

Hi there,

I wanted to raise a point about the proposed cap on permits. The more I think about this cap rule, the more I am convinced that it's a bad idea that needs to be scrapped. I think the implications of this rule have not been thought through all the way – it's likely to make things worse rather than better.

For starters, the proposed cap rule does not add any additional benefit above and beyond the other rules in the proposal, at least as far as the goals of the legislation are concerned. The residency requirement combined with the permit and fee are more than adequate to protect against the "zombie" (absentee) problem. I favor simplicity and a light touch, so long as it accomplishes the goal.

While the cap can be easily enforced, the residency rule seems far simpler – we already have residency information from the tax rolls. Between this and requiring permits (which I support – uncapped), I don't see why we need other angles to ensure enforceability.

Also, the proposed cap at 5% of housing stock is very low - 12 residences. This turns permits into a very scarce resource, which will have consequences on people's behavior. There is likely to be a stampede to Village Hall to snap up those permits on Day One (which adds an additional wrinkle: who gets turned away if more than 12 people apply on the first day?). If you're a potential Airbnb host, at worst you're out \$250 and a building inspection, with the upside that you'll now be able to charge more! Supply and demand – they'll recoup that \$250 in a single night. However, this isn't so great for anyone who can't get a permit – say, people who just moved to town, or people whose tenants moved out and now they want to rent their spare unit. You'll have to maintain a waiting list for permits and it could be years before some people can get one.

Another problem is that Short Term Rentals are just that, "short term"... but a yearly permit is "long term". A permit is a permit whether you rent your guest room out once a year, or whether you rent it every weekend. Since we don't know who will end up getting the permits, we don't know what effect this will have on STR availability in Nelsonville. It's easy to imagine all 12 permits being snapped up by people who don't intend to rent for more than a few days a year. If that happens, there won't be any AirBnbs available in Nelsonville for most of the year! If I'm looking to rent my extra rental unit during the peak season, and am not allowed to when Airbnb is showing 0 search results for Nelsonville (and thus a glorious opportunity to charge

peak rates), I would be rather upset about this. I miss out on some nice income, and in this case, there would be no discernable purpose for it. Situations like this would cause some bad feelings towards the Village for what is essentially a contrived restriction.

In short I see this policy opening the Village up to a slew of potential hassles and some dissatisfied residents as well – it has good intentions, but as with many things in life, the devil is in the details. My preference is to have no cap on permits, but charge for them and enforce the residency requirement, and leave it at that.

Thanks for all the hard work on this issue
Nick Taylor (23 Har Mil Dr.)