thursday, July 16, 2020 4:02 PM  
**To:** George Shaw  
**Subject:** Fwd: "Huge" STVR Issue??

Get [Outlook for iOS](#)

---

**From:** Dana A. Robinson <danaarobinson@mindspring.com>  
**Sent:** Sunday, July 12, 2020 6:29:05 PM  
**To:** Demery Bishop <dbishop@cityoftybee.org>  
**Subject:** Fw: "Huge" STVR Issue??

This is the second email.

Dana

-----Forwarded Message-----

**From:** "Dana A. Robinson"  
**Sent:** Jul 6, 2020 8:20 AM  
**To:** ssessions@cityoftybee.org, sgillen@cityoftybee.org, mparks@cityoftybee.org, bbrown@cityoftybee.org, jbranigin@cityoftybee.org, spec.hosti@cityoftybee.org, nancy.devetter@cityoftybee.org, jay.burke@cityoftybee.org  
**Subject:** "Huge" STVR Issue??

Dear Tybee City Council Member,

I hope everybody had a safe and enjoyable 4th of July holiday.

I had some extra time over the weekend and forced myself to again read some very lengthy STVR posts on Next Door authored and continuously negatively commented upon by the usual, very small group of complainers. You know the ones claiming to have already lived on the island for 30 - 40 years. The ones who are old school and resist any type of change. Something tells me you know who I'm talking about. You have to.

I saw again mention of 47 total complaints from last year which everybody appears to be assuming were all STVR related. But from what I understand and read, there's no data to conclusively support or prove that.

But let's just say for grins they were all STVR related. So that would mean there was ONLY 1 complaint every 8 days (rounded up from 7.8) for over 1,100 properties. I mean come on, is this truly that big of an issue the whiners think is it? That's not even 1 complaint a week!! Tell them to do the elementary school math.

I'd love to analyze the data to accurately determine the root cause, location and type of each complaint (STVR, etc.). I'm thinking it would very likely show some repeat offenders, having similar issues with the same person reporting it each time. Those are the issues that need to be addressed.

How can you justify penalizing the entire STVR community in any regard based on not having conclusive and accurate data? And instead making very important decisions based on who frequently yells the loudest.

Please help me fully understand this reasoning.

Thank you.

Cordially,

Dana A. Robinson

1504 Jones Ave.

678-521-9579



## George Shaw

---

**From:** Demery Bishop  
**Sent:** Thursday, July 16, 2020 4:02 PM  
**To:** George Shaw  
**Subject:** Fwd: "Huge" STVR Issue??

[Get Outlook for iOS](#)

---

**From:** Dana A. Robinson <danaarobinson@mindspring.com>  
**Sent:** Sunday, July 12, 2020 6:27:10 PM  
**To:** Demery Bishop <dbishop@cityoftybee.org>  
**Subject:** Fw: "Huge" STVR Issue??

Hi. I was asked to forward my email to you. I have another one that I will also send.

Dana

-----Forwarded Message-----

**From:** "Dana A. Robinson"  
**Sent:** Jul 8, 2020 6:42 PM  
**To:** Shirley Sessions , Shawn Gillen , Monty Parks , Barry Brown , John Branigin , Spec Hosti , Nancy DeVetter , Jay Burke  
**Subject:** "Huge" STVR Issue??

Good evening Tybee City Council Member,

I somewhat have empathy for the very few vocal locals that are involved with the "huge" STVR issue. Albeit only 1 complaint every 8 days maximum according to the data (which I question the accuracy of). By the way, do you even know how many of the 1,100 licensed STVR's are residential properties? And not condos, hotel rooms etc. that also fall into this bucket. A lower count would extend out the frequency of residential complaints even further, perhaps to 1 complaint every 10 days. Which to me is very manageable, reasonable and expected. You're never going to have zero complaints no matter what you do.

I truly feel a 90 day moratorium will have little to no effect. When word got out on social media about this being a possibility, there was a rush on new STVR licenses with those people considering getting one have already done so. So it would serve no real purpose at this point, except to unfairly restrict the handful of properties that were sold in the interim from being able to get a STVR license if the new owner desires to do so.

And you can't make the incorrect assumption that having more STVR properties automatically increases the number of complaints. That's not always necessarily the case.

As I've said before, with what few documented issues there are, most of them likely stem from a lack of consistent (if any) enforcement. This is true island wide in a number of other areas as well. I don't know if it's just because of not being able to successfully manage the sheer volume of people, or is due to lack of committed/dedicated resources. It's something I definitely feel needs to be addressed.

What ever happened to the tiered fine program for offenses that was implemented a few years back? Is that still in place and being consistently enforced? I haven't seen or heard any mention of it lately.

So this leads me to a few suggestions for your consideration:

1.) Hire an experienced Consultant that specializes in managing STVR's. Get their guidance on what to do and how to effectively move forward.

2.) Collaborate with other beach communities to learn about what measures they've put in place. FYI, Fernandina Beach,

Florida, has "Beach Rangers" which I hear are quite effective in enforcing their beach rules since May, 2018:

(<https://fernandinaobserver.com/general/fernandina-beach-police-department-introduces-beach-ranger-program/>)

Or just bite the bullet and hire a full service STVR Management company (similar to the one that Charleston uses for their STVR's that Nancy is aware of). Maybe pilot a company for a year then measure it's effectiveness?

Develop criteria on how the program will work (for the first substantiated complaint, they conduct an onsite visit and give a verbal warning, the second substantiated complaint is a stiff fine, say \$500 charged to the credit card used on the reservation - it needs to hit the Guest in the pocketbook to be effective, and a third substantiated complaint is when you get the police department involved with a possible arrest or eviction). You may also want to have the Guest sign some type of "Warning Ticket" for proof they were told. Guests must know this is an issue to be taken seriously. If possible, only deal with the person who made the reservation and all contact must be thoroughly documented in detail and maintained in their system.

I suggest there be criteria on substantiating all complaints to prove there's an actual issue when the complaint is made (a video with sound, pictures etc.). That way you avoid the "he said.. she said" issue and that "all is fine, no problem was found" when the onsite visit is made. It wouldn't surprise me at all for somebody to make a complaint when knowingly there really isn't an issue. And they're only doing it because they don't like having a nearby STVR.

The guest expectations and penalties if they don't comply with "Being a Good Tybee Neighbor", must be clearly defined in the rental agreement they sign. I've seen the existing language around this topic in the contract and it's pretty lame if not nonexistent. I expect Property Management companies will be very hesitant to add this language fearing it will only upset the Guest, who may even balk at signing the agreement, and also not want to do business with them again. When we had our STVR for 7 years, we dealt with this concern regularly with them on process issues, missing/broken household items etc. and had to just "suck it up" and were repeatedly told "it's the cost of doing business" (which is BS - the guest was rarely held accountable).

This issue is very different and must be taken seriously. If you don't comply with the rules/laws, then you pay the penalty. You create your own destiny, plain and simple. If it pisses the Guests off to the point where they don't want to come back, then so be it. That would probably be a good thing. We really don't want them on the island anyway causing trouble and creating hard feelings with the neighbors.

As you can tell, I'm very passionate about this issue and only hope your decisions are in the best interests of everybody on the island whether or not you're a full time resident. And not for any political gain or fear of not getting re-elected by the local constituents because you didn't do what they're insisting be done. Non-residents or not a locally registered voter certainly have as much say in this process as they do. We pay the same taxes and City fees, and spend money locally just like they do.

Please vote **NO** on a 90 day moratorium or passing a cap on the number of STVR properties. Doing so will only create unforeseen issues.

I'm instead, fully supportive of developing a workable and constructive solution that's amicable and fair to all parties.

Cordially,

Dana A. Robinson  
1504 Jones Ave.

678-521-9579

## George Shaw

---

**From:** Demery Bishop  
**Sent:** Thursday, July 16, 2020 4:02 PM  
**To:** George Shaw  
**Subject:** Fwd: STVRs

Get [Outlook for iOS](#)

---

**From:** Jeri Monroe <jeri.monroe@gmail.com>  
**Sent:** Sunday, July 12, 2020 4:47:29 PM  
**To:** Demery Bishop <dbishop@cityoftybee.org>  
**Subject:** Fwd: STVRs

----- Forwarded message -----

**From:** **Jeri Monroe** <jeri.monroe@gmail.com>  
**Date:** Mon, Jul 6, 2020 at 10:50 AM  
**Subject:** STVRs  
**To:** <ssessions@cityoftybee.org>, <sgillen@cityoftybee.org>, <mparks@cityoftybee.org>, <bbrown@cityoftybee.org>, <jbranigin@cityoftybee.org>, <spec.hosti@cityoftybee.org>, <nancy.devetter@cityoftybee.org>, <jay.burke@cityoftybee.org>

Hi all,

I'm a 6-year permanent resident on Tybee, and would like to add my voice to those opposed to STVRs.

Many of us moved here for a sense of community, which STVRs by their very nature take away (since guests only stay for a limited number of days).

Many of us moved here also for a peaceful, safe, and relatively quiet environment, which STVRs often take away as well. We all live in fear of having an STVR be next to us, because of the unwelcome noise, garbage, excessive parking, and rudeness they so often bring.

To me, the explosive growth of STVRs on Tybee is the most important issue facing us.

Thanks,

Jeri Monroe

## George Shaw

---

**From:** Demery Bishop  
**Sent:** Thursday, July 16, 2020 4:03 PM  
**To:** George Shaw  
**Subject:** Fwd: Pool and STVR Moratoriums

Get [Outlook for iOS](#)

---

**From:** Dee Jernigan <Dee.Jernigan@franklinsynergy.com>  
**Sent:** Sunday, July 12, 2020 3:51:23 PM  
**To:** Demery Bishop <dbishop@cityoftybee.org>  
**Subject:** Fwd: Pool and STVR Moratoriums

Demery,

I wanted to share the email I sent to council with you (see below). Thanks to you and the committee/commission for your work in these important issues.

Have a great week!

**Dee**

**D. Edwin Jernigan, Jr. LUTCF, ChFC**  
**Executive Vice President**  
Financial Executive, Raymond James Financial Services  
1605 Medical Center Pkwy.  
Murfreesboro, TN 37129  
722 Columbia Ave.  
Franklin, TN 37064  
Direct: 615-278-7110  
Fax: 615-278-7310  
Email: dee.jernigan@franklinsynergy.com or d.jernigan@raymondjames.com  
[www.franklinsynergybank.com](http://www.franklinsynergybank.com)  
[www.raymondjames.com](http://www.raymondjames.com)

Begin forwarded message:

**From:** Dee Jernigan <Dee.Jernigan@franklinsynergy.com>  
**Date:** July 1, 2020 at 10:54:00 AM EDT  
**To:** "ssessions@cityoftybee.org" <ssessions@cityoftybee.org>, Shawn Gillen <sgillen@cityoftybee.org>, "mparks@cityoftybee.org" <mparks@cityoftybee.org>, "bbrown@cityoftybee.org" <bbrown@cityoftybee.org>, "jbranigin@cityoftybee.org" <jbranigin@cityoftybee.org>, "spec.hosti@cityoftybee.org" <spec.hosti@cityoftybee.org>, "nancy.devetter@cityoftybee.org" <nancy.devetter@cityoftybee.org>, "jay.burke@cityoftybee.org" <jay.burke@cityoftybee.org>  
**Cc:** "auseri@comcast.net" <auseri@comcast.net>, Brian <brian@westrehab.com>, Becky <becky@westrehab.com>  
**Subject:** Pool and STVR Moratoriums

Good morning,

As the owner of two properties on Tybee Island, I'm writing to ask that you do not support the suggested Pool and STVR moratoriums. I fully realize the need for these two issues to be addressed, but there are other less draconian ways to do so.

Although my wife and I are not a full-time residents, we are there regularly and keep up with these and other issues online and via social media. Pertaining to STVRs, by utilizing ordinances and laws already on the books but not being enforced, I believe you can solve the issue. As most of you are aware, the majority of visitors to the island are very well-behaved. We should never allow a few bad actors to dramatically influence policy decision. Just because a property is an STVR doesn't mean they can't be a good neighbor. On the pool issue, water/sewer demand is a concern for many of municipalities. It is not unreasonable to ask a pool owner to pay for the excess demand this places on the system.

I thank each of you for your service to the community. Tybee is special place to all of us, and we want to keep it that way. Should you wish to speak with me, I can be reached at 615.812.6825 or my work number below.

Thank you for your time and consideration,

**Dee**

**D. Edwin Jernigan, Jr. LUTCF, ChFC**  
**Executive Vice President**

Financial Executive, Raymond James Financial Services  
1605 Medical Center Parkway, Murfreesboro, TN 37129  
722 Columbia Ave., Franklin, TN 37064  
Direct: 615-278-7110  
Fax: 615-278-7310  
Email: [d.jernigan@raymondjames.com](mailto:d.jernigan@raymondjames.com)  
[www.franklinsynergybank.com](http://www.franklinsynergybank.com)  
[www.raymondjames.com](http://www.raymondjames.com)



Securities are offered through Raymond James Financial Services, Inc. Member FINRA/SIPC, an independent broker/dealer, and are not insured by FDIC or any other government agency or NCUA or any other financial institution insurance, are not deposits or obligations of the financial institution, are not guaranteed by the financial institution, and are subject to risks, including the possible loss of principal. Franklin Synergy Bank is independent of Raymond James Financial Services.

Please visit <https://www.raymondjames.com/legal-disclosures/social-media-disclaimer-icd> for Additional Risk and Disclosure Information. Raymond James does not accept private client orders or account instructions by email. This email: (a) is not an official transaction confirmation or account statement; (b) is not an offer, solicitation, or recommendation to transact in any security; (c) is intended only for the addressee; and (d) may not be retransmitted to, or used by, any other party. This email may contain confidential or privileged information; please delete immediately if you are not the intended recipient. Raymond James monitors emails and may be required by law or regulation to disclose emails to third parties.

If you do not wish to receive emails from us, primarily intended to advertise or promote products or services, please reply to the sender of this email stating that you do not want to receive such emails. If you opt-out of this type of email, we will continue to

send to you emails that are not primarily advertisements/promotions, including emails addressing information related to servicing your accounts.

---

The information contained in this message is proprietary and/or confidential. If you are not the intended recipient, please: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately. In addition, please be aware that any message addressed to our domain is subject to archiving and review by persons other than the intended recipient. Thank you.

## George Shaw

---

**From:** Demery Bishop  
**Sent:** Thursday, July 16, 2020 4:03 PM  
**To:** George Shaw  
**Subject:** Fwd: STVRs and Tybee Community

[Get Outlook for iOS](#)

---

**From:** Sally Chandler <chan5588@bellsouth.net>  
**Sent:** Sunday, July 12, 2020 2:21:59 PM  
**To:** Demery Bishop <dbishop@cityoftybee.org>  
**Subject:** Fw: STVRs and Tybee Community

----- Forwarded Message -----

**From:** Sally Chandler <chan5588@bellsouth.net>  
**To:** "ssessions@cityoftybee.org" <ssessions@cityoftybee.org>; "sgillen@cityoftybee.org" <sgillen@cityoftybee.org>; "mparks@cityoftybee.org" <mparks@cityoftybee.org>; "bbrown@cityoftybee.org" <bbrown@cityoftybee.org>; "jbranigin@cityoftybee.org" <jbranigin@cityoftybee.org>; "spec.hosti@cityoftybee.org" <spec.hosti@cityoftybee.org>; "nancy.devetter@cityoftybee.org" <nancy.devetter@cityoftybee.org>; "jay.burke@cityoftybee.org" <jay.burke@cityoftybee.org>  
**Sent:** Friday, July 3, 2020, 10:13:11 AM EDT  
**Subject:** STVRs and Tybee Community

Dear City Mayor, Council, and Manager:

Tybee is a community much more than it is a "tourist destination." We need to take pride in that, and we need to applaud ourselves for what we have here, the "Tybee Experience" which makes our little island so desirable.

The proliferation of STVRs is damaging our community. People feel less connected to their homes and neighbors. The visitors staying in the mini- hotels have little interest in keeping Tybee a safe and vibrant place to live, and long term residents are leaving Tybee in search of stable neighborhoods where they feel safe and have a voice, an influential voice, in the changes that come to their community. Young people can no longer afford to live or rent here. Teachers, police, tradespeople, waiters, firefighters cannot afford to live on Tybee. There is no affordable housing on Tybee.

Tybee needs more tenants and less tourists.

What do you want for Tybee? A community of second homes and investment properties determined to get as much income out of our town and coastal environment as possible? Or do you want a community of residents and business people who run for city council, send our children to TIMA, look out for our neighbors, and support one of the most important natural environments in this area, our coast and marshlands?

Neighbors are vanishing. Renters are being kicked out. Please, stop allowing STVRs on Tybee. Our community does not need them. Quit allowing the experience of Tybee



to be cheapened by visitors who do not respect the value of Tybee Island and its community.

Sincerely,

James and Sally Chandler

#15 Sixth Ave.

PO Box 4

Tybee Island, GA 31328

## George Shaw

---

**From:** Demery Bishop  
**Sent:** Thursday, July 16, 2020 4:03 PM  
**To:** George Shaw  
**Subject:** Fwd: STVR

Get [Outlook for iOS](#)

---

**From:** Marty Harrell <marty3735@hotmail.com>  
**Sent:** Sunday, July 12, 2020 12:44:20 PM  
**To:** Demery Bishop <dbishop@cityoftybee.org>  
**Subject:** STVR

Please stop the proliferation! And especially stop the pools.

Pools add yet another level of aggravation - loud, ignore curfews, multiple vehicles. Lots of issues.  
Marty Harrell  
403 9th Street  
Sent from my iPhone

## George Shaw

---

**From:** Demery Bishop  
**Sent:** Thursday, July 16, 2020 4:04 PM  
**To:** George Shaw  
**Subject:** Fwd: STVR community impacts

[Get Outlook for iOS](#)

---

**From:** JAMES SIMMONS <funtique@aol.com>  
**Sent:** Sunday, July 12, 2020 11:19:00 AM  
**To:** Demery Bishop <dbishop@cityoftybee.org>  
**Subject:** Re: STVR community impacts

Sent from my iPhone

On Jun 24, 2020, at 6:57 AM, s <funtique@aol.com> wrote:

Dear Mayor, Council, and City Manager:

Thank you for recognizing that residents have been having issues with STVR for over 15 years now. Those problems have escalated every year and citizens who have been patient are now losing all patience. Please do whatever you can to bring balance back to Tybee.

Whenever anyone asks me why I complain about STVR, I respond that I miss the community atmosphere that used to be prevalent on Tybee. Everyone knows that all communities change over the years, but the changes that we have seen here are more dramatic than most, since it's a resort community. I don't think there's a single block on Tybee that doesn't have an STVR now. Instead of having neighbors that we know and have a relationship with, we have strangers coming and going each week. Every "move-in day," we wonder what the next week will bring. Will the STVR renters next door be considerate? Will they appreciate Tybee and respect the natural beauty here? Will they love its uniqueness or complain to us about the unkempt houses and the "trashy" people they have seen as they travel the island? Will they "get it" that Tybee is quirky? Will they tell us that next year, they will go to Hilton Head or another place where the neighborhoods are gated and there are strict covenants within? Will they tell us they would rather go to Myrtle Beach, because there is absolutely nothing to do at Tybee? Will they be outraged about how expensive the STVR, the restaurants, and the parking is here, which they think justifies their bad behavior while vacationing here? It's very disconcerting to hear visitors complain about the little island that we have chosen as our forever home.

Everyone knows about the house on 12th Street and 6th Avenue that was used to manufacture drugs. Evidently, they paid 2 months rent upfront in cash. Did the STVR company not see that as a red flag? Or did they choose to ignore that red flag?

Most of the STVR owners that I know are nice people, but we do have some who rarely come to Tybee, possibly because they don't want their Tybee neighbors to know anything about them. One Tybee STVR is owned by a couple from another state who have a really ugly past. The husband served time for running a cockfighting ring (that had 200 attendees every fight) and other criminal activity. Sooooo.... his illegally gained funds were used to purchase a house at Tybee that earns him thousands of dollars each week. He did not earn the money at his "real" job, before he went to prison, because he and his wife both

worked in governmental positions that do not pay a lot in a small town. Since they live in another state, those funds are probably spent in their home state and don't benefit Tybee at all. I'm sure there are other "investors" who are also using Tybee as a cash cow and do not care about its residents at all.

I think it's ironic that the owners of the major STVR companies have chosen more secluded neighborhoods for their own homes. They are not affected by the traffic, noise, and general "party" atmosphere in their own homes, because of where they have chosen to live. Amy lives in Eagles Nest, Carrie has a large lot across from the Episcopal Church, Keith and Stacey both live in Spanish Hammock. There are also many realtors who have chosen to live at a distance from the heavily STVR neighborhoods. Jenny Rutherford might not even live in her house on Jones Avenue, because there is rarely a vehicle there. (We live nearby and walk, drive, and bike past there frequently.) Lee Ann now lives in Spanish Hammock. Shell Solomon lives off Tybee. They certainly have the right to live wherever they want, but it's interesting that they have ruined many Tybee neighborhoods, then moved to an area that's not as affected by STVR, or noise, or traffic.

Over the past 5 years, since a house was built next door to us, at 1313 6th Avenue, we have experienced the following issues. We called the police several times, handled the issues ourselves most of the times, and just ignored the issue a few times.

Fireworks set off in front of the STRV and the street that caused a 6 foot tall fire in the middle of the street, fireworks debris all over our neighborhood, and concern about the fireworks causing a fire on our yard, trees, or house.

People at the pool until 3 or 4 in the morning, sometimes quiet, but more often drunk and rowdy.

Children screaming constantly over several days, which made us wonder if they were ill, special needs, or perhaps being emotionally or physically abused. If those children lived there with their families full time, we would know them and understand their situation.

Adults yelling and fighting, and since we don't personally know them, have no idea if it will escalate to physical violence.

Strangers being overly friendly.....asking us to come over and "party," inviting one (but not both) of us to come over for a drink, asking to borrow all kinds of kitchen supplies and groceries. We don't mind assisting others, but have found that when we are friendly, something inappropriate usually happens before the week is over.

People arriving late at night and unpacking their vehicles, talking loudly and slamming doors.

People leaving at 4 or 5 in the morning, packing their vehicles and slamming doors.

Once we called the owner of the STVR next door, because she had asked us to call her whenever people parked on the grass. There were 10 cars there, many on the grass. Since the owner doesn't live here, she called the STVR company and they came to talk to the people. For the rest of the week, we had 10 furious men staying next door to us. They had to move most of the cars to another location and did not hesitate to fuss at us all week, whenever we were in our yard or driveway. So, damned if you do and damned if you don't. I then told the owner that I would just call the police if there were problems. But evidently, according to the STVR company owners, regarding the number of calls that were received, the calls are not all recorded.

Honestly, living next door to an STVR with a pool, that allows 4 cars and 10 people, is like living next door to a cheap motel. Most motels close their pools at 9 or 10 pm. When we bought our house 25 years ago, it was a very quiet block.

I obviously think that there should be more enforcement of the laws on the books, more consideration for the residents from the elected officials and the City staff, a moratorium on pools and new STVR registrations, and higher fees for the larger STVRs. The higher fees can be used to monitor the STVR complaints, improve our infrastructure, and provide the many additional services that are required when you have 10,000 visitors a day on our little island.

Thank you very much for serving Tybee. We all know that it's a very difficult and controversial job. You ran because you wanted to help Tybee, so we appreciate that.

Sincerely,

Sherri Simmons  
912.659.6122

## George Shaw

---

**From:** Demery Bishop  
**Sent:** Thursday, July 16, 2020 4:04 PM  
**To:** George Shaw  
**Subject:** Fwd: STVR limits

[Get Outlook for iOS](#)

---

**From:** Beth Reed <bethmoreed@gmail.com>  
**Sent:** Friday, July 10, 2020 2:48:35 PM  
**To:** Demery Bishop <dbishop@cityoftybee.org>  
**Cc:** Mark Reed <markreed200@gmail.com>  
**Subject:** Fwd: STVR limits

Good afternoon,

I sent this email to Tybee Island City council. In light of their denial of the 90 day moratorium, I hope you and your committee will review my letter. I based my suggestion on another resort island's newest regulations. If you would like more information, please let me know. I am copying my husband Mark on this email, so that he can view.

Thanks for all you do.

Beth Reed

----- Forwarded message -----

**From:** **Beth Reed** <bethmoreed@gmail.com>  
**Date:** Wed, Jul 8, 2020 at 4:56 PM  
**Subject:** STVR limits

**To:** John Branigin <jbranigin@cityoftybee.org>, Monty Parks <mparks@cityoftybee.org>, Nancy DeVetter <nancy.devetter@cityoftybee.org>, Shawn Gillen <sgillen@cityoftybee.org>, Shirley Sessions <ssessions@cityoftybee.org>, Spec Hosti <spec.hosti@cityoftybee.org>, bbrown@cityoftybee.org <bbrown@cityoftybee.org>, jay.burke@cityoftybee.org <jay.burke@cityoftybee.org>, jleviner@cityoftybee.org <jleviner@cityoftybee.org>

Good afternoon,

I am writing to you to express my concern about the increase in STVR's and the overwhelming strain that they place on the city in terms of natural resources, public services and general well being of Tybee Island. Please read my letter into the record for July 10 city council meeting.

As a full time resident, I believe that the current STVR \$100 registration fee does not adequately cover the strain that the rentals create on basic island services. When seeking to determine if there is a balance of cost versus benefit, \$100 does not seem adequate to address the exceedingly harmful effects of the STVR influx. The nature of the typical STVR renter, by design, is temporary. However, the effects of cumulative renters and their drain on city resources foreshadows a dangerous precedent that will ultimately destroy the quality of life on Tybee.

My concern is that without increasing the fee, limiting the number of STVR properties and creating guidelines/minimum requirements for occupancy, the city council will jeopardize residents access to clean drinking water, clean beaches, safe roads, and numerous other features of our island.

I am requesting that the city make a careful consideration of how future generations will perceive Tybee Island with regard to overcrowding and growth. With inaction on addressing unfettered STVR growth, the city ensures that Tybee will be overrun with people who only seek temporary relaxation with no concern for the island's well being, let alone, its longevity. A city council's role is to protect the city and its residents/businesses. It is not to provide a revenue stream to individual's who seek income from personal property.

My suggestions are as follows:

1. Increase the fee structure to a Non-Refundable one-time Registration fee of \$300 and a renewal fee of \$250.
2. Make a new-zoning district for future STVR properties. (If any new properties will be added).
3. Set quiet hours from 9:00 pm to 8:00 am.
4. Require signage on display for owner contact information.
5. Require all STVR guests to adhere to off-street parking.

My final request is that the Mayor and City Council will be transparent in their decision making and seek recusal if any of them received campaign contributions from the vacation rental companies or are owners of an STVR.

Sincerely,  
Elizabeth Reed  
1515 Lovell Ave.  
Tybee Island, GA

## George Shaw

---

**From:** Demery Bishop  
**Sent:** Thursday, July 16, 2020 4:05 PM  
**To:** George Shaw  
**Subject:** Fwd: Letter regarding STVR moratorium

Get [Outlook for iOS](#)

---

**From:** Shirley Sessions <ssessions@cityoftybee.org>  
**Sent:** Friday, July 10, 2020 1:30:37 PM  
**To:** Philip DelGiudice <phildel99@gmail.com>  
**Cc:** Demery Bishop <dbishop@cityoftybee.org>  
**Subject:** Re: Letter regarding STVR moratorium

Thank you Philip. The planning commission is looking into a number of suggestions and options for making this issue better. I have copied the planning commission chair, Demery Bishop on this so he can share your suggestions with the committee.

All the best,  
Shirley Sessions  
912.695.0724

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Philip DelGiudice <phildel99@gmail.com>  
**Sent:** Friday, July 10, 2020 8:13:31 AM  
**To:** Shirley Sessions <ssessions@cityoftybee.org>  
**Subject:** Re: Letter regarding STVR moratorium

Thank you Shirley.

I met you at the TVR 20th anniversary party on February 29th. You were kind enough to take a few minutes to speak with me and said I should let you know if I ever had any questions or concerns. As I stated in my letter, we believe there are ways to keep Tybee the special place it is. Possibly requiring any STVR to have a local manager or rep who can keep an eye on the property when it is rented, to be sure the guests are abiding by all the rules, which should be clearly stated and posted in the property. I know there are some properties with 'totally absentee' owners and that does lend to some issues, I'm sure. Many owners do have companies, like we have TVR, who are local and not only help keep our properties in great shape for our guests, but enforce the community rules of behavior, etc.

This is just one suggestion, and I am sure there are other ones that if put together in a cohesive plan, will help Tybee be the place we all want it to be.

Thanks for listening,  
Phil



Philip DelGiudice  
631 258 4784 Mobile  
[phildel99@gmail.com](mailto:phildel99@gmail.com)  
905 Jones Avenue

On Jul 10, 2020, at 12:57 AM, Shirley Sessions <[ssessions@cityoftybee.org](mailto:ssessions@cityoftybee.org)> wrote:

Thank you. Will add to record.

Shirley Sessions

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Philip DelGiudice <[phildel99@gmail.com](mailto:phildel99@gmail.com)>  
**Sent:** Thursday, July 9, 2020 1:11:30 PM  
**To:** Shirley Sessions <[ssessions@cityoftybee.org](mailto:ssessions@cityoftybee.org)>  
**Cc:** John Branigin <[jbranigin@cityoftybee.org](mailto:jbranigin@cityoftybee.org)>; Barry Brown <[bbrown@cityoftybee.org](mailto:bbrown@cityoftybee.org)>; Nancy DeVetter <[nancy.devetter@cityoftybee.org](mailto:nancy.devetter@cityoftybee.org)>; Jay Burke <[jay.burke@cityoftybee.org](mailto:jay.burke@cityoftybee.org)>; Spec Hosti <[spec.hosti@cityoftybee.org](mailto:spec.hosti@cityoftybee.org)>; Monty Parks <[mparks@cityoftybee.org](mailto:mparks@cityoftybee.org)>; Shawn Gillen <[sgillen@cityoftybee.org](mailto:sgillen@cityoftybee.org)>; Edward Hughes <[bhughes@epa-law.com](mailto:bhughes@epa-law.com)>; Jan LeViner <[jleviner@cityoftybee.org](mailto:jleviner@cityoftybee.org)>; George Shaw <[gshaw@cityoftybee.org](mailto:gshaw@cityoftybee.org)>  
**Subject:** Letter regarding STVR moratorium

Hello All,

I would like to request that the attached letter be included in the official minutes of tonight's meeting. I would also strongly encourage you all to NOT move forward with the moratoriums proposed before you tonight.

Tybee is a special place and I am sure we can all work towards mutually agreeable solutions to help keep it this way.

Thank you,  
Phil

Philip DelGiudice  
631 258 4784 Mobile  
[phildel99@gmail.com](mailto:phildel99@gmail.com)  
905 Jones Avenue

## George Shaw

---

**From:** Shirley Sessions  
**Sent:** Thursday, July 16, 2020 2:10 PM  
**To:** George Shaw; Jay Burke; Monty Parks; John Branigin; Barry Brown; Nancy DeVetter; Spec Hosti  
**Cc:** Edward Hughes; Shawn Gillen  
**Subject:** Re: STVR working group guidance

Thank you.

Please add a review of the number of occupants per bedroom (only 2 allowed per BR in B&Bs). Some cities allow 2 occupants per BR plus an additional 2 (pull out sofa in living area, etc.)

Sent from my Verizon, Samsung Galaxy smartphone  
[Get Outlook for Android](#)

---

**From:** George Shaw <gshaw@cityoftybee.org>  
**Sent:** Thursday, July 9, 2020 10:43:04 AM  
**To:** Shirley Sessions <ssessions@cityoftybee.org>; Jay Burke <jay.burke@cityoftybee.org>; Monty Parks <mparks@cityoftybee.org>; John Branigin <jbranigin@cityoftybee.org>; Barry Brown <bbrown@cityoftybee.org>; Nancy DeVetter <nancy.devetter@cityoftybee.org>; Spec Hosti <spec.hosti@cityoftybee.org>  
**Cc:** Edward Hughes <bhughes@epa-law.com>; Shawn Gillen <sgillen@cityoftybee.org>  
**Subject:** STVR working group guidance

All,

Demery asked me to create a synopsis of the council's directives for the STVR working group. Please see attached and let me know if I missed anything. The group will begin meeting next Wednesday and I am assembling materials for them.

George

## 2020 STVR CALL TYPE BREAKDOWN

NOISE	53
Damage to Property	5
Theft	6
Parking	3
Domestic Disturbance	6
Sick / Injured	25
Animal Call	12
Prowler / Trespass	7
Disorderly Conduct / Public Intoxication (includes non-Domestic fights and drunks)	12
Alarm	5
Other Non-Criminal	24

158 Total Calls to 07/04/20