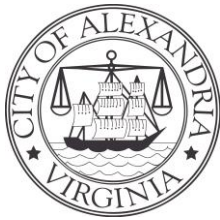


Text Amendment #2024-00011 ***Short-Term Residential Rentals***

<p>Issue: (A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article VII Supplemental Zone Regulations section 7-1400 to create a Short-Term Residential Rental program including the establishment of sections 7-1402 - Definitions, 7-4103 - Regulations, 7-1404 - Permits, and 7-1405 - Non-contravention; delete Section 7-203(7) related to the maximum number of days an accessory dwelling may operate as a short-term residential rental; and amend section 7-302 to clarify that short-term residential rentals are not regulated as a home occupation.</p>	<p>Planning Commission Hearing:</p>	<p>February 4, 2025</p>
	<p>City Council Hearing:</p>	<p>February 22, 2025</p>
<p>Staff: Tony LaColla, AICP, Division Chief, anthony.lacolla@alexandriava.gov Christina Brown, Deputy City Attorney, christina.brown@alexandriava.gov Ann Horowitz, Principal Planner, ann.horowitz@alexandriava.gov Sam Shelby, Principal Planner, sam.shelby@alexandriava.gov</p>		
<p>PLANNING COMMISSION ACTION, FEBRUARY 4, 2025: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate ZTA#2024-00011. The motion carried on a vote of 7 to 0. On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of ZTA#2024-00011 including incorporating recommended changes from staff’s memorandum dated 2/3/2025 and requesting staff incorporate changes related to noticing requirements based on Planning Commission discussion. The motion carried on a vote of 7 to 0.</p> <p>Reason: The Planning Commission agreed with staff analysis but recommended changes to section 7-1403 – Regulations and section 7-1404 – Permits.</p> <p>Questions:</p> <p>Chair Macek requested clarification that no matter how the room or home is booked, online or offline, the short-term rental regulations would still apply. Staff confirmed they would apply. He also indicated support for the staff memo dated 2/3/2025 recommending changes to allow events at properties in non-residential zones. Commissioner Macek requested clarification that short-term rental operators in non-residential zones who desire to convert a property to an event venue as the primary use could do so through another process. Staff confirmed that short-term rental operators may convert their properties to event venues as the primary use provided they obtain an administrative special use permit for a restaurant use.</p>		



Text Amendment #2024-00011

Short-Term Residential Rentals

Commissioner Lyle enquired as to who monitors the 24/7 hotline staff mentioned during the presentation. Staff confirmed it would be a third-party U.S. based human call-service and not city staff. Staff further explained the process of taking calls, reaching out to operators, and follow up with complainants and city staff.

Public Speakers:

Michael Peckman (support): Resident at a home on Jordan Court. Mr. Peckman described issues related to parking, noise, and large parties at the 4504 Jordan Court short-term rental and indicated support for the proposed regulations and permit requirement. He requested the city amend how residential parking permit districts are established and managed.

Lawrence Barret (support): Resident at a home on Jordan Court since 1992. Described issues faced over the previous year with the short-term rental at 4504 Jordan Court. He supports the proposed regulations.

Keith Calhoun (support): Resident at a home on corner of Pendleton and West Street. There are four short-term rentals nearby that generate noise and parking issues. One short-term rental has issues with property maintenance. He expressed support for the text amendment. Mr. Calhoun asked if the city plans to regulate the density of short-term rentals in neighborhoods such as his. Staff indicated that regulation of short-term rental densities is not part of the current proposed text amendment.

Discussion:

Commissioner McMahon asked if there would be a publicly accessible GIS map or database of permitted short-term rentals. Staff indicated that due to security concerns, there are no plans to post that information on the city's website, but staff will share operator/registered local agent information for specific rentals when requested by residents.

Chair Macek asked if listing platforms will remove short-term rentals when the city revokes a permit. Staff indicated that it depends on the platform itself. Airbnb is easier to work with and will respond to requests from local jurisdictions to remove specific rental, but not all platforms are as responsive.

Commissioner Lyle suggested extending the mailed notice to the four houses on each side or within a 50- or 100-yard radius, not only abutting properties. Chair Macek stated he generally supports extending the notification radius but asked for staff to propose an expanded notification radius they feel is acceptable.

Commissioner Brown stated the proposed regulations strike a balance between the free market and protection of neighborhoods and went on to add that we can always make changes as necessary.



Text Amendment #2024-00011 ***Short-Term Residential Rentals***

Planning Commission recommended the following changes:

7-1403 – Regulations.

(B) Parties and Events.

- (1) Residential zones. Activities, including luncheons, banquets, parties, weddings, meetings, fundraising, or any other gathering of people exceeding the maximum number of occupants are prohibited at all times.
- (2) Commercial, office, industrial, and mixed-use zones. Short-term residential rentals located in commercial, office, industrial, or mixed-use zones may host occasional events as an accessory use and must comply with the following:
 - (a) Hours of events shall be limited to 9:00 a.m. and 10:00 p.m. Sunday through Thursday, 9:00 a.m. and 11:00 p.m. Friday and Saturday.
 - (b) Loading, unloading, and deliveries for events shall be prohibited between 11:00 p.m. and 7:00 a.m.
 - (c) Food, beverages, and other materials associated with events shall not be stored outside.
 - (d) Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. Trash and debris shall not be allowed to accumulate outside of those containers.
 - (e) Litter on the site and on public rights-of-way within 75 feet shall be monitored and picked up at the end of events and more often, if necessary.

The recommended changes to section 7-1403(B) are supported by staff.

7-1404 – Permits.

(B) Notice. Upon the director's acceptance of the application, applicants shall, by registered or certified mail, send written notice to the owner of the subject property, if different from the applicant, and to ~~the owners of all abutting property~~ all residential properties within 100 feet of the subject property on such forms as the director may prescribe. In the case of a condominium, written notice may be sent to the president of the board of the unit owners' association instead of to each individual unit owner. Restricted delivery or return receipt is not required. The administrative permit shall be granted only after confirmation of proper written notice. Any change in the information listed on the written notice during the operation of the short-term residential rental shall require renotification. Written notice shall include, but is not limited to, the following:

The recommended changes to section 7-1404(B) are not supported by staff.

I. SUMMARY

Staff propose amendments to the Zoning Ordinance to regulate short-term residential rentals. With these amendments, staff intends to:

1. Create new definitions related to short-term residential rental uses.
2. Establish new regulations and emphasize existing regulations operators would be required to follow.
3. Establish a permit requirement for the operation of short-term residential rentals.
4. Establish standards for the denial or revocation of a short-term residential rental permit in the event a property becomes a nuisance to a neighborhood.

II. BACKGROUND

Short-term residential rentals are dwelling units or spaces within existing homes typically rented for periods of less than 30 consecutive days and are usually marketed through platforms like Airbnb and VRBO. Short-term rentals are often located in residential neighborhoods and provide an alternative to traditional accommodations such as hotels, offering a lodging option for a segment of the population that prefers a homier neighborhood-based environment or families and larger groups that wish to stay together in one space rather than multiple hotel rooms. They often provide supplemental income for homeowners, bridge a gap between completion and full lease-out of an apartment building, and provide additional tax revenue for local jurisdictions.

In 2017, the Virginia General Assembly adopted a law that allows a locality to adopt an ordinance to establish a local short-term rental registry. In 2018, Alexandria established its short-term rental registry which is maintained by the Department of Finance. At the time of the registry adoption, the City Council determined that the regulation of short-term rentals should be handled via existing City Code and Zoning Ordinance regulations.

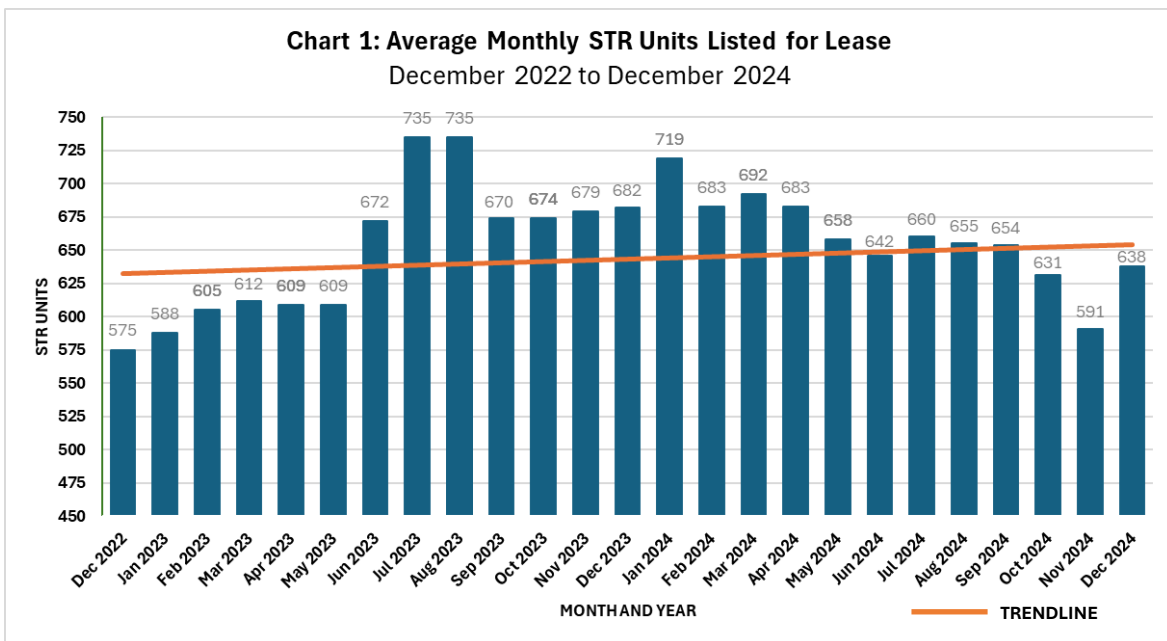
Although short-term rentals have existed in Alexandria for nearly a decade, their rapid growth during the COVID-19 pandemic (2020-2022) sparked significant community discussion about their effects on neighborhood character and quality of life. Responding to resident concerns, in February 2024 City Council requested the Department of Planning & Zoning to analyze short-term rental growth trends and complaint trends as well as assess the broader impacts of short-term rentals on the city. By May 2024, staff delivered a report to Council, summarizing available data and outlining a work plan for developing a regulatory framework to address these issues.

By the numbers

According to a 2024 report by Key Data, titled *Vacation Rental Industry Outlook 2025*, the growth in short-term rentals has been decelerating since 2022 and is expected to remain

slow through 2026. Data from Inside Airbnb estimates that urban short-term rental growth will be only 0.8% in 2025, compared to 2.8% in 2023 and 3.4% in 2019. The slowdown, particularly evident in major metro areas, is triggered by a combination of factors including a saturated market and oversupply of short-term rentals; higher cleaning and maintenance costs; more competitive annual lease rates due to a significant increase in rental costs; higher interest rates; and larger short-term rental investors shifting into the small boutique hotel market.

In December 2022, utilizing third-party provider Granicus Host Compliance, Alexandria began tracking all short-term rentals listed on every major short-term rental listing platform/website. Mirroring national trends, short-term rental market growth in Alexandria has been relatively limited over the last two years (*Chart 1 -Trendline*). Listings in Alexandria also tend to be cyclical, with monthly averages ranging from a low of approximately 575 to a peak of approximately 735 (*Chart 1*). Seasonal fluctuations align with increased demand during summer travel months and major events such as the recent Presidential Inauguration. The average annual number of short-term rentals listed for lease is 644.



At any given time, approximately 0.8% of the city’s 80,300 units housing units are listed on the market as owner occupied (~17%) or owner unoccupied (~83%) short-term rentals. Owner-occupied short-term rentals include dwelling units where the owner lives in the home and rents only a portion of their home to guests, perhaps a bedroom, mother-in-law suite, or Accessory Dwelling Unit. Owner-unoccupied short-term rentals are dwelling units where the owner lives off property and guests have full use of the home.

Based upon short-term rentals currently registered with the Department of Finance, most operators in Alexandria operate one or two short-term rentals. Only five companies or individuals operate more than two short-term rentals. Those include:

Mint House	24 units at Bell Old Town Apartments (750 Thronton Way)
Sonder	16 units at Kasa Del Ray Apartments (2415 Mt. Vernon Ave.)
U. Njoku	16 units in various locations
Vector Travel	11 units at Arrive Alexandria Apartments (240 Yoakum Pkwy)
K. Stover	8 units at 116 N. St. Asaph (4 units) and 118 N. Alfred St. (4 units)

Complaints

Since the establishment of the Short-Term Residential Registry in January 2018, Alex311 has recorded 62 complaints related to short-term rentals, with 32 of these complaints reported in 2024. This surge in 2024 may reflect public awareness of the Short-Term Residential Rental Study and a better-informed community. Among the 62 complaints, 32 involve properties with two or more reported issues. It is important to note that not all complaints are violations of city codes or ordinances.

Table 1 below provides a summary of complaints submitted via Alex311 between January 1, 2018, and December 31, 2024. To protect privacy, the last two digits of each address have been removed, and properties with two or more complaints are color-coded for clarity.

Two short-term rental properties stand out with six or more complaints since 2018: one on the 300 block of Wesmond Drive (highlighted in yellow) and another on the 4500 block of N. Jordan Court (highlighted in light green). Additionally, a short-term rental on the 100 block of W. Taylor Run Parkway has logged four complaints (highlighted in pink).

Most complaints pertain to issues such as trash, noise, “party houses,” and parking. These concerns mirror trends seen nationwide, where the growth of short-term rentals has led communities to adopt local ordinances to manage similar challenges. The Zoning Text Amendments being proposed by staff have been drawn from hundreds of other communities throughout Virginia and the United States that have already established regulations and a permit system.

Table 1: Short-Term Rental Complaints via Alex311 - Jan. 1, 2018 to Dec. 31, 2024

2018		
Date	Location	Complaint
2018		
3/21/2018	7XX S FAIRFAX ST	Parking: guests park in RPP and not being ticketed
9/10/2018	3XX E GLEBE RD	Noise and Trash: loud guests and trash left on ground
2019		
11/8/2019	2XX JEFFERSON ST	Occupancy: concern about number of guests
12/17/2019	3XX WESMOND DR	Trash: overflowing bins, dog poop on neighbors yard
2020		
3/11/2020	JEFFERSON ST (Full block)	Parking: STRs causing parking issues on the street
3/15/2020	1XX N GORDON ST	Noise, Parking, Party House: 8 bedroom STR with loud guests, parking issues for neighbors
5/10/2020	3XX WESMOMD DR	Maintenance: overgrown grass
5/10/2020	3XX WESMOND DR	Maintenance: overgrown grass
5/10/2020	3XX WESMOND DR	Maintenance: overgrown grass
12/14/2020	2XX JEFFERSON ST	Trash: bin left on curb after pick-up
2021		
2/6/2021	3XX WESMOND DR	Parking: Guests parking in wrong space in alleyway
2/7/2021	11XX DUKE ST	Noise and Trash: Loud guests, children running, trash overflowing from bins
3/31/2021	11XX DUKE ST	Noise: vibrations and furniture being dragged
7/2/2021	5XX N ST ASAPH ST	Maintenance: STR guest called with concerns about safety of home, code issues
7/27/2021	1X E TAYLOR RUN PWY	Trash: floated down street during storm
7/27/2021	2X E TAYLOR RUN PWY	Trash: floated down street during storm
2022		
2/3/2022	2XX WESMOND DR	Other: cooking caused smoke detector to be set off
3/22/2022	52XX CHAMBLISS ST	Party house: too many guests who are loud
8/1/2022	2XX WESMOND DR	Other: 5 year old urinating in front yard
2023		
1/18/2023	3XX WESMOND DR	Trash: bins placed on curb too early
1/30/2023	12XX KING ST	Trash: STR guests using trash/recycling containers of adjoining residents
3/3/2023	5XX N COLUMBUS ST	Trash: illegal dumping of mattresses, bed frame and fan in alley
5/8/2023	1XX LYNHAVEN DR	Party house: party all night, broken glass
6/7/2023	1XX TAYLOR RUN PWY	Trash: pile of trash on side of building for months
6/21/2023	56XX FILLMORE AVE	Maintenance: STR guest called with concerns about mold in basement
7/31/2023	11XX VASSAR RD	Occupancy and Noise: too many people and quite a bit of noise
9/21/2023	3XX N WASHINGTON ST	Trash: bins left curbside for days
10/16/2023	2XX N HENRY ST	Party house: loud party, too many people
12/23/2023	45XX N JORDAN CT	Trash: bins left curbside for days
2024		
1/22/2024	7XX A W GLEBE RD	Noise: slamming doors, kids screaming late into night
2/15/2024	10XX GIBBON ST	Trash: not disposed of in trash bins
3/2/2024	45XX N JORDAN CT	Trash: bins left curbside for days, trash placed in recycling bin
3/16/2024	45XX N JORDAN CT	Trash: bins left curbside for days
3/19/2024	2XX WESMOND DR	Other: smoke detector going off every 30 seconds, guest refused city entry
3/21/2024	6XX S HENRY ST	Occupancy: potential overcrowding
3/23/2024	1XX W TAYLOR RUN PWY	Trash: debris sitting on side of building for months
4/10/2024	1XX W TAYLOR RUN PWY	Trash: uncollected for weeks
4/19/2024	1XX W TAYLOR RUN PWY	Trash: uncollected for weeks
4/10/2024	45XX N JORDAN CT	Party house: 10 guest cars parked on property and street
5/6/2024	2XX S UNION ST	Trash: bins put out on non-pick-up days
5/14/2024	45XX N JORDAN CT	Trash: bins regularly overflowing/trash on ground
5/19/2024	7XX A W GLEBE RD	Noise: guests making noise through shared wall until 2 a.m.
5/21/2024	38XX TAFT AVE	Maintenance: 12 inch high grass
6/20/2024	3XX WESMOND DR	Trash: bins overflowing
6/21/2024	45XX N JORDAN CT	Trash: bins left on the street after pick-up
6/23/2024	2XX WESMOND ST	Other: Lime scooters left on street by guests
7/1/2024	36XX GUNSTON RD	Maintenance: STR guest called to report roaches
7/5/2024	36XX EDISON ST	Dogs: guests bring dogs and leave them in the home for hours while not there
7/23/2024	3X E LINDEN ST	Parking: large number of cars parked on street
7/31/2024	3XX N WASHINGTON ST	Noise: guests arrive late and make noise, all lights on, occupancy and maintenance
8/11/2024	3XX N WASHINGTON ST	Lights pollution: all lights on inside property
8/26/2024	5X E REED AVE	Trash: bins placed on street too early
9/2/2024	3XX N WASHINGTON ST	Trash: bins left curbside for more than a week
9/7/2024	4X S FRENCH ST	Parking: guests blocking driveway access
9/11/2024	3X S FRENCH ST	Trash: bins left curbside for days
9/14/2024	3XX N WASHINGTON ST	Signage: temporary tripod sign on sidewalk advertising wedding shower
9/16/2024	3XX WESMOND DR	Trash: bins overflowing
9/19/2024	3XX WESMOND DR	Trash: bins overflowing
9/20/2024	3XX WESMOND DR	Noise: guests yelling at each other in front lawn until 2:15 a.m.
9/24/2024	3XX WESMOND DR	Trash: bins overflowing
12/3/2024	3XX N WASHINGTON ST	Trash: STR operators redistributing trash into neighboring properties

Tax revenue

Due to state legislation that went into effect on October 1, 2022, short-term rental platforms are now required to collect and submit transient occupancy and sales taxes to the city and state. Since implementation of the law, tax revenue has increased significantly. In Fiscal Year 2024, short-term rentals generated nearly \$3.2 million in tax revenue for the city and now account for about 19% of the total local Transient Occupancy Tax (TOT) generated (Table 2). Additionally, in Fiscal Year 2024, short-term residential rentals in Alexandria generated nearly \$3.1 million for the State of Virginia.

Table 2: Annual Transient Occupant Tax and Sales Tax Generated by Short-Term Rentals

Fiscal Year	City of Alexandria			State of Virginia		
	STR Transient Occupancy Tax (6.5% +\$1.25)	STR Sales Tax (1%)	Total Local STR Revenue	STR Transient Occupancy Tax (3%)	STR Sales Tax (5%)	Total State STR Revenue
FY22	\$872,934	\$119,525	\$992,459	\$358,574	\$597,624	\$956,198
FY23	\$2,209,975	\$302,597	\$2,512,572	\$907,790	\$1,512,983	\$2,420,773
FY24	\$2,798,680	\$383,204	\$3,181,884	\$1,149,612	\$1,916,019	\$3,065,631

Policy goals

Drawing on examples from hundreds of other jurisdictions, Alexandria has an opportunity to balance neighborhood preservation with the benefits of this evolving industry. Given the need to address concern about the negative impacts of short-term rentals as well as maintain short-term rentals as a lodging option, staff have crafted policy recommendations that are simple, sensible, and enforceable.

II. DISCUSSION OF PROPOSED TEXT CHANGES

The most common complaints related to short-term rentals are addressed through current city codes; particularly those related to noise and trash. To augment the city code, staff are proposing zoning text amendments that include the establishment of regulations to limit occupancy, prohibit large parties and events, and establish parking minimums. Staff are also proposing better short-term rental occupant education through the provision and posting of a Good Neighbor Guide.

Staff also propose the creation of a Short-Term Residential Rental Permit which would authorize the operation of short-term rentals in any residential dwelling unit and in any zoning district which permits residential dwellings provided the operator can meet occupancy, parking, and fire safety requirements. As part of the permitting process, the operator would be required to notice abutting properties, providing contact information and ways to submit complaints to them and the city. If a short-term rental becomes a nuisance

through a track record of code and ordinance violations, the city will have the ability to revoke the permit, an ability which does not currently exist.

Staff propose amendments to the Zoning Ordinance Article VII Supplemental Zone Regulations Section 7-1400 to create a Short-Term Residential Rental Program including the establishment of sections 7-1401 - Purpose, 7-1402 - Definitions, 7-1403 - Regulations, 7-1404 - Permits, and 7-1405 - Non-contravention.

The proposed regulations would apply to any property in any zone while under lease as a short-term residential rental. The regulations do not apply to operators who are using their short-term rental property for their own personal use.

7-1402 – Definitions

Staff proposes to create the following definitions under section 7-1402.

Operator. A party having a legal interest in any dwelling offered as a short-term residential rental.

Registered local agent. A party designated by the operator to perform obligations under city law related to a short-term residential rental.

Short-term residential rental. The provision of a room or space that is suitable or intended for occupancy for dwelling, typically for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.

7-1403 – Regulations

The proposed text amendments establish regulations that all short-term residential rental operators and their occupants would be required to follow.

Occupancy

Staff propose to limit occupancy to two occupants per bedroom plus two additional occupants at all times, day or night, excluding children 3 years of age and under. As an example, if a short-term rental has two bedrooms, the maximum occupancy would be six people at any time. If the short-term rental contains four or more bedrooms, the maximum occupancy would be 10 at any time. No more than 10 occupants would be permitted in any short-term rental regardless the number of bedrooms in the dwelling unit.

Total number of bedrooms	Studio/1	2	3	4+
Maximum Occupancy	4	6	8	10 max.

Parties and events

During public outreach, the community voiced concern about “party houses” and the use of short-term rentals for large parties and special events. The maximum occupancy applies to all visitors, not just to overnight visitors, and so it will have the effect of prohibiting large gatherings. However, the community has requested a specific prohibition on large parties and events to safeguard against undesired noise and parking issues. A prohibition on any party or event where the gathering exceeds the maximum occupancy has been proposed for residentially zoned properties.

Based on public feedback after the release of the text amendment language and a recommendation from the Planning Commission, staff have amended the proposed text amendment language to allow events which exceed the maximum occupancy in commercial, office and mixed-use zones only if events are accessory to the short-term rental use and comply with specific standards related to hours of operation; delivery and pick-up hours; outdoor storage of food and materials; and trash removal. Accessory use generally means less than 1/3 of the total floor area or revenue. Regarding short-term residential rentals, accessory would generally mean total revenue or bookings.

Parking

To address concerns related to guest parking, staff are proposing the establishment of parking minimums for short-term residential rentals. Outside the enhanced transit area (ETA), operators would be required to provide 0.75 parking spaces per bedroom. Within the enhanced transit area, operators would need to provide 0.25 space per bedroom. Calculations of parking spaces that result in a fractional number of one-half (0.5) or more are rounded up to the next whole number.

Total number of bedrooms	1	2	3	4	5
Spaces required outside ETA	1	2	2	3	4
Spaces required within ETA	0	1	1	1	1

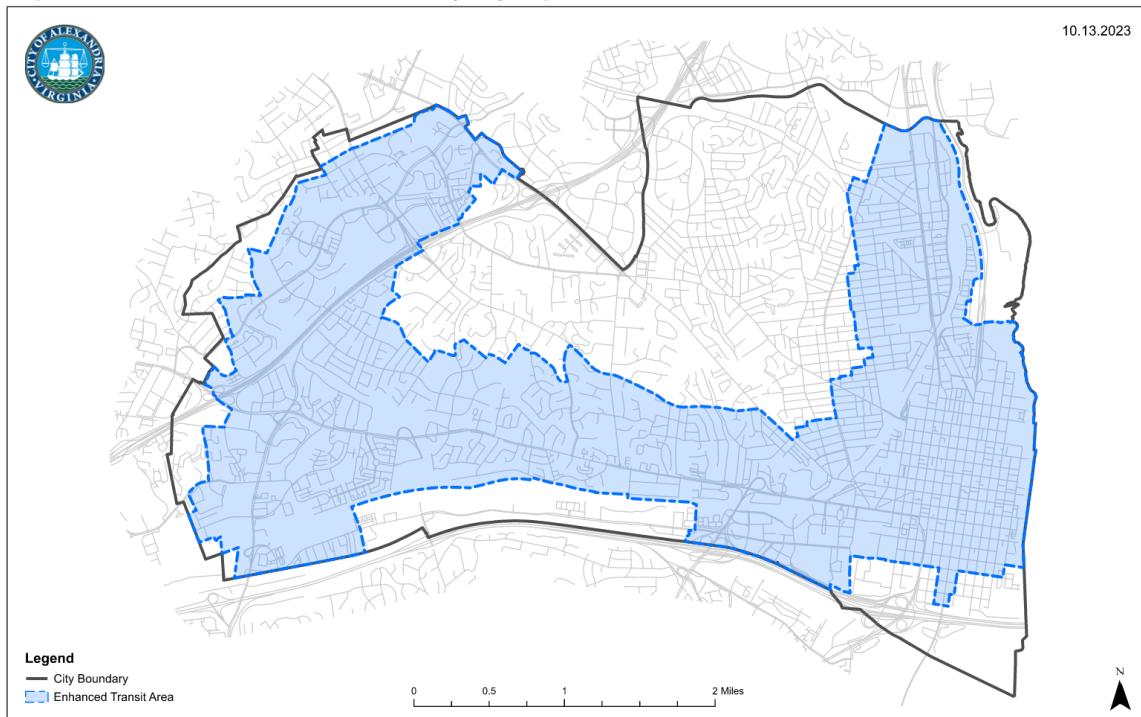
The proposed short-term residential rental parking ratio would exceed the current residential parking requirements, which are 0.5 spaces per dwelling unit (not per bedroom) outside the enhanced transit area and no minimum parking requirement within the enhanced transit area. Additionally, the requirement would also exceed the minimum parking requirements for hotels, which are 0.2 spaces per bedroom within the enhanced transit area and 0.25 spaces per bedroom outside the enhanced transit area.

For those properties that have no on-site parking or only one on-site parking space, the operator may count no more than two on-street parking spaces toward the minimum

parking requirement. For operators that cannot provide all required parking on-site or on-street, staff proposes allowing parking to be provided within 500 feet linear of the property via a signed parking agreement which must be submitted at the time of application.

For those properties located within a Residential Parking Program (RPP) district, up to two “visitor” permits may be used to meet the minimum parking requirement. The City issues RPP "visitor" permits for the vehicle of a person who stays at a residence within a permit parking district for more than 24 hours. "Visitor" permits valid for longer periods of time (8-30 days) may be obtained for a fee of \$5. Permits are not renewable for the same vehicle, and no more than two "visitor" permits will be issued to the same residence at the same time.

Map 1: Alexandria Enhanced Transit Area (ETA) Map



Noise

Noise is regulated through City Code Title 11, Chapter 5 – Noise Control. Staff is not proposing additional noise regulations; however, operators will be required to post quiet hours and request guests keep noise to a minimum at all times of day. Staff found establishing noise regulations within the Zoning Ordinance would be redundant as regulations already exist under City Code.

Trash and recycling

Trash and recycling collection, as well as the proper disposal of trash, are regulated through City Code Title 5, Chapter 1 – Solid Waste Control. Staff are not proposing additional solid waste regulations; however, operators will be required to post information about proper waste disposal. Staff found establishing solid waste regulations within the Zoning Ordinance would be redundant as regulations already exist under City Code.

Accessory dwellings

Accessory dwelling units (ADUs) are permitted on properties with single-unit, two-unit, or townhouse dwellings. Under current regulations, short-term residential rentals are permissible in the principal dwelling unit for up to 365 days per year and in the associated ADU for up to 120 days per year.

Staff proposes removing the restriction in Section 7-203(B)(7), which limits the use of an ADU as a short-term residential rental to 120 days per year. In exchange, a new regulation would prohibit both the principal dwelling unit and an ADU on the same lot from being listed or rented as short-term rentals at the same time. This change aims to balance flexibility for property owners with the need to prevent simultaneous short-term rental operations on a single lot.

Good Neighbor Guide

Staff proposes the creation of a "Good Neighbor Guide" which will be required to be sent to occupants of short-term rentals at least 24 hours prior to arrival and posted in a prominent location within the property. A template for the format of the guide would be prepared by city staff and would outline local rules and expectations for respecting neighbors and the neighborhood, including not exceeding maximum occupancy, notice of 11 p.m. to 7 a.m. quiet hours and request to keep noise levels to a minimum at all times, proper trash and pet waste disposal, proper parking locations including parking expectations and rules, alternative off-street locations, and local transit information. Similar guides are required in other jurisdictions and have proven to be an effective tool to minimize disruptions and maintain positive relations with nearby residents.

While quiet hours and basic expectations related to noise are to be included in the "Good Neighbor Guide," enforcement can only take place when a violation of the Noise Control Ordinance is observed and documented by a city staff member.

Complaint resolution

Staff propose that operators or their local registered agents (property managers) be available by phone 24 hours per day, seven days per week to address complaints or concerns. To prioritize violations that immediately impact a resident's quality of life

including exceeding maximum occupancy, large parties and events, and noise ordinance violations, the city will require a rapid response within one hour otherwise the operator would be liable for civil citations. All other city code and zoning ordinance violations, while potentially a visual nuisance, will be expected to be addressed within standard timeframes established by city codes and ordinances or standard operating procedures.

Inspections

As with any complaint, the city would reserve the right to inspect. Any interior inspection will take place at an agreed upon time between city inspectors and the operator or local agent.

7-1404 - Permits

Permit application

Staff propose that any property operating as a short-term residential rental for more than 10 days per year be required to submit a Short-Term Residential Rental Permit application to the Department of Planning & Zoning for review and approval. The application will contain:

- Contact information for the operator and registered local agent if applicable.
- Whether short-term rental is owner-occupied or owner unoccupied.
- Number of bedrooms and proposed maximum occupancy.
- Proof of legal interest or ownership.
- Maps indicating parking locations to meet minimum parking requirements and excess off-site parking as well as signed parking agreements if applicable.
- Certification safety equipment has been installed.
- Certification that the “Good Neighbor Guide” has been posted in a prominent location.

Neighbor notice

Under the proposed text amendment, short-term rental operators will be required to provide notice via registered or certified mail to all abutting properties. Abutting properties are defined as “all property that touches the property in question and any property that directly faces (and, in the case of a corner lot, diagonally faces) the property in question.” The proposed mailed notice requirement mirrors existing public notice requirements for land use related public hearings and special use permit applications. While the Planning Commission recommended expansion of the notice requirements to all properties within a 100 foot or more radius, staff recommend against the request in order to ensure consistency in public noticing requirements across all land use approval types.

The notice will include the permit number and estimated expiration date, maximum occupancy, contact information for the operator and/or registered local agent, and most importantly, how a resident can submit a City Code or Zoning Ordinance violation compliant to the city. It must be noted that not every issue or complaint is a violation of City Code or the Zoning Ordinance.

Failure to obtain a permit

Staff proposes that operators who have been notified of the permit requirement and are subsequently issued two zoning citations for not complying will be prohibited from operating and applying for a Short-Term Residential Rental Permit for a period of one year.

Revocation or denial of permit

If staff find an application is incomplete or provides misleading information, it may be denied. As with other similar applications, staff will work with applicants to ensure the submitted information is complete and accurate.

While the vast majority of short-term rentals currently operating have no reported issues or violations, staff acknowledges that some properties may occasionally become neighborhood nuisances with multiple documented violations of city codes or ordinances. Currently, the city has very limited authority to halt the operation of such properties. Under the proposed text amendment, staff would gain the ability to revoke permits for properties with repeated violations.

Specifically, a permit will be revoked if a property receives three citations for the same section of a city codes or ordinance. Similarly, five citations for violations of various sections of city codes or ordinances will also result in permit revocation.

In the event of a permit revocation, operators will be given 30-day notice to cease operations. They will have the right to appeal against the revocation through the Board of Zoning Appeals, which includes a public hearing.

Additionally, staff proposes granting the Planning Director the authority to immediately revoke a short-term rental permit, without 30-day notice, in cases where violations or a series of violations pose a significant risk to the health and safety of short-term rental occupants or neighboring residents. This would be in addition to action that could otherwise be taken under other laws. This authority would only be exercised in extreme situations, determined in consultation with other departments such as Code Administration or the Police Department. Examples include properties deemed dangerous to occupants and/or neighbors or those associated with criminal activity that poses a serious threat to a neighborhood.

7-302 - Short-Term Residential Rentals

Staff propose the addition of 7-302 - *Short-Term Residential Rentals* within *Section 7-300 - Home Occupations* to clarify that home occupation use limitations do not apply to short-term residential rentals. Short-term residential rentals are regulated pursuant to section 7-1400.

III. DISCUSSION OF NON-TEXT AMENDMENT CHANGES

The following items are for information only to provide a full picture of other important changes that are proposed to be implemented after the adoption of the proposed zoning ordinance text amendments.

Alex 311

Staff realize Alex311 data related to short-term rental concerns and complaints may not be complete. The Department of Emergency and Customer Communications, which manages and maintains the Alex311 system, has begun working to flag properties with short-term rental permits which will allow staff to better track complaints and report data in the future. Additionally, staff are proposing the creation of a short-term rental response group to ensure complaints are addressed by the appropriate department in a timely manner. Planning & Zoning would serve as the lead in that group and work to coordinate expedited responses to inquiries and complaints.

APEX Permitting

The Information and Technology Services Department (ITS) has begun scoping the development of a Short-Term Residential Rental Permit application through APEX, the city's online permitting system. It is expected to take 4-6 months to develop and deploy the permit system once the proposed text amendments are adopted. In preliminary discussions with third-party short-term rental tracking services, staff have found that APEX can communicate in real time with those services to simplify tracking of both permitted and unpermitted short-term rentals.

Permit Fee

Complaint data indicates that all documented complaints originate from owner-unoccupied short-term rentals. Due to the greater resources required to manage these rentals, staff is proposing an annual permit fee of \$350 for owner-unoccupied short-term rentals and \$100 for owner-occupied short-term rentals. Presently, these are proposed fees which would be finalized during the Planning & Zoning Fee Schedule update later this year, with implementation set for July 1, 2025.

The Short-Term Residential Rental Permit fee is designed to fund additional staffing, contract with a third-party provider for short-term rental tracking, and establish a 24/7 hotline to address after-hours concerns and complaints. The higher fees for owner-unoccupied rentals effectively offset the additional costs associated with managing complaints, monitoring compliance, and ensuring neighborhood compatibility. These fees also contribute to improving service response times.

By aligning fee structures with the operational demands of different rental types, this approach ensures the program remains cost-neutral while addressing the unique challenges posed by owner-unoccupied short-term rentals.

Additional staffing in Planning & Zoning

Planning & Zoning has requested an additional staff member beginning in Fiscal Year 2026, subject to City Council budget approval later this year. The additional staff member would provide additional support to advise operators and local registered agents, process permits, monitor complaints, coordinate interdepartmental responses and inspections, and provide data upon request.

The cost of the additional staff member will be covered through the Short-Term Residential Rental Permit fee, ensuring that the program remains cost neutral.

Short-Term Rental Tracking

The Finance Department currently holds a contract with a third-party provider, Granicus Host Compliance, to monitor and track new and existing short-term rentals on the market. Using artificial intelligence scouring the internet and human cross-checking, third-party providers can identify nearly all short-term rentals currently listed in Alexandria. Staff propose to continue this type of service to ensure compliance with the Short-Term Residential Rental Permit requirement.

The cost of the service is expected to be covered by a Short-Term Residential Rental Permit fee, ensuring it remains cost neutral.

24/7 Hotline

Alex311 is a helpful tool for submitting complaints to city staff; however, the city does not provide 24/7 coverage to address all complaints. After-hours issues on weekdays or weekends may need to wait until the next business day to be addressed. To improve responsiveness, staff propose contracting with a third-party provider to operate a 24/7 hotline. This hotline would enable real-time outreach to permitted operators and registered local agents. Third-party providers would also follow up with complainants to verify issue resolution and escalate unresolved matters to the appropriate city staff member. This approach is particularly critical for high-priority issues such as noise, parties and events,

or maximum occupancy violations, which require resolution within one hour. Similar tools have proven effective in other jurisdictions, including Virginia Beach and Fairfax, by ensuring complaints are resolved more quickly.

It is important to note that not all complaints involve violations of codes or ordinances warranting inspection, though they may still inconvenience neighbors. Common complaints include guests talking loudly or cheering inside or outside, smoking outdoors, dragging suitcases or coolers late at night, children playing or running in adjacent homes, excessive interior lighting late at night, cars parked in incorrect driveways, an unusual number of cars parked on public streets, or guests mistakenly using a neighbor’s trash bin. In such cases, neighbors would be encouraged to either contact the operator or registered local agent directly or call the 24/7 hotline, which can relay the concern on their behalf.

The cost of this service is expected to be covered by the Short-Term Residential Rental Permit fee, ensuring it remains cost neutral.

IV. COMMUNITY ENGAGEMENT

May 28, 2024: Staff presentation to City Council which included a summary of short-term rental complaints, positive and negative impacts on the city, and study timeline.

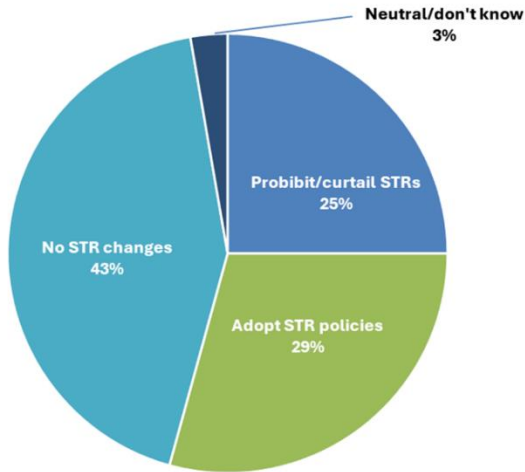
August 15- September 15, 2024: Staff began engagement on August 15, 2024, with an eNews release, press release, and e-mail to community leaders announcing the beginning of Phase I to gather feedback on initial short-term residential policy proposals. Phase I of community engagement included an online narrated video presentation of initial proposed policies. A survey followed the presentation and provided respondents with the ability to comment on proposed regulations and make suggestion for additional regulations or improvements. 388 responses were received, which included over 1,200 comments and suggestions.

Phase I Public Outreach: Summary of Comments	
<p>Positives</p> <ul style="list-style-type: none"> • Mandatory permitting • Neighbor notification • Good Neighbor Guide • Occupancy limitations • Operators/agents live within a specific distance and available 24/7 • Prohibition on large parties and gatherings • 3-5 strikes rule 	<p>Negatives</p> <ul style="list-style-type: none"> • Skepticism about enforcement in general/do better at enforcing current regulations. • City is trying to regulate infrequent or non-existent issues/overregulation. • High fees • Excessive regulatory burden on responsible owners. • Allowing multiple vehicles exacerbates parking challenges. • Inadequately addresses housing affordability.

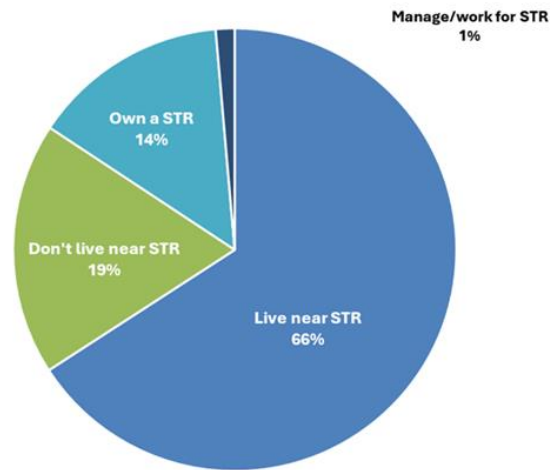
Most commons suggestions for improving regulations:

- Better enforcement in general needs to be a priority for the city.
- Tailor regulations based on type of property (owner-occupied vs. owner unoccupied).
- Reduced fees for owner-occupied or properties rented for less than 30 days per year.
- Incentives for exemplary operators such as waiving/reducing fees.
- Neighbor notification limited to abutting properties only.
- Minimum age to rent (age 25).
- Minimum two- or three-night rental required.
- Require ID of primary guest/renter rather than maintain a guest log.
- Include mechanism for mediation between neighbors and operators to address complaints and concerns.
- Establish an appeal process for revoked permits.
- Discourage multiple STRs per operator/prohibit 3 or more STRs under one operator.

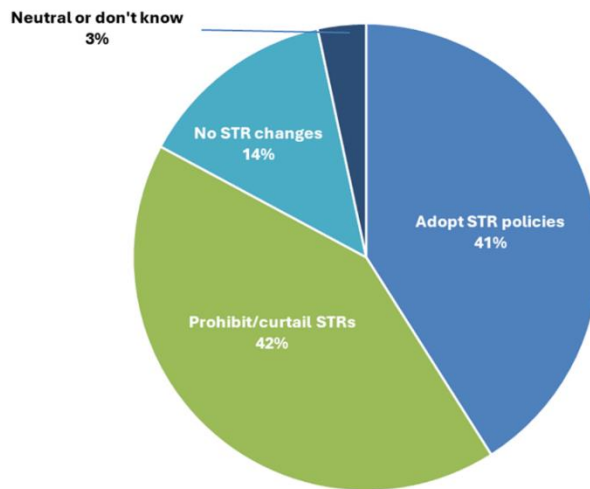
What is your general opinion of STRs in Alexandria?



What is your connection to STRs in Alexandria?



General opinion of residents who live near STRs



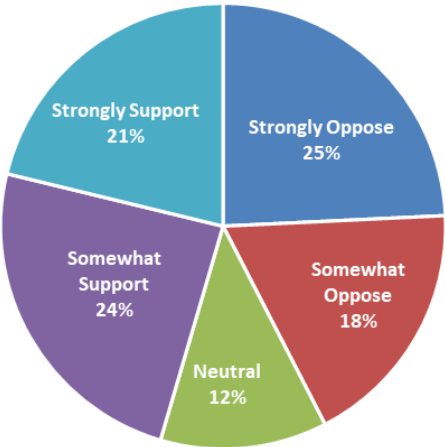
September 2024: Staff collaborated with Visit Alexandria to engage with hotel operators regarding short-term rentals. While hotel operators generally expressed reservations about short-term rentals, they acknowledged that such accommodations could serve as an alternative option for travelers. Overall, hotel operators' primary focus was on increasing the number of visitors to Alexandria, and they were not entirely opposed to short-term rentals if they contribute to that goal. However, hotel operators emphasized that hotels provide the best value for visitors, citing advantages such as enhanced safety, cleanliness, and accountability in addressing guest concerns.

September 20, 2024: Planning Commission presentation on proposed regulations and collected community engagement data.

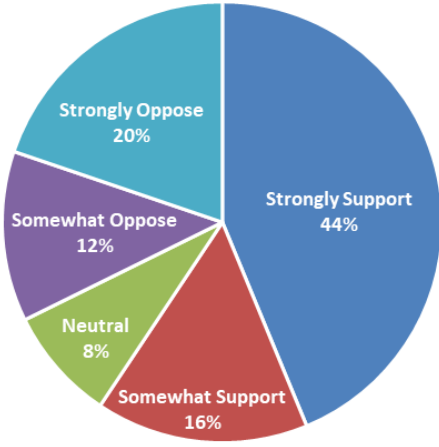
October 29 - November 17, 2024: Phase II of community engagement included a second online narrated video presentation of revised proposed policies. Staff also included a quick reference guide that summarized all proposed changes on a one-page printable document. The policies revised were based on public feedback as well as comments from the Planning Commission. A survey followed the presentation and provided respondents with the ability to comment on proposed regulations and make suggestions for additional regulations or improvements. 141 responses were received which included several hundred comments and suggestions.

Phase II Public Outreach: Summary of Comments	
<p>Positives</p> <ul style="list-style-type: none"> • General support short-term rentals due to the increased revenue for local businesses and tourism. • Homeowners appreciate the ability to rent their homes short-term when they are not in use, providing a source of income. • A few comments highlight how short-term rentals have brought a dynamic feel to neighborhoods. • General endorsement for regulations that strike a balance between community and rental operations. • Many want to maintain the flexibility to operate short-term rentals without extensive regulation. • In some areas, residents report no issues with short-term rentals, citing positive interactions. • Some feel existing rules are adequate and only need enforcement. 	<p>Negatives</p> <ul style="list-style-type: none"> • Concerns about increased vehicles and the removal of parking plans from the initial draft of regulations. • Significant displeasure about the removal of a ban on large parties and events. • Several complaints about short-term rentals disrupting community life and cohesion. • Many identified issues with trash and lack of responsibility from both guests and hosts. • Doubts about the city's ability to enforce new regulations effectively. • Concerns that short-term rentals contribute to the housing shortage. • Frustration over absentee hosts not managing properties or guest behavior. • Worries about the absorption of residential properties by commercial rental operations.
<p>Most common suggestions for improving regulations:</p> <ul style="list-style-type: none"> • Reinstate parking plans. • Reinstate the prohibition on parties. • Ensure resources are in place to address violations. • Maintain or expand the notification rule for better community awareness. • Cap the number of permits within specific areas or blocks to prevent saturation. • Require hosts live within a certain distance or have a local manager. • Adjust permit fees based on rental frequency and occupancy levels. Scale fees based on bedrooms or occupants. • Implement mandatory inspections to ensure compliance with safety codes. • Set a maximum number of days properties can be rented annually. • Encourage the development of "Good Neighbor" policies with stricter guidelines. 	

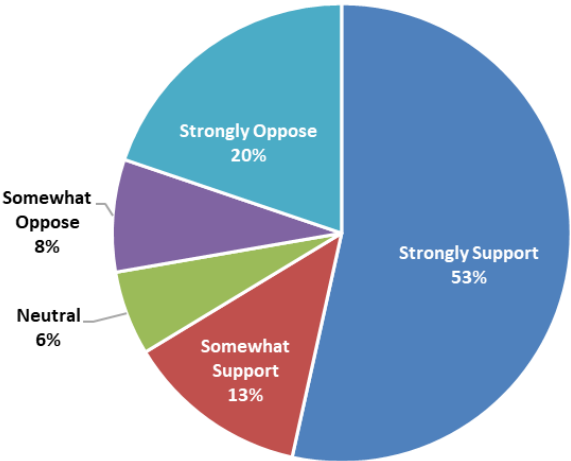
How do you feel about the proposed standards for operating a STR?



How do you feel about the proposed permit requirement to operate a STR?



How do you feel about regulations that would allow the City to revoke or deny a STR permit?



Mid-November 2024: One-on-one discussions with City Council members to present findings and gather feedback.

August 15, 2024 – January 15, 2025: Staff met with owners of owner-occupied short-term rentals, one neighborhood association, and fielded several dozen calls and e-mails from various residents and short-term rental operators.

III. RECOMMENDATION

Staff find the above regulations and permit requirement to be a balance between allowing what has become a popular and persistent new land use and providing protections for neighbors and neighborhoods. As has been demonstrated in hundreds of communities throughout the United States, establishing clear expectations for operators and short-term rental occupants will provide better outcomes for neighborhoods. Having the ability to revoke a permit for a short-term residential rental that becomes a nuisance will safeguard neighbors.

Short-term residential rental regulations would take effect once the permit system is live in the fall of 2025. The delay will allow staff sufficient time to establish the permitting system, enhance Alex311 reporting capabilities, contract with third-party service providers for short-term rental tracking and a 24/7 hotline, hire an additional staff member to coordinate the short-term rental program, and develop printed and online resources.

Staff intend to begin monitoring the program for a two-year period after the permitting system is established in the fall of 2025 and, if need be, propose amendments to fine tune the Short-Term Residential Rental Ordinance.

Staff recommend initiation and approval of the proposed text amendments in the attached document.

Staff: Tony LaColla, AICP, Land Use Services Division Chief
Christina Brown, Deputy City Attorney
Ann Horowitz, Principal Planner
Sam Shelby, Principal Planner

Attachments:

- 1) Proposed Zoning Text Amendments
- 2) Short-Term Rental Phase I Study Results
- 3) Short-Term Rental Phase II Study Results
- 4) February 3, 2025, Staff Memorandum to the Planning Commission

ARTICLE VII. - SUPPLEMENTAL ZONE REGULATIONS

7-203 - Accessory dwellings.

(B) Use limitations.

~~(7) The accessory dwelling shall not be a short-term residential rental, as defined by City Code section 3-2-152(a)(2), for a period exceeding 120 days per calendar year. Reserved.~~

7-302 – ~~Reserved~~ Short-Term Residential Rentals.

Section 7-300 does not apply to short-term residential rentals. Short-term residential rentals are regulated pursuant to section 7-1400.

Sec. 7-1400 – ~~Reserved~~ Short-Term Residential Rentals.

7-1401 – Purpose.

The purpose of this section 7-1400 is to ensure that the use of land as authorized in the zoning ordinance is undertaken in an orderly and proper manner that furthers the public health, safety and welfare and makes adequate provision for assuring the availability of appropriate public and private services and amenities and for minimizing the adverse effects of such use.

7-1402 - Definitions.

(A) Operator. A party having a legal interest in any dwelling offered as a short-term residential rental.

(B) Registered local agent. A party designated by the operator to perform obligations under city law related to a short-term residential rental.

(C) Short-term residential rental. The provision of a room or space that is suitable or intended for occupancy for dwelling, typically for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.

7-1403 – Regulations.

All short-term residential rentals shall comply with the following:

- (A) Occupancy. Occupancy is limited to two people per legal bedroom, as defined by the Uniform Statewide Building Code, plus two additional people, exclusive of children ages three years and under, at all times. The maximum occupancy for a rental with five or more bedrooms is limited to ten people and three people for an accessory dwelling, exclusive of children ages three years and under, at all times.
- (B) Events.
- (1) Residential zones. Activities, including luncheons, banquets, parties, weddings meetings, fundraising, or any other gathering of people exceeding the maximum number of occupants are prohibited at all times.
 - (2) Commercial, office, industrial, and mixed-use zones. Short-term residential rentals located in commercial, office, industrial, or mixed-use zones may host occasional events as an accessory use and must comply with the following:
 - (a) Hours of events shall be limited to 9:00 a.m. to 10:00 p.m. Sunday through Thursday, and 9:00 a.m. to 11:00 p.m. Friday and Saturday.
 - (b) Loading, unloading, and deliveries for events shall be prohibited between 11:00 p.m. and 7:00 a.m.
 - (c) Food, beverages, and other materials associated with events shall not be stored outside.
 - (d) Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. Trash and debris shall not be allowed to accumulate outside of those containers.
 - (e) Litter on the site and on public rights-of-way within 75 feet shall be monitored and picked up at the end of events and more often, if necessary.

(C) Parking.

- (1) Operators shall provide a minimum of 0.75 spaces per bedroom if the short-term residential rental is located outside the enhanced transit area or 0.25 spaces per bedroom if located within the enhanced transit area.
- (2) If required parking cannot be provided on-site, no more than two on-street parking spaces may be counted toward the minimum parking requirement. Within parking permit districts, up to two on-street visitor permits, issued pursuant to city code section 5-8-77, may be used to meet the parking requirement.
- (3) Required parking which cannot be provided either on-site or on-street, may be provided within 500 linear feet of the short-term residential rental through a signed parking agreement.
- (4) Parking shall otherwise comply with Article VIII of this ordinance.

(D) Noise. Operators and occupants shall comply with city code Title 11, Chapter 5 - Noise Control.

(E) Trash and recycling. Operators shall comply with city code Title 5, Chapter 1 - Solid Waste Control.

(F) Accessory Dwelling Units. Operators shall not list or lease both a principal dwelling unit and accessory dwelling unit on the same lot as a short-term residential rental simultaneously.

(G) Good Neighbor Guide. Operators or their registered local agents shall provide occupants with the following information no less than 24 hours prior to arrival and shall also post the information conspicuously inside the short-term residential rental on such forms as the planning director may prescribe or any other planning director approved format:

- (1) Name and phone number of the operator or registered local agent who is available 24 hours per day, 7 days per week.
- (2) Maximum occupancy.
- (3) Notice that exceeding the maximum occupancy is prohibited at all times.
- (4) Notice that indoor and outdoor quiet hours are between 11 pm and 7 am daily.
- (5) Notice that noise levels, both indoors and outdoors, must be kept to a minimum at all times. This includes, but is not limited to, shouting, cheering, loud conversations,

- amplified sounds from televisions, speakers, radios, or cell phones, barking dogs, and the dragging of objects.
- (6) Notice that waste and recycling containers must not overflow and instructions for proper waste and recycling disposal including pickup days, times, and location.
 - (7) Notice that pet waste must be collected and disposed of properly.
 - (8) Location of designated on-site and off-site parking spaces, notice of the maximum number of vehicles permitted on site, parking expectations and rules, and alternative off-street parking locations.
 - (9) Local transit information.
- (H) Complaint resolution. Operators and their registered local agents shall be reachable via telephone 24 hours per day, seven days per week, to resolve complaints related to the short-term residential rental as set out below:
- (1) Violations of maximum occupancy limits, party and event regulations, or noise control requirements must be addressed within one hour of receiving notification from the city. If the operator or registered local agent fails to take corrective action within the specified time, the operator may be held liable for failure to act, which may include, but is not limited to, civil penalties.
 - (2) All other violations of city law shall be resolved within the period established by city codes and ordinances.
- (I) Inspections. The City reserves the right to inspect all short-term residential rental properties during the application process and while the permit is in effect. Any interior inspection shall occur upon prior notification to the operator or local registered agent, at a reasonable time, and with the operator or its registered local agent present for the inspection.

7-1404 – Permits.

- (A) Application. An application for a permit to operate a short-term residential rental for more than 10 days per year shall be submitted to the director on such forms as the director may prescribe and shall include the following:
- (1) Street address of the proposed short-term residential rental.

- (2) Whether the short-term residential rental will be owner occupied or unoccupied.
- (3) Name, street address, telephone number, and email of the operator.
- (4) Name, street address, telephone number, and email of the registered local agent, if applicable.
- (5) A statement identifying the applicant, who shall be the owner, contract purchaser, lessee or other party having a legal interest in the subject property. It shall include a clear and concise statement identifying the applicant and, if different, the owner of the property, including the name and address of each person or entity owning an interest in the applicant or owner and the extent of such ownership interest unless any of such entities is a corporation or a partnership, in which case only those persons owning an interest in excess of three percent in such corporation or partnership need be identified by name, address and extent of interest. For purposes of this section, the term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.
- (6) Documentation establishing a legal interest in or ownership of the property.
 - (a) If the property is leased, the applicant must obtain and provide written consent from the owner of the property for the short-term residential rental and provide contact information for the owner.
 - (b) Owner occupied short-term residential rentals must provide two additional documents acceptable establishing residency.
- (7) Total number of bedrooms.
- (8) Proposed maximum occupancy.
- (9) Maps indicating parking locations to meet parking requirements and excess off-site parking, as well as any signed parking agreements.
- (10) Photos of and signed certification that all safety equipment including smoke detectors, fire extinguishers, and carbon monoxide detectors are installed and in compliance with city law.
- (11) Photos of and signed certification that the “Good Neighbor Guide” has been posted conspicuously inside the short-term residential rental.

(B) Notice. Upon the director's acceptance of the application, applicants shall, by registered or certified mail, send written notice to the owner of the subject property, if different from the applicant, and all abutting properties on such forms as the director may prescribe. In the case of a condominium, written notice may be sent to the president of the board of the unit owners' association instead of to each individual unit owner. Restricted delivery or return receipt is not required. The administrative permit shall be granted only after confirmation of proper written notice. Any change in the information listed on the written notice during the operation of the short-term residential rental shall require renotification. Written notice shall include, but is not limited to, the following:

- (1) Street address of the short-term residential rental.
- (2) Permit number and expiration date.
- (3) Maximum occupancy.
- (4) Name, phone number and email address of the short-term residential rental operator and the registered local agent, if applicable, who is available 24 hours per day, seven days per week; and
- (5) Methods to submit a City Code or Zoning Ordinance violation complaint to the city.

(C) Failure to obtain permit. Failure to obtain a permit shall result in a civil citation pursuant to section 11-200. Upon two or more repeated violations of the permit requirement, and upon notice, the operator shall be prohibited from applying for a permit for said property and from offering that property for short-term residential rental for a period of one year.

(D) Revocation or denial of a permit.

- (1) A permit may be revoked with 30 days' notice or denied for any of the following reasons:
 - (a) An incomplete application.
 - (b) False or misleading information provided in the application or during inspections.
 - (c) Three or more violations of the same city law within the permit year related to the operation of a short-term residential rental.
 - (d) Five or more violations of separate sections of city law within the permit year related to the operation of a short-term residential rental.
- (2) The director may revoke a permit immediately and without 30 days' notice, if there is a violation of city law related to the operation of the short-term residential rental

and the violation endangers the health and safety of short-term residential rental occupants or occupants of abutting properties. The director will issue a notice of revocation to the operator, hand-delivered or mailed, return receipt requested, setting forth the grounds upon which the permit was revoked, the date and time the revocation took effect, and describing the appeals procedure. Upon receipt of the notice, operation of the activity must cease.

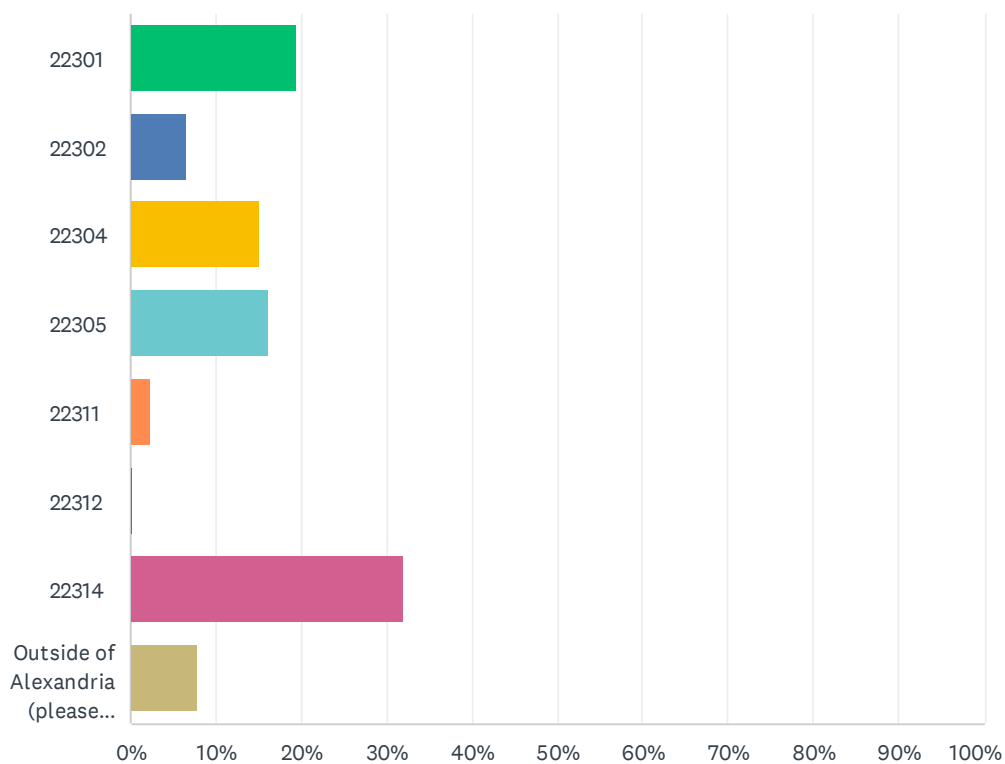
7-1405 – Non-contravention.

Nothing in this section shall be construed to supersede or limit contracts or agreements between or among private parties related to the use of real property.

DRAFT

Q1 What is your zip code?

Answered: 388 Skipped: 0



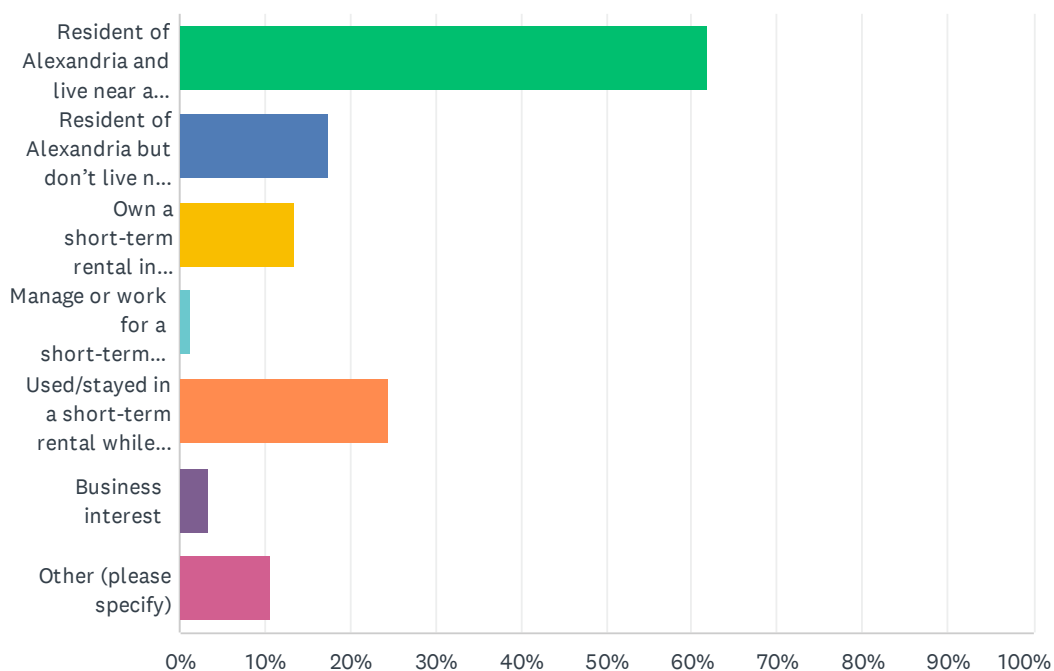
ANSWER CHOICES	RESPONSES	
22301	19.33%	75
22302	6.70%	26
22304	15.21%	59
22305	16.24%	63
22311	2.32%	9
22312	0.26%	1
22314	31.96%	124
Outside of Alexandria (please specify):	7.99%	31
TOTAL		388

Q2 What is your email address? If you choose to provide your email address, we may use it to follow up for more information and/or keep you informed on this topic.

Answered: 225 Skipped: 163

Q3 What is your connection to short-term rentals? (Select all that apply.)

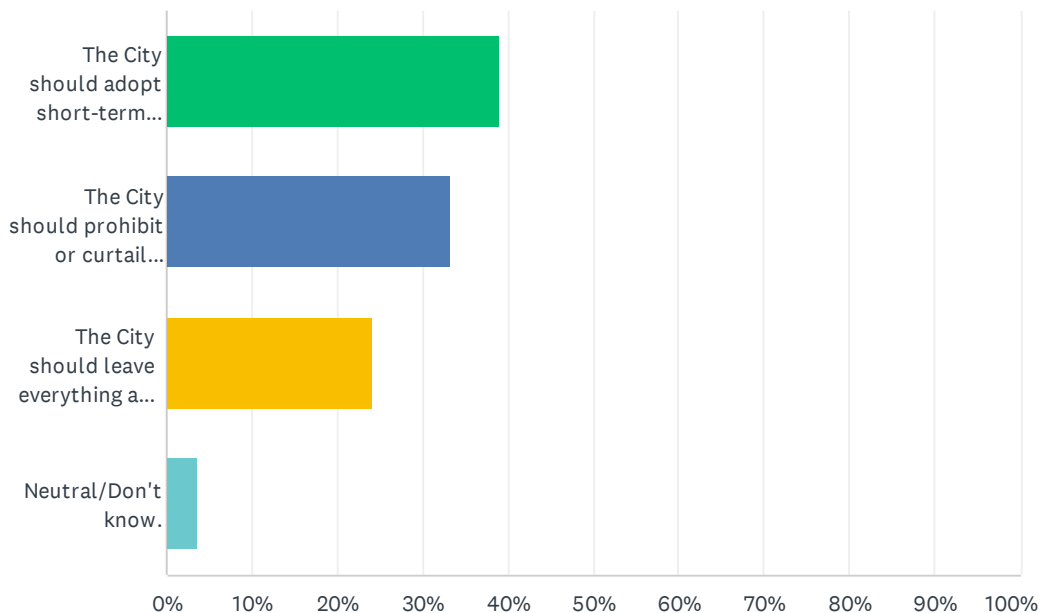
Answered: 387 Skipped: 1



ANSWER CHOICES	RESPONSES	
Resident of Alexandria and live near a short-term rental	61.76%	239
Resident of Alexandria but don't live near a short-term rental	17.57%	68
Own a short-term rental in Alexandria	13.44%	52
Manage or work for a short-term rental operator in Alexandria	1.29%	5
Used/stayed in a short-term rental while traveling	24.55%	95
Business interest	3.36%	13
Other (please specify)	10.59%	41
Total Respondents: 387		

Q4 What is your general opinion of short-term rentals in Alexandria? Please select one of the following:

Answered: 387 Skipped: 1



ANSWER CHOICES	RESPONSES	
The City should adopt short-term rental policies/regulations.	39.02%	151
The City should prohibit or curtail short-term rentals.	33.33%	129
The City should leave everything as is. No changes are needed.	24.03%	93
Neutral/Don't know.	3.62%	14
TOTAL		387

Respondent	Question #5: What do you like most about the proposed short-term rental regulations?
1	I am very pleased with the further refinement of policies
2	I think that STR properties, if properly managed provide an alternative quality visitor resource that will stimulate expenditures of visitors in teh Alexandria area.
3	Encourage pro-social, inoffensive behavior
4	I like that they prohibit parties and large events at short-term rentals and that they require owners to make someone available to deal with complaints.
5	More accountability on the part of the owner/operator. Some seemingly reasonable consequences. Like that the owner operated must be within 15 miles. But I fear a postal box within the limit will be an easy work around.
6	I write on behalf of the Lynhaven Civic Association to endorse city efforts to improve oversight of short-term rentals in Alexandria. LCA recognizes the value short-term rentals brings to some operators and users and its role in helping affordable housing developers bridge between completion and full rental/sales, but also recognizes that some operations have had a negative effect on our neighborhood. Therefore, the city's proposed efforts will provide a clear way for responsive short-term operators to thrive while holding irresponsible operators responsible for problems.
7	Provides enforcement mechanisms for monitoring.
8	Almost nothing
9	The parking requirement. The focus on dealing with the rentals that are an issue.
10	They seem reasonable but I feel like the city will have to invest in enforcement to make this work.
11	
12	I support 95% of the regulations. I think the annual fee to operate should higher -- \$1000 - \$1200; there should be a change for parking permits; and realtors should be required to register their short term rentals
13	Includes rules re: parking - would like to see more details.
14	I am pleased to read that the city is attempting to enforce Short-Term rental owners to respect and follow regulations. I'm also pleased to read that short-term rental owners will need to take action quickly or face the possibility of losing their license.
15	I appreciate the opportunity to provide feedback on the proposed short-term residential rental regulations. As an Airbnb host located in a serene residential area near Alexandria Hospital and several schools, I want to share my perspective on these regulations and how they might impact my ability to continue serving our community. What I Like Most About the Proposed Regulation: I am pleased to see efforts to establish clear guidelines for short-term rentals. This can help ensure that hosts like myself, who are committed to safety, security, and community well-being, understand and comply with local regulations. Additionally, I support efforts to distinguish responsible hosts from those who do not prioritize these values. Such clarity can enhance community trust and build goodwill between residents and responsible short-term rental operators.
16	The city should encourage registration of properties participating in short term rentals. This seems to be an important data point to any city in understanding residency and ownership.
17	It's a start.
18	It's a start
19	Informing nearby residents of a STR, strict rules about rentals, 24 hour staffing of 311 if there is a problem, requiring owner to be local. I'm sure others will have more ideas .
20	The proposed regulations address the significant issues we have had over the last year since our neighbor's house was purchased by out-of-state investors and started renting as an Airbnb. That is, 24/7 contact (which we did not have until recently after I had lodged numerous complaints with the City), occupancy limit, prohibit gatherings, parking restrictions, trash rules, consequences for non-compliance and adding to the 311 system to specifically address short-term rental issues.
21	
22	It's a good start and a noble effort, and it shows that the city is taking this issue seriously.
23	The opportunity to continue contributing to the community. I have been and want to continue to be a good neighbor and part of the community.
24	I like the 3 strikes policy
25	Better infrastructure here in the SW quadrant not more people.
26	Hold owners responsible for noise, misconduct, parking infractions and limit the amount of renters for each rental.
27	
28	
29	N/A
30	Everything. Any regulation with some teeth (enforcement vehicles) will be so helpful, especially in areas near Metro.
31	public notice that a house will become a short term rental. Our neighbors up and left without a word about turning their home into a short term rental.
32	Nothing
33	I really don't. The proposed short-term regulations are invasive and an aggressive overreach.
34	
35	15 mile rule: Owner to live within 15 miles of short term rental
36	I find them to be unnecessary and government overreach.
37	Nothing. The proposals are a prime example of overbearing government interference, over-taxation, and attempted control. The City of Alexandria will run every aspect of your life, since you obviously can't manage it yourself.
38	
39	Nothing

Respondent	Question #5: What do you like most about the proposed short-term rental regulations?
40	
41	Complaints must be addressed within an hour.
42	I like that all properties within 200 feet and the civic association will be notified.
43	Communication with visitors
44	They need to be enforceable.
45	that the operator of the property must live within 15 miles to respond to problems. Am also in favor of the three and 5 strike rules.
46	Truly - I have opted to invest in my home where there is no HOA - no regulations - imposed on myself or my neighbors. These rental regulations are too invasive. Short-term permits are another way for the City to make money off homeowners. I have not had any negative experience with short-term rentals (on my street/in my neighborhood). I am against all of these proposed regulations. These standards are unnecessary. Again, I have not experienced any bad encounters with short-term rentals.
47	
48	The 24 hour call group.
49	I believe they are unnecessary
50	That you are aware that regulations are needed but you've missed the mark.
51	The requirement of resolving complaints within one hour
52	nothing.
53	-limit # in rental -limit # of cars in driveway -3/5 strike rule -agent/owner must live w/in 15 min of rental
54	Contact information for each short term rental
55	Requiring owners to notify neighbors of contact information. Right now, we have no idea who to contact especially for business owned rentals.
56	
57	
58	I commend City staff for their research and City council for taking this issue seriously. When I started complaining about the STR (owner unoccupied) adjacent to me 3.5 years ago, there was zero regulation and very little information. I am pleased beyond measure that the City is finally addressing STRs. I particularly like the 24/7 hotline. The great frustration many neighbors have is that the owner of the property is an LLC, and they have no idea who manages the property. There is no one to complain to except the guests, which can be frustrating (Airbnb guests behave differently than real neighbors, treating residents like non-sentient props in their vacay movie and acting in ways that they never would if they had to look us in the eye day after day) or scary (I have had several disturbing encounters with Airbnb guests who were drunk or in a domestic violence situation or both). Neighbors need to know who to call. It is unreasonable, as the situation currently stands, to expect residents to get up in the middle of the night, get dressed, and knock on a door shielding people who are a complete unknown to ask them to stop screaming. Having a neutral third party to assist in this process and record violations will be very helpful. I like the idea of the good-neighbor guide, but I think City staff are naive to think that this will alter the behavior of people who are inclined to treat their Airbnb like a toilet. I confirmed with the owner of one of the Airbnbs near me that guests had all of the information they needed in writing to address trash and parking appropriately. They just chose not to read it or, if they read it, they chose to ignore it. I also like the idea of amending Alx311 to document which reports involve an STR. This is CRITICAL to getting a handle on the proliferation of Airbnbs and gathering data about how they are using City resources or generating neighbor consternation. I would add, though, that Alx311 is only as good as City employees' response to it. It should not be easy for City staff to close out an Alx311 report without taking action.
59	Enforcement. In the current state, STR owners have no bonafide incentive to ensure they or their guests are and mindful or respectful to the surrounding residents. Clear enforcement measures are beyond prudent. I also appreciate the Good Neighbor Guide conceptually, as well as the permitting structure to fund additional mechanisms for collective benefit.
60	There are consequences if there are noise and safety violations.
61	They would protect soaring housing costs for residents.
62	increased rules to reduce common issues.
63	
64	
65	Nothing
66	
67	I like that the property owners will be "on call" and responsible for their tenants' behavior, occupancy will be limited, and no party houses.
68	
69	
70	Nothing.
71	I don't know.
72	I do not like them
73	Officially include short-term rentals in the business area such as support and consider it a plus for the City's economy and an option for tourism.
74	
75	
76	If I had pick something, I would say the guest cap, but I don't think these policies go far enough.

Respondent	Question #5: What do you like most about the proposed short-term rental regulations?
77	That there are steps to deal with issues
78	Prohibit short term rentals
79	
80	A step in addressing the general issues of having rentals as neighbors, however the focus should expand to long term rentals while not giving commercial businesses an economic advantage
81	I have no desire to see STRs be significantly limited. Visitor spend is an important part of the local economy and our tax base in the city is already too reliant on residential. I love having thriving small businesses that I can walk to and I know that we need tourism to sustain this diversity. However, I would like to feel like modest attempts are being made to balance the need for STRs with the quality of life of residents and that I have some recourse to hold STR owners accountable for reckless behavior. As a resident of a block of Old Town with five STRs, I don't feel either today. The proposed regulations would create, for the first time, a minimum amount of transparency and accountability.
82	I feel short term rentals that are in heavily congested zip codes could benefit from regulations. I do not think ALL short term rentals need to undergo these changes.
83	
84	
85	Quiet hours
86	keeping a log - but I did not see the presentation - only read in ALX now. This survey should list the proposed regulations
87	Registering sites and users is probably a good thing. This whole thing is necessary because Alexandria has an embarrassing dearth of hotel space. It's like you don't want people to visit the city.
88	
89	Tracking what's being done.
90	I think it's fair. There is additional tax revenue for the city and transparency/policies that would make it easier to deal with STRs. Right now, I don't know who or how to get in touch with the company that manages the STR next door.
91	1. You can collect contact info as part of registration/permit process and display it to public.
92	Nothing
93	
94	Tax revenue and fees received by the City
95	Opportunity for income for families.
96	Don't think it's strict enough. 4 cars maximum! Also 15 miles away is a long drive to Alexandria.
97	Limitation on occupancy, required access to owner for complaints, 1 hour complaint resolution, prohibition on parties, weddings, etc.
98	
99	I like that they have a clear set of rules and seem to cover most problematic aspects.
100	Nothing. We need less regulation. Everything stated is covered by current law. This only raises prices
101	
102	Notification to civic associations regarding location of nearby STRs. Update to Alex311 to help residents know where to go when STR issues arise.
103	Parking restrictions and parking plans Operator / agent contact information
104	They are need, but there is little enforcement.
105	Prohibits weddings, parties, and other types of events
106	Aside from the required one-hour response time, they seem extremely reasonable.
107	(Third attempt to answer) The regulations seem to cover the big topics that need to be included and I'm glad the city staff is proposing them.
108	I like Some limitation, and some oversight. But that assumes they are all registered.
109	I love the complaint holiness, timeline for addressing violations, four car limit and occupancy limit and trash rules. I live across the street from a short term rental and at times trash does overflow and guests do bring more than 4 cars, which makes it challenging for those of us living on the street.
110	Mostly reasonable. Focus on safety and impact to neighborhood.
111	
112	
113	Overall, a very sensible set of regulations. Kudos! I especially appreciate the requirement for 24/7 agent/local operator access by phone with 1 hour to resolve complaints, and the ban on events and parties.
114	Tax revenue. Generally well maintained interior and exterior.
115	It seems to be a sensible set of regulations, not totally discouraging short-term rentals but ensuring that they don't adversely affect life for Old Town's residents.
116	
117	The Good Neighbor Guide stresses the etiquettes and manners for treating longer term neighbors fairly.

Respondent	Question #5: What do you like most about the proposed short-term rental regulations?
118	I like the idea of attempting to rein in the worst aspects of having short-term visitors in a neighborhood where people rent or own their homes. I am a military spouse and have lived many places where regulations regarding short-term rentals were weak or non-existent. Living with short-term rentals in a carte blanche environment dramatically decreased the quality of life for anyone in their proximity. I think these proposed regulations are a good start, but in all honesty, they don't have the kind of teeth necessary to make meaningful change, especially since a lot of the onus is put on the neighbors of the short-term rentals rather than those running them.
119	Limiting guests, and requiring agents to be local to the area.
120	Following ordinances that already exist like the noise ordinance.
121	I think it is helpful for owners to be near by and available to handle/address issues and to ensure occupants are not disrupting the neighborhood
122	I think about other places that went too hard on vacation rentals like Spain where residents of cities are getting pushed out and I don't want Alexandria to become that. I think that the regulations will keep a balance short term vacation rentals and long term rentals for residents of the city. I don't want the potential of a short term rental bringing in more money than a long term rental to push out the people who live here but don't own property here.
123	Easy way to file complaints
124	1. Number of violations and then the STRs theoretically can't rent as a STR.
125	
126	The regulations are good in theory but in practice they will be insufficient to address violations. Burden will be on residents to make complaints that Alex 311 will be unable to address - all my current city issues are not addressed in a timely way (if at all) so how would adding more work for 311 make it any better?
127	
128	The three strikes concept, notification and 24/7 contact info for local agent, and required parking plan. oh and log of guests, too
129	Nothing
130	
131	Asking guests to not block driveways
132	
133	Safety regulations beyond what is offered to STR customers by STR companies; licensing and notification to neighbors when a property is used as an STR
134	
135	
136	I think hosts should be compliant in code, safety equipment, and registering only.
137	Guest cars cannot block driveways, sidewalks, mailboxes or alleyways
138	quiet hours and following occupancy codes
139	Parking requirements
140	If the STRs are going to exist they should be as regulated as other for-profit overnight stay businesses, such as hotels and B&Bs—both in terms of the safety of local residents and those utilizing the STRs.
141	That there's some attempt by the city to regulate this business.
142	Nothing
143	Concise
144	Information hotline, use Alex311. You don't need to stand up another system/service for this. Use what you already have. You also don't need additional staffing as P&Z and TES or CA will be able to handle the small volume. The rest of your regulations are garbage. There's no need as there aren't really any issues. Requiring a fire extinguisher and smoke detectors is fine. But you already have that with apartments.
145	Not much
146	+ Limits number of people per bedroom , however it's unclear if the other 2 occupants may also be sleeping there.
147	That the City is trying to establish uniform rules
148	Maximum number of guests. Prohibition of parties, weddings, etc. Three violations lead to suspension.
149	On the surface appear to cover a lot
150	Acknowledgement that there are more STR popping up and it is a new trend that needs regulation.
151	
152	A focus on occupancy levels
153	Nothing. The City realizes significant income from the collected occupancy taxes and should not further dissuade or otherwise impinge on enterprising STR owners.
154	Overall these are not overly restrictive and tend to concentrate on enforcement of existing regulations and reasonable accommodations. The best part is that these are not built into Zoning but instead enforcement and permitting.
155	Limiting operators of STRs to live within a 15-mile radius of city.
156	
157	They ensure that all residents are abiding to policies that are important to the community.
158	

Respondent	Question #5: What do you like most about the proposed short-term rental regulations?
159	I believe problems should be addressed and controlled to prevent a few bad actors ruining the STR system in Old Town.
160	Some regulation is better than none!
161	I think they're a good start, but I worry about the influence of air BNB as a company
162	That they exist.
163	I agree that STRs should be allowed as long as the owner is on the property too. I think this is a sharing economy thing that is good in some ways but has changed into a problem for residential neighborhoods.
164	Limiting the number of people in a rental.
165	It's a start to establishing better regulations but more needs to be done before short term rentals overtake the neighborhood culture and rights of home owners and renters.
166	Accountability
167	The parking and noise regulations
168	I am happy the city realizes there need to be regulations. I do not think they go far enough. Addressing the parking issues head-on is a great start, occupancy and event limitations are important, but basic, almost givens. Nearly all AirBnBs have these limitations anyhow.
169	
170	n/a
171	Specifically for the property I reside in people who rent out as air bnbs are not asked to do a background check, short term rented often smoke weed in the apartments or around the complex and leave hallways and public community spaces dirty
172	They seem to provide a reasonable level of protection for adjacent properties and neighbors.
173	STR registration, permitting, and neighbor notification
174	
175	
176	
177	Registration & 24/7 contact info for properties not occupied by its owners for city and civic associations. Yay!
178	Studying the impact of short term rentals is reasonable given the low numbers of rentals and complaints
179	Tax revenue
180	Requiring owners/operators to live within 15 miles of city and respond within one hour to complaints. City has had no ability to make timely responses to complaints.
181	Limit to number of cars
182	Requirement to outline a parking plan.
183	regulations are important, registering w city allows for an equal playing field
184	Specific, enforceable, supports maintained standards for noise, parking, etc in neighborhoods
185	The requirement that operators live within 15 mile radius
186	The rental owner needs to live in Alexandria.
187	Parking restrictions
188	Noise concerns, trash concerns, high occupancy, parking restrictions (4 car maximum).
189	have not seen the proposal
190	
191	
192	Occupancy max
193	
194	I like the violation system that results in a suspension. I also like the requirement to provide operators contact information to properties and civic associations within a specified distance.
195	They are easy to understand and can be incorporated into listing rules (e.g. quiet hours) where there is a guest obligation.
196	requiring parking map if parking not available.
197	
198	Communicating to renters about quiet hours, noise and trash. Occupancy limits.
199	
200	
201	Exceeding max occupancy is forbidden- fine should be attached if broken
202	Important no parties and limited number of people that said I bought in neighborhood of home owners or long term renters and do not want any short term renters.
203	Not sure
204	Occupancy limit. Parking plan and notification to neighbors
205	Mandatory registration, 3/5-strikes, must live within 15 miles.

Respondent	Question #5: What do you like most about the proposed short-term rental regulations?
206	Nothing . I hate all short term rentals.
207	Notification of neighbors about short term rentals and (I think/hope) contact information for owner/agent
208	No need it
209	Seems to assist neighbors who live near these rentals. It is scary who can be renting next door. Could be a sex offender.
210	NOTHING. On the surface, they seem draconian. They seem to be a solution in search of a problem. What an overreach of governmental power. I would support a legal challenge to them, not because I own a short term rental nor do I intend to, but because it seems so totally unnecessary. I have heard of no problems with short term rentals which would justify such over the top governmental intrusion.
211	I have not read it yet, doing right after this survey. However, short term rentals make staying in Alexandria affordable, and encourage tourists and their \$\$\$\$. I stay in Airbnbs all over the world and have visited 61 countries, on my way to 2 more where I will stay in Airbnbs. I am an excellent guest, and treat other's property as I would want mine to be treated. Short term rentals are a huge blessing. Please do not tax them out of existence.
212	I like that you are considering regulations but not sure they will be enforced. Parking is currently not enforced - what will change?
213	I appreciate the fact that City staff has initiated this conversation and, thus, acknowledged the need for regulations on this industry.
214	
215	Nothing - it is unnecessary over regulation
216	3 strikes is good but if more than that there should be a permanent ban. I like the 24/7 number.
217	
218	Permit requirement and requirement for 24/7 manager/owner availability. And that owner/rep must live locally.
219	Having all be registered Making sure they have safety equipment installed
220	
221	Reducing transiency creates a more stable environment for all.
222	Notification to neighbors with instructions.
223	Protecting already sparse parking for residents. Preventing huge party houses
224	
225	Limits on the number of users per home
226	It's a step in the right direction to regulate short-term rentals.
227	
228	
229	
230	Attempt to keep neighbors stable
231	That we have some
232	
233	The concept of regulation and restriction and consequences for noncompliance.
234	
235	
236	Their attention to parking issues. Their attention to occupancy numbers.
237	Not aware there are any. They won't be enforced. Parking and shop lifting laws aren't enforced.
238	
239	It's nice that the City is concerned. But the overall regulations and consequences for host are too much and unfair. As a host and owner, my property is my personal asset to which I pay thousands of taxes for and deserve to own and operate as I wish. The option to operate a short term rental is my right and should not come with additional unnecessary City restrictions or regulations. As a government institution you should seek to protect the rights of all citizens and business owners, not to restrict or limit their ability to produce money and jobs to this City and the overall State economy. Making sure host comply with occupancy standards is the only law enforcement the City should be concerned with aside from making sure we have applied for the proper permits. There is no need to increase or add any fees to permit applications. Stop discouraging host to provide an economic opportunity to the City.
240	Enforcement of taxes, and anything that curtails the negative impacts on surrounding neighbors such as noise and parking.
241	
242	It's good to keep defining and adjusting regulations to keep up with the times and general environment as things change.
243	I think the Vity should quit sticking its nose in everyone's business
244	I think they are solid and needed as written. I would also like to see one more regulation - that short-term rentals are welcome from individual but NOT corporate owners.
245	
246	It's a start
247	Parking regulations; occupancy limits

Respondent	Question #5: What do you like most about the proposed short-term rental regulations?
248	I really appreciate the introduction of the Good Neighbor Guide. We've had issues with neighboring short-term rentals, often due to guests being unaware of local rules. Problems like using the wrong trash bins, parking improperly, and not respecting the city's quiet hours are common. Requiring hosts to post this guide in the home and share it with guests before their arrival could go a long way in preventing these issues. I also suggest providing standard language or templates to ensure consistency across all short-term rental properties.
249	At least, it provides some structure.
250	Nothing.
251	
252	
253	Provide more options for short term accommodation
254	It prohibits parties and other large gatherings, requires quick resolution of complaints.
255	I like that there is a cap on # of guests
256	All weddings, parties, special events and any gathering exceeding the maximum occupancy are forbidden A maximum of four cars on each property Guest cars cannot block driveways, sidewalks, mailboxes or alleyways
257	Limits on parking.
258	More regulation is absolutely needed.
259	
260	I like the limitations imposed.
261	Contact number
262	Occupancy maximum is reasonable
263	Parking regulations. Airbnb rental near our house allows guests to block alley
264	Nothing
265	Requiring a parking plan and maximum occupancy limit.
266	They at least slightly restrict unlicensed motels.
267	BEST CHANGES - annual fee (I'd go even higher) - local agency residency within 15 miles (Though I'd like to see the owner of the STR have to be that close to the city.) - mail notice with 24 hour contact information with 1 hour to resolve complaints - violation policy with 1 year suspension - complaint hotline and better Alex311 reporting. We gave up even trying to use the 311 system for our complaints since none of the choices (at the time) were appropriate to our complaints. OKAY CHANGES - limited # of cars per property - required plan for street parking - should be required for all units that cannot comfortably fit 4 cars not just for rentals w/o any parking. The rental next to us could only fit 1 normal car or 2 small cars and NONE of the renters used the spot. - requirements about trash cans - this should be required to be part of the listing information upon rental. I'm pretty sure our STR did not include this information as trash was basically never put out or taken in on any kind of a schedule. Also, if someone rented Friday - Monday and trash pickup is Wednesday. Who is responsible for the cans?
268	Operator/local agents' proof of residency within 15 miles of the city
269	Just instituting regulations is great
270	Required compliance with code and safety equipment. These are no-brainers.
271	
272	
273	Nothing.
274	Honestly, not much. They don't seem to do much to regulate them at all.
275	Nothing. They seem to over-complicate a system that is already working well. As a matter of fact, many AirBNB owners already follow many of the regulations. And non-AirBNB problems already exist by the way of noise ordinances, parking mayhem, etc.
276	We do not see any value in the proposed regulations, as property owners and city residents. The so-called good neighbor regulations, such as trash and noise regulations, are already enforced by city code regardless of the use type of property. This is a transparent attempt to collect additional fees in exchange for solving a problem that largely does not exist, and in the case of outliers could be enforced under the existing municipal code. There is no need to single out short term rentals for rules that already widely apply to them.
277	Regulation would allow more homes on the market. If there are less regulations on STR that means less homes available to actual Alexandria residents and families
278	
279	If the city is going to continue to allow short term rentals, then the new rules should definitely be implemented. The stricter, the better to preserve the integrity of neighborhoods and quality of life for homeowners in adjacent and close by properties.
280	Fairly balanced and well thought through.
281	Registration requirement so the city can track this aspect of housing and figure out where it fits in the master plan (taxes, usage, nuisance, etc.)
282	I think we need some regulations.
283	Nothing
284	N/A
285	

Respondent	Question #5: What do you like most about the proposed short-term rental regulations?
286	
287	Some basic good neighbor rules.
288	...monitoring process
289	
290	
291	Short Term rentals are completely out of hand. Especially in Old Town they are causing historic property degradation, torture of high cost properties with residents who own and invest in the community and trash overflow, parking nightmares. It is urgent they are barred in historic areas and controlled tightly in non- historic districts.
292	
293	Nothing
294	
295	
296	Nothing. We have a housing shortage and should be doing everything to discourage short term rentals.
297	Nothing
298	Nothing
299	I don't know much about them. I think Alexandria needs short term rentals. Mine is booked all the time with families and people who travel with pets.
300	Not sure, information now from City doesn't show what is being regulated now and what is being proposed. You need to explain it more clearly.
301	Limits number of guests per home
302	no special events, no parties, no wedding, no any type of gathering other than the occupancy limit of 2 people per bedroom.
303	Balance between allowing popular lodging option and being a good neighbor
304	Ensures safety and well being of Alexandria residents
305	A barrier to entry
306	nothing
307	
308	
309	The focus on issues being primarily from units not in owner occupied homes. The research done to back up the proposals.
310	Increase visitors to the City of Alexandria such as restaurants, retails, boutiques, shopping centers etc.
311	Well I do like more oversight for prevention of bad players.
312	Not much, especially since they do not apply to us since we have parking for guests, no trash problem and no noise problem.
313	
314	
315	
316	We appreciate the City's commitment to enhancing the quality and governance of short-term rentals, and we fully endorse the intention to ensure these properties contribute positively to our community. Our business, which hosts an estimated 4,000+ guests annually, aligns with the City's goal of fostering high-quality short-term rental experiences. We believe that well-regulated short-term rentals not only benefit visitors but also significantly boost the local economy. According to the City's data, short-term rentals constitute a small fraction of the available housing market, and the number of complaints is minimal and comparable to those faced by resident properties.
317	They're better than nothing. But they seem to favor the businesses and give them more flexibility than resident neighbors. I like that there is an enforcement mechanism, but 3-5 violations will result in a lot of frustration by residents.
318	They help build a mechanism for the community to be in contact with owners of short term rental units.
319	Nothing
320	I like that permits will be required & that issues will have to be addressed within the hour.
321	I appreciate that it requires a parking plan, but there is not enough detail on what that plan would be. I also like that it requires owners to live within a certain distance. However, I would argue that should be closer -- they should live within Alexandria city limits.
322	Alexandria is a city that short term renting brings value to and I am excited to see the city values it as well. The regulation ensures hosts are serious.
323	I don't like anything about living near a STR but I accept they are happening and appreciate the City is trying to do something to regulate them. If had a to share my property line/house wall like my neighbor does, I would be distraught at the constant in and out of people, noise, parking and trash.
324	nothing
325	I believe addressing residential concerns is good. I have wonderful global travelers who love having the opportunity to stay in a house (vs hotel room) and enjoy the history and walkability of Old Town. They adhere to my very strict and defined "house and neighbor rules" and I have never had an issue with visitors not being great guests and neighbors. I don't have an issue with the way things are done currently. I like the idea of being a local contact for your property.

Respondent	Question #5: What do you like most about the proposed short-term rental regulations?
326	Adopting regulations in the first place is long overdue. But this should not be a yes/no matter.
327	I like gaining the permit the most about the proposed policies. I believe there should be some form of professionalism and process to conduct a business such as this. Having a process, in general, to conduct rules and regulations just like any other business further increases quality.
328	The policies do not address any protections for operators who may have disgruntled neighbors who, for no other reason than wanting to complain, do not want short term rentals in the neighborhood. I am a professional operator and go above and beyond ensuring neighbors are prioritized. From the start, I have introduced myself, provided contact information and have addressed any concerns immediately. My guests are of highest quality and professional but neighbors will accuse my guests, without proof, that they are being a nuisance.
329	<p>While I do believe the City should regulate STRs, I do not like anything about the proposed STR regulations. If it takes the current proposed approach, the City will create new problems for housing affordability and create a massive new regulatory regime without solving the actual problems Alexandrians have with specific STRs. If an Alexandrian has an issue with an STR, the issue is with the very small percentage of STRs in the City that are “party houses” or “flophouses.” These problem STRs in Alexandria are very few at any given time, and they generate most local discontent with STRs. Council member Kirk McPike expresses the problem well as quoted in this article: https://www.alxnow.com/2024/06/03/while-short-term-rental-complaints-are-low-alexandria-leaders-say-that-might-not-tell-the-whole-story/). “We have very generalized benefits, but sometimes those negative impacts are very focused,” McPike said. ‘In a cul-de-sac near where I live there are three houses. One of those houses is now a seven room hotel designed to be a party house.’ “McPike said neighbors on the cul-de-sac still struggle with noise issues from the home, but ‘they don’t send 311s because they’ve given up on 311.’ “McPike said there are likely more situations around the city where conflicts between neighbors involving short-term rentals go unreported. “‘They’ve given up,’ McPike said. ‘There’s nothing they can do about the fact that it’s a bunch of people in this house that doesn’t have seven parking spots on the street and they doesn’t have any escape from the noise this house generates.’ “McPike said that, before the city takes a victory lap on the low amount of short-term rental complaints, those neighborhood-level conflicts need to be addressed. City staff are scheduled to gather feedback on regulation of short-term rentals over the summer with new zoning ordinances proposed this fall. “As we look at the policies we’re putting into place, those specific and very intense interactions are what we need to address so we can have a healthy short-term rental policy,’ McPike said.” So, rather than its costly, burdensome, and unnecessary proposed regulatory scheme, the City needs an approach that first identifies its “one or two bad apple” STRs referenced in its video, puts in place mandatory and fair remedies for those specific properties to address their neighbors’ legitimate concerns, and then, if remedies are not followed by hosts, revokes the license of those bad apples to operate an STR. I propose such a framework in response to your last question, below. Before I do, I want to further establish that the approach recommended by City staff will harm housing affordability and therefore should not be put in place under any circumstances, regardless of whether or not the City adopts an approach similar to the one I recommend. The City is forthright in its analysis that the vast majority of STRs in the City of Alexandria are not a problem. First, City staff acknowledge that STRs are less than 1% of total city housing stock, and that at this very low percentage, STRs likely have no appreciable impact on housing market costs in the City. The City’s number one issue with housing, as it is for every municipality across the country, is affordability. So, we already know that any reduction in STR stock in Alexandria will not positively impact the City’s most significant and pressing housing issue, affordability. On the other hand, the City recognizes that STRs do solve specific affordability problems for both homeowners and renters. By listing, “supplemental income for homeowners,” City staff are saying that STRs help defray otherwise unaffordable mortgages or rents for some hosts. The same is true for bridging the gap to full lease-out of a multi-unit building. Anything that shifts the cost burden of a multi-unit building away from long-term renters has the potential to reduce long-term rental rate pressures, thereby potentially increasing housing affordability. So, by the City’s own analysis, STRs in Alexandria do not make the housing market in general less affordable, and in certain cases, STRs in Alexandria do make specific homes or multi-unit buildings more affordable for owners and long-term renters. But the City’s response is nonsensically to increase regulation to make it more difficult and expensive to operate an STR, a move that by the City’s own stated expectations will reduce STR stock by 20 percent and thus have a negative impact on housing affordability in Alexandria for the reasons stated above. Furthermore, the vast, vast majority of STRs in Alexandria do not cause problems. The City’s video notes that the average Airbnb rating for a home in Alexandria is 4.9 stars. That is the average. Flophouses and party homes do not receive high guest ratings, so with very limited exceptions, Alexandria hosts are taking special care of their STRs and manage them carefully and in a way respectful of their neighbors. This fact is further established by the City’s analysis of complaints about STRs, which total 98 calls over a more than five-year period. Doing the simple math, that is one complaint, just one complaint, every 20 days or so. Furthermore, if Council member McPike’s anecdote is correct, a miniscule fraction of STRs account for an outsized proportion of complaints. Over-regulating my well-maintained and cared-for STR to punish Council member McPike’s less responsible neighbor is unfair both to me and to Council member McPike: it creates a new problem for me without doing much to solve his problem. In sum, these regulations will create new problems without solving Alexandrians’ actual concerns about STRs and should be discarded in total, and an entirely different approach should be taken.</p>
330	Nothing.
331	Stop regulating short term rentals.
332	
333	Nothing
334	In favor of reasonable regulation generally
335	Giving hosts an official document to post with city regulations is a good idea. Side note- STRs are a very difficult business and many people will likely exit it because long term rent exceeds short term rent in most situations, due to oversupply of short term rentals and platform fees, and inflation driving up rent. I have been using strs as a way to improve properties because it gives me the flexibility to make cosmetic changes, redo landscaping etc. I foresee that harsh penalties, will likely drive many hosts to quit.
336	The proposed regulations are clear and concise and easy to comply with.
337	Maximum occupancy, car restrictions, no events.
338	Knowing and understanding the city's position and policies is helpful. It is good to reference with neighbors and even guests. Holds guests to another level of accountability and we all want respectable guests that respect our lovely homes!
339	Short-term rental regulations help in designating ordinances around the rentals and help improve accessibility for visitors and, if done effectively, can also maintain quality of life for residents living in close proximity to short-term rentals.
340	Nothing. Noise and behavior ordinances already cover aspects that impact me as a neighbor. Anything else is unnecessarily burdensome to mostly private owners seeking a second income.
341	Nothing. Most bad actor guests would not be dissuaded by any of the actions required of owners.

Respondent	Question #5: What do you like most about the proposed short-term rental regulations?
342	Monitoring and following up on existing and potential new, undeclared rentals.
343	
344	
345	They're great ways for people to visit our city and explore our great neighborhoods, bringing in an influx of money to the area.
346	The regulations/enforcement and the registration requirements. Safety inspections should be required.
347	The maximum occupancy requirement.
348	I like the permit with no exceptions.
349	They allow str to continue. Recognizing the benefits of str to the local economy.
350	Little. They are mixed and do not manifest clarity.
351	I like the requirement that someone responsible for managing complaints (the owner or property manager) live within a reasonable distance of the city. This makes me feel more confident that complaints will be resolved in a timely manner.
352	I don't want to ban them completely, but I feel some regulations should be put in place.
353	Short-term rentals should definitely be curtailed, or ideally prohibited. The rentals in my area - and even right next door to me - really change the feel of the neighborhood. I miss having actual neighbors rather than a revolving door of random people.
354	
355	Pretty much everything- addressing community concerns about noise, trash, parking, and other issues.
356	Attention to residents' complaints, enforcement of enhanced regulations
357	I don't like anything about them they are unnecessary
358	That the city is setting some guidelines
359	It seems to be a pretty reasonable set of regulations. Not draconian, not overly expensive, hopefully won't have too much of a hit on tax revenues.
360	I don't like anything about them. There have been issues in the past with one near my house.
361	occupancy, parking, noise, trash, maintenance, safety proposed regs all good
362	Many of the owner-occupied properties on our street already comply with the proposed regulations; however, we are all deeply concerned about some of the penalties being proposed and the impact they could have on our ability to live in the City. The operator/local agent proof of residency requirement is good and may reduce the existence of some so-called problem properties. Prohibition of parties, weddings, special events. Good neighbor guide is a good requirement.
363	Annual permit/fee. 24/7 availability to contact owner/operator. The 3/5 strikes rule.
364	Nothing. They have no place in Alexandria
365	Ways to revoke short-term rental licenses due to violations.
366	
367	Noise and parking regulation
368	Owner/operator should be available 24/7 to resolve issues
369	I support the institution of rules/policies and also the 3 strikes rule, giving residents a direct line of communication to be heard. I would suggest adjusting the quiet hours to be from 8 pm to 8 am. In residential environments during the work week, visitors need to be respectful of others and their daily routines.
370	Cleanliness, establishing an enforceable STR etiquette.
371	Increased revenue for the city, and formal regulation of complaints, notice to neighbors.
372	requiring accountability on behalf of owners to properly vet and manage their renters ensuring we can do our part to support city tourism
373	There are 5 short term rentals on my block. I feel that AirBNB's have an overall negative effect on the sense of community our block. Often times the tenants are loud and disrespectful of the community space, and take up multiple parking spots with their huge rental vehicles. There are two 960 sqft buildings on my block that often times will have 5-6 residents which seems like a violation of zoning. I think the regulations are a first step but there can be more done and frankly, I would not be upset if short term rentals were prohibited in some parts of Alexandria such as Old Town where cost of living is already prohibitive for many. Freeing up AirBNB's for rental or purchase could allow long term residents to move in and help create a sense of community that I think Old Town lacks. I understand tourism is important to the economy of Old Town and appreciate people coming here to visit small businesses; however, I think many residents use small businesses themselves, and there are often visitors from out of state driving here on weekends, so I do not think much would be lost if short term rentals were prohibited. I highly doubt this will occur though, so will provide my feedback under the notion that this short term rentals will continue. Most of the time, guests at the AirBnb's are respectful but often times there will be rude/loud guests who have disrespect for the community space. Some things I like about the proposal include proof that operator/local lives within 15 miles. I barely see the owners of most AirBNBs on the block and know that at least one lives out of state. I think this rule would help keep owner's responsible for ensuring their AirBNB is following regulations and could help with some issues, like lawn maintenance or general upkeep. I imagine that when owner's are very far away and removed from their property that it is difficult for them to care about maintaining property or community. I also like the plan for including mail notice with permit, occupancy, etc to all properties within 200 foot radius. I believe many of the AirBNB's on my block are not registered with the city. I have tried calling to inquire about several properties on my street but seemed like the city did not know about the units. This will help keep owner's responsible and help ease concerns with neighbors. However, I think there are several parts of the proposal that could use some work, which I will describe below.
374	Like the focus on good communication, and being reasonable with parking.

Respondent	Question #5: What do you like most about the proposed short-term rental regulations?
375	Putting an occupancy limit that doesn't allow for too many people to stay in the house.
376	
377	The 1-hr rule and the enforcement where they lose their ability to have an airbnb if they break the rules
378	The proposed regulations appear to suggest a mostly reasonable set of responsibilities that any reputable owner should be doing. The regulations still allow for a healthy rental industry that generates income for homeowners and the city alike. Written by a homeowner in Alexandria City with a decade of experience in commercial real estate.
379	
380	The 3, 5 strike rule
381	
382	Reasonable regulations are fine -- but why would the city charge \$400/year -- that seems excessive for people who rent occasionally.
383	That there are more regulations and opportunities for enforcement of regulations
384	
385	That there ARE regulations.
386	Easy to complain, trash regulations good if enforced.
387	Regulates behavioral aspects of short-term rentals, but beyond that - not much.
388	occupancy, parking, noise and trash regulations

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
1	They do not address the true resident livability interference. Topics like parking are proactive but the true issue is the impact it is having on current residents being able to function and live daily in a neighborhood where it is a revolving door of strangers who don't care about the neighborhood each day.
2	I am not certain that I fully understand the nature of the STR regulations or what is being proposed that expands or improves the existing baseline of regulations.
3	They do nothing to address the severe impact of STR on housing stock and housing affordability for long-term renters, which is wholly negative for people like us who would like to stay in this community. STRs soak up "starter homes" and make it harder for first-time homebuyers, as well as taking decent housing off the market for long-term renters. We personally experienced this in the Lynhaven neighborhood, where a home sat vacant for many months before transitioning from STR back to long-term rental.
4	These regulations do not go far enough. The city must establish a limit on the number of days that a property owner can rent out the property, to ensure that these properties remain owner occupied and aren't bought up by investors and effectively turned into hotels. That is what happened to the house adjacent to ours - the owners live in California and they have turned their house, in our residential neighborhood in North Ridge, into a hotel. The house is rented out 90% of the time and THE OWNERS NEVER SET FOOT IN THE PROPERTY. Airbnb, VRBO et al are doing an end-run around our zoning laws which restrict certain neighborhoods to residential properties. And the city, in its desire for more tax revenue, seems to be complicit. If the city doesn't curb this practice, professional investors will buy up more and more properties, making these neighborhoods less affordable to families and dramatically transforming the character of the neighborhoods. This is what is happening in major cities around the world, and Alexandria is a prime target, given the proximity to DC and the desirability of Old Town as a tourist destination.
5	Does not limit street parking. Tighter restrictions on noise should be in place. If you have consistent neighbor, you can talk to them and work things out. But with weekly renters there is no middle ground. Especially for townhome renters where noise through the walls likely does not break current noise restrictions.
6	The Lynhaven Civic Association has voted to support the general direction of the staff proposal for additional rules to govern short-term rentals. The proposed rules, however, are only as good as their enforcement, and in this area we believe the city falls short, especially when it comes to noise complaints and code enforcement. While this comment is directed to short-term rental regulation (the subject of this action), LCA's residents also see the need to improve enforcement of rules and ordinances generally on all properties. To that end, the LCA would like the city to direct some of the revenue generated from STR permitting and taxes toward improved enforcement of noise, code, and other rules governing these businesses. City staff notes that STRs make up less than 1 percent of city housing stock. Please don't fall into the trap of believing that this low number means Alexandria has no problem. As Lynhaven can attest, short-term rentals can be clustered in certain neighborhoods, to detrimental effect. Our small and densely populated community, with many attached row-houses, has an outsized number of these units, some of which are run by irresponsible operators or agents. Trash piles up, renters park illegally, and some operators and agents ignore complaints. Lynhaven has suffered repeated late-night parties, broken glass in the street, shouting, and marijuana use in public from an STR that abutted two houses with small children (as well as from other non-STR properties). These continued despite calls to the police and appeals to the operator. LCA recognizes any notice requirement needs to include evidence of notice being given. Requiring certified mail may create the necessary legal evidence, although other methods, such as a signed receipt, may also be acceptable. This would encourage operators and agents to visit with their neighbors prior to establishing the site and help establish good relations. The Lynhaven Civic Association supports permitting and an effective method to hold offending operators accountable that gives a path to address irresponsible operators, while giving responsible operators time to fix problems before they become systemic. Given the density of our neighborhood, and the experience we have had with irresponsible operations affecting many nearby (not just adjacent) properties, we also ask that notification of new units be provided for as proposed to properties within a 200-foot radius, as well as to civic associations. In short, as the city weighs new rules on STRs, we ask council members and staff to consider the negative effect of geographic concentration. We also ask that existing rules and any new rules be accompanied by more robust enforcement and the funding necessary to make that happen.
7	Not sure how the city will catch people who fail to register.
8	\$300-400 annual fee is a burden on those that perhaps make \$1.5K-\$2.5K in additional annual income as a host. The city is already making money on the occupancy taxes.
9	The one beside me is now well run. It wasn't for about the first year.
10	Parking is an issue. Need to limit parking if it's street only to one spot no matter how many guests.
11	Run by irresponsible owners or managers. Trash piles up, renters park illegally, and some owners and managers ignore complaints. In at least one instance, Lynhaven suffered repeated late-night parties, broken glass in the street, shouting, and drug use (marijuana) from an STR that abutted two houses with small children. This continued despite calls to the police and appeals to the operator. Current zoning allows four cars per property.
12	it does not address the loop hole that allows relators from registering. how will the city enforce registration? There are apartment buildings that have turned surplus long-term rentals into short term rentals, who will they be addressed?
13	No rules regarding number of STRs allowed. There are already quite a few that are suspected of being unregistered - how will the new rules be enforced?
14	
15	I am concerned that the proposed regulations may be overly restrictive and fail to differentiate between responsible hosts and those who operate in a manner that negatively impacts the community. Regulations should not impose unnecessary burdens on hosts who provide valuable services to our city, such as accommodations for patients undergoing medical treatment or international students attending local educational programs. Moreover, I worry that the regulations might give too much weight to community members who oppose short-term rentals based on personal preference rather than actual harm or disruption, potentially limiting access to much-needed rental options.
16	Individual owners often need to or wish to rent a room or a portion of their home to supplement income and make their housing "more affordable". Additional fees on an annual basis would be penalizing single home owners - folks who need the additional income provided by part time rentals. These owners should be given the freedom to choose to rent their home for terms shorter than 30 days and not penalized or forced to pay additional fees (in addition to the taxes and expenses). Historically, this has allowed individuals to afford housing in cities with high rent or high tax. If Alexandria's goal is "affordable housing" then they should be supportive to owners who rent in order to afford. I think the risk to a community are purely from the BUSINESSES who are either buying property or renting property for the sole purpose of renting to short term visitors. This does end up disrupting the available rental and for-purchase inventory in the long run. The spirit of short-term rentals should be supported, owners who rent. I suspect if you look into any of the historic complaints around short term rental noise, trash, etc, it will always be a unit that is owned by a non-resident, a BUSINESS vs an individual. No individual (owner) wants renters to trash their place or annoy their neighbors. They would want cleanliness and quiet. This is their home and they treasure the community.
17	Does not go far enough.

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
18	Doesn't go far enough
19	Seems pretty good.
20	Ideally, there would be a residency requirement so the owners are not investors with no real interest in the community.
21	
22	Far too lenient - many of the short-term rentals have already been in repeat violation of the current codes, yet they are allowed to continue functioning. Per the section regarding the "Good Neighbor Guide" there need to be more rules about things like light pollution (aka every damn light in the house being on 24-7), sound proofing, late check-ins (aka midnight) being prohibited, and less parking permits to minimize parties and other gatherings. Essentially, short-term rentals have forced the responsible homeowners to act as monitors and agents of law enforcement in order to maintain peace in the neighborhood. This is not sustainable long-term and people are moving out.
23	The three-strike system seems draconian; it unfairly targets short-term rental operators (as opposed to long-term and even owners, all of whom also have parties, forget to put their trash cans away, etc.)
24	Old Town is VERY different than the rest of Alexandria and it should have a full ban on AirBNB rentals. It is ruining the atmosphere of the properties and trashing the area. All AirBNB if allowed should be routed to surrounding area if the city is in need of money from them but they are an immense liability to attracting permanent residents
25	Noise, cars, traffic
26	The notification and sharing of owners information to neighbors. All neighbors on the block and surrounding block should be given the owners contact information.
27	Tenants are unaccountable. They disrespect the charm of the neighborhood, behave irresponsibly, park like morons, steal trash cans, trespass on our property, etc
28	The regulations don't take into account the difference between standalone houses and row houses where there are common walls between residences. NOISE is a big factor in row houses with short-term rentals, and probably the same in apartment buildings.
29	They are not needed
30	I appreciate the focus on issues with trash, noise, and parking. I'm unclear if violations also apply to other city ordinances? I live near the Metro and have 3-4 AirBnBs on my block alone. Many of the guests with dogs do not bother cleaning up after them on their walks. It can be just awful. Is this something we can bake into the regulation as well?
31	many residential houses do not have a property enabling folks to park any cars let alone 4 cars. That means the 4 car max would force us, who live in Alex, to battle for parking near our residences. Workers come in with big pick up trucks, stay for a week and cause congestion on the already narrow streets. This is not addressed. Electric cars are not addressed. These cars connect to the AirBNB electric source then string the electric cord across the side walk. This is not addressed and is a safety hazard. Our trash cans are in the alley, not on the street, so the point about bringing the trash cans would not apply. This is not addressed. What is a pain is when the AirBNB folks use our trash cans filling them up with their trash preventing us from using our trash cans. Poor upkeep is an issue. If the pics on the AirBNB web site look fab, great. But what neighbors see each and every day, not so much. The city should monitor external/outside conditions of the short term rentals. Relying on the owners or the yelp reviews or the property manager is not enough to address this eyesore issue.
32	Too much red tape
33	Pretty much all of them. I reside in a HOA free community and these regulations are making me cringe. The city of Alexandria sees an opportunity to make money off the backs of home owners with their permit fee. Unacceptable.
34	Renters have little interest in integrating into the community and maintaining their properties.
35	
36	I don't like any of it. It seems like a money grab. I have not had a negative experience with the short term rentals near me.
37	Everything. The proposals are a prime example of overbearing government interference, over-taxation, and attempted control. The City of Alexandria will run every aspect of your life, since you obviously can't manage it yourself. Slipping the additional taxation in is especially insidious.
38	
39	Noise, parking issues, messes, don't know who people are.
40	
41	Doesn't address the impact short-term rentals have on neighborhood culture and community, nor does it address the impact on rental housing prices. While short-term rentals may only be .88% of housing stock overall, in some neighborhoods (like mine, Hume Springs) it is much greater. Short-term rentals are negatively affecting rental availability, rental prices are becoming even more unaffordable, and it is creating more of a parking burden for the already limited street parking available, especially on street sweeping days.
42	The occupancy limit and the the parking spaces allowed should be considered differently. I live in the Hume Springs neighborhood, and in the parking space available, there isn't even enough space to park 2 cars per unit. How can we expect to have space to park even more cars than that? Also, in theory, these houses have 3 bedrooms, but there is no way that having 2 people per bedroom plus 2 is an acceptable number of people inside these townhomes.
43	Requiring owner to be close by.
44	
45	That it does not include putting a cap on the number of STR. As a long term resident, I used to know all the people who lived around me. It was fun and a true neighborhood. Now with the advent of STR, turning houses into second homes and rentals, the whole area is more transient and less neighborly.
46	Truly - I have opted to invest in my home where there is no HOA - no regulations. These rental regulations are too invasive. Short-term permits are another way for the City to make money off homeowners. I have not had any negative experience with short-term rentals (on my street/in my neighborhood). I am against all of these proposed regulations. These standards will be unnecessary. Again, I have not experienced any bad encounters with short-term rentals.
47	
48	Everything else it doesn't deal with what's really important
49	I am concerned further regulation will cause prices to rise for all short term rentals

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
50	YOU MUST SEPARATE THE OLD TOWN HISTORIC AND PARKER GREY INTO A SEPARATE SET OF REGULATIONS!!!! OUR CONCERNS ARE VERY DIFFERENT FROM ALEXANDRIA AS A WHOLE
51	The vagueness of the parking plan.
52	nothing,
53	- did not hear anything about rentals on "street parking" streets. A BIG issue in my neighborhood -yes, money will be generated but it sounds like you're spending a lot of it on regulation!
54	Parking limit - the hume springs neighborhood is mostly street parking for residents - the short term rentals take up parking that is already tight for the residents.
55	
56	
57	
58	<p>Buckle up! 1) The presentation makes good points about the revenue that STRs generate for the City. However, the data you compiled has a big omission: the impact on area hotels. STRs admittedly generate tourism revenue for Alexandria, but is it in addition to what hotels generate, or in lieu of? I'm particularly concerned about JOBS. Hotels generate revenue but they also provide consistent (albeit low-paying) employment to some large number of people, many of whom reside in Alexandria. Do Airbnbs also generate jobs? I suspect not. Many Airbnbs require guests to clean the space prior to departing, which cuts down on the cleaning the operator has to pay for. Some Airbnbs also cut corners on maintenance (which generates jobs) that hotels would never dare to ignore. I encourage City staff to consider whether Airbnbs are generating jobs for area residents to the same degree as the hotels they are taking guests from. And then do the math again to determine whether STRs are, conceptually a net good for Alexandria. 2) I like the idea of an STR fee, but I am concerned that the fee will drive owner-occupied Airbnbs out of business, yielding the market to the owner unoccupied Airbnbs, which are the ones that tend to be bad actors. An Alexandria family that rents a room for \$60/night to help cover essential expenses like mortgage or utilities would have to host 5 nights before they see any financial benefit. It strikes me that the fee scale ought to take into account whether the Airbnb is owner-occupied or not and whether it involves renting a property as a whole or a single room. Maybe the fee scale ought to be per bedroom, as opposed to per property. If your listing is for a 4BR property, you would pay more than an operator listing a 1BR property. 3) I call b*****t on the noise issue. Alexandria does not have a functional noise ordinance, and shame on you for pretending otherwise! The reason there are so few noise complaints is that residents have been conditioned over time not to call the police to complain about noise (either dispatch or the responding officer will make you feel terrible for having the audacity to use a city service), but residents have no idea *who* to contact. So we give up and don't bother to complain. I had to write up the noise ordinance process for our neighborhood welcome guide, and it was impossible to do so with any clarity or brevity. As a result of the City's dysfunctional approach to noise, that portion of the STR regulation is entirely toothless. It will be impossible for any Alexandria resident to ever accomplish 3 noise violation complaints against an STR in a single year, because it is so hard to get even 1 done now. 4) The presentation implies that Airbnb operators have a financial interest in maintaining their properties in order to attract guests. This is true, if we're talking about the interior where guests stay. It is not true of the exterior. Airbnb operators in my neighborhood (Lynhaven) NEVER post exterior photos of the houses, because they do not want guests to know that they will be staying in a townhome. (I have confirmed this with two of the operators.) Guests don't really engage with the exterior, so they tend not to care what it looks like. As a result, operators don't maintain the exteriors like they do the interiors. For example, we've had Airbnbs in Lynhaven that are missing shutters or have falling-down fences and grass 3' high. (Yes, THREE FEET.) Yes, fences and grass height fall under Code Enforcement's purview, but Code Enforcement in Alexandria is also dysfunctional. Rather than employ a large number of officers who patrol neighborhoods, observe violations, and write tickets, Code Enforcement has cut its staff and now relies on residents to report infractions. It is EXHAUSTING, because residents are also expected to be the police, the arborist, and noise enforcement, plus we want to get along with our neighbors. So people don't report. As a result, our alleys are full of abandoned tires, rotting mattresses, and food waste. I could spend my life reporting violations, but I don't want to live that way. So, please do not assume that the exteriors of Airbnbs will be well-maintained, because some aren't currently, and Code Enforcement does nothing about it. What WOULD help this issue is if the Airbnbs were required to provide guests with the Airbnb address and exterior photos of the property prior to completing the booking, so that consumers would actually know what they are renting. This is a consumer protection issue as much as it is a maintenance issue. Stop letting operators get away with the bait-and-switch of showing fish-eye photographs of the interior and no photos of the exterior!</p>
58 cont.	<p>5) The occupancy limits of 2 guests per bedroom plus 2 more is too generous. A Lynhaven townhome is 16' wide and 27' deep. If there is a completely finished basement, that's a square footage of almost 1,300 sf across 3 floors, which sounds like a lot. But it's not, because the footprint is only 432 sf. The standard occupancy of a Lynhaven Airbnb is 8 guests: 2 in each of the upstairs bedrooms, 2 in the basement bedroom, and 2 on a pullout sofa in the living room. But at meal times, or when everyone is hanging out, what this actually means is EIGHT PEOPLE in 432 square feet of space. Just talking, especially over music, is DEAFENING in the house next door, but it's probably not loud enough to trigger a noise violation. Occupancy needs to be reduced as a whole (no more pullout sofas) or it needs to be directly tied to off-street parking. 6) Airbnb operators should be required to acquire ID and contact information for every guest, or at least for ONE of the people staying in the home, as hotels do. Currently, construction firms will use Lynhaven Airbnbs like rooming houses for construction workers, where they sleep in shifts. Some of the guys who stayed next door to me were SCARY. The Airbnb operator had no idea who they were, because the point of contact was some other person in some other state, not the actual people staying in the property. 7) These places need to be inspected. Every bedroom should have an exit. In Lynhaven, that means either a basement door or a rescue window in the basement. Not all of them are compliant, and the ramifications could be TRAGIC.</p>
59	While not explicitly stated, I suspect exceptions to the proposed policy will open the door to loopholes for exploitation (i.e., if exempting owner-occupied STRs from permitting, what's the threshold for "owner occupied?" As in, could the owner stay in the dwelling a couple days a year and justifiably claim they meet those criteria?)
60	4 parking spots is too much, it should be limited to 2 parking spots.
61	I think they should be stricter. And should regulate corporate owned short term rentals to a higher tax.
62	Parking may still be an issue - can there be information on the "required parking plan"? If a rental residence relies on street parking in a high-density area, will the # of cars permitted be adjusted?
63	
64	Additional regulation is unnecessary and burdensome.
65	Nothing

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
66	
67	I am not convinced that the regulations will be enforced.
68	They will inevitably drive up rental prices as owners can make more profit from short term vacationers, who have no vested in becoming part of a culture of neighborhood engagement.
69	There is no distinction made between people like us who offer part of our home for STR while we are living here, and those who are renting out their whole house.... two very different use cases. The result is a set of either onerous unnecessary regulations for people already operating in the original spirit of Airbnb... i.e. permanent neighborhood residents, who are onsite all the time because we live here, sensitive to and careful about the experience of their neighbors because we live here, and not contributing to rental/sale supply issues because we live here and only rent our STR because it's short term and not displacing. Regulations that are designed to address problems from people renting their whole house and not here, without the same level of critical incentive to be very thoughtful about neighbor experience that people like us because we live here. For example we already enforce quiet zones, informed all our neighbors before we started, take great care with trash, are here for any questions all the time, etc. because, again, we live here.
70	Everything. Don't over complicate this...please.
71	I always use AirBnB whenever I travel and I'm thinking that if the rules and regs in Alexandria change, bnb owners may have to increase their prices.
72	I use air bnb a lot when traveling. I fear new rules and regulation would make owners have to increase their prices.
73	I believe that short-term stays are not unfair competition for the hotel company, because this is a free choice for the tourist.
74	
75	
76	4 cars is excessive. Lower that number.
77	That the city will never enact the regulations
78	Prohibit short term rentals
79	The short term rentals make housing provide a higher return on investment and thus, all homeowners new and old are competing with developers in terms of initial cost and tax increases in the future.
80	1 - I chose to live in Alexandria over other neighborhoods because I didn't want an HOA. Please do not make living here like having an HOA. 2- Why are we focused only on short term rentals? Shouldn't long term rentals have the same standards? 3 - What are the requirements in comparison to a commercial hotel or apartment building? We should not be writing laws that benefit large companies over small businesses 4 - what are simpler measures to address these concerns? For example, setting up metered parking with an exemption to registered residents would fix half the problem. Limiting 1-2 cars to having parking permits then dramatically increasing the cost for other residential vehicles would limit excessive vehicles. Not allowing residential parking permits to non-Virginia non- Alexandria residents. Not allowing guest parking passes therefore encouraging parking elsewhere and coming to location via limited cars or public transportation.
81	While most STRs are in "Old Town" (broadly defined as East of West St. and South of Bashford Ln), the regulations seem to be written with a more suburban setting in mind. The occupancy limits in particular are unacceptable. I live directly nextdoor to a unit that is less than 1,000 square feet and the regulations would allow it to host 6 people, which is commonplace today. Many other units well below 2,000 square feet could easily qualify for 8 - 10 people depending on how many rooms owners could attempt to classify as a bed room. Similarly, the parking requirements are unacceptable. Most units in the most dense parts of Alexandria have no on site parking. Owners abuse and even monetize the existing guest parking pass system to accommodate STR visitors.
82	- guest log- Airbnb keeps track of that- its redundant and not important. -certificate of insurance- airbnb covers insurance for guests and hosts - permit fee too high- should be sliding scale based on occupancy IE 2 ppl max- \$100- 4 people \$200 and so on - parking plan? If you do not have any parking restrictions in your neighborhood- that's a moot point.
83	
84	
85	The guest are not gonna really care about the rules if they're in Alexandria for one or two nights of their life it will be hard to enforce these policies.
86	Parking issues. If the short term rental ONLY has on street parking - they need to be curtailed to one car. And if they are bringing dogs - they need to be aware of the leash laws in the city.
87	The parking regulations are unnecessary. OS parking is a public resource and local residents should have zero say in how spaces are allocated beyond the existing permit process. Illegal parking should always be enforced by the city regardless of the infringing party.
88	
89	Does not limit the number of short-term rentals in Alexandria.
90	According to the PPT, about 1/3 of STRs are unregistered. It would be nice to know how the city intends to identify and register these STRs.
91	1. Sending notice to neighbors within 200m is unreasonable and serves no purpose. Shouldn't need neighbors permission on how to use your own property. 2. Collecting STR pictures, insurance and parking plan are redundant and adds friction. Pictures are on the STR site, home insurance is mandatory and owners cant provide parking exceeding the property and city spaces. 3. STR sites have very robust complaint resolutions and penalties, there is no need to add another layer. 4. How many people have complained about neighborhood STRs to justify hotline and additional staff?
92	It's very Big Brother
93	
94	I think there will continue to be many undercover rentals that won't be regulated.
95	Noise issues and safety issues of unknown people being in the neighborhood
96	Hotel operators have plenty of vacancies right now. There is no reason to encourage STR.
97	Too many parking spots allocated per building especially in SFH neighborhoods with narrow streets with no driveways; no opportunity for neighbors to object to permit approval in first place; proposed limitation on parties insufficient to prevent neighborhood disruption. Proposed increase in city staff numbers to manage process.
98	

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
99	I don't like that they do not specify that the short term rentals should minimize on street parking. We have two on our street: one is an owner who is resident and has been an excellent host/manager. We barely notice the coming and going. The other purchased a large whole house recently and we already have problems. Parking up to six cars per visit without utilizing the driveway or garage.
100	
101	
102	If there are already a large number of STRs in the area, additional regulations which apply only to STR hosts seems to be a solution in search of a problem.
103	Noise ordinances are too broad - 11pm quiet is too late Parking should be limited to two cars, not four - parking is already an issue
104	
105	The maximum number of occupants is too high
106	The required one-hour response time seems unreasonable. These are not hotels and I don't think that expectation is reasonable. If there is something dangerous or violating the city's rules, then the police should be notified immediately. All other issues can be dealt with within a 3-6 hour window, I think
107	I wish Alexandria had a stronger noise ordinance. Other cities have quiet hours that begin at 10 pm.
108	
109	
110	The requirement to mail properties in a 200 yard radius seems hard to implement and enforce.
111	
112	
113	It's unclear to me what parking plans would entail for properties that do not have their own parking, especially in neighborhoods like Old Town where parking is scarce.
114	Lack of enforcement of party activity.
115	No comment.
116	
117	The northern virginia area has been struggling with a housing shortage that is at a crisis level, and the acceptance and lack of curtailing of short-term rentals has allowed rich folks to buy multiple apartments units and simply rent them on AirBnB rather than rent them out to long-term tenants living in the area. We should be preventing landlords from profiting off of short-term occupancy rather than a long-term tenants. We should be making more housing units available for the people who actually plan on living in Alexandria, and not for people on vacation who could easily just purchase a hotel room. Overall we should aim to lower rents, improve the sense of community, and increase the housing supply of Alexandria, and I don't see any of these being done by these regulations. And, I see how many rules are outlined of the behavior of the tenants, but how exactly would a host enforce these rules if they aren't living in the apartment themselves? Because the guests would only staying a week at max, they won't really face any consequences like a normal tenant would.
118	In my opinion, the proposed short-term rental regulations don't go far enough. Any time a property that could go on the market as a long-term rental is removed and used instead as a short-term rental, this further perpetuates a brutal housing and rental crises that continues unabated. Alexandria, especially the Old Town neighborhood where I live, is out of reach for many who would like a nice and quiet neighborhood to call their home. Airbnb and other web-based short-term rental platforms have hollowed out whole neighborhoods—I saw this first hand when I lived in New Orleans—and it is communities of renters and home owners who are left to try and keep a communal vibe alive while more and more landlords choose to keep their listings off the long-term markets.
119	4 cars permitted, and allowance of Airbnbs at all when we have a housing shortage, and hotels that are not at capacity located in areas in which there is a transit plan.
120	It seems like a lot of effort for little gain for minimal complaints and minimal percent of the housing market. STR are a great way to bring tourists to the area that may stay in DC or other places if there are barriers to residents having STRs.
121	Less regulation/restrictions the better.
122	Maybe some will be hard to enforce. Trying to limit parties at a rental by limiting number of people allowed at the property during the stay may not help stop parties. I think many renters would probably risk having the party anyway.
123	No limits on number of units in neighborhoods
124	There should not be dedicated staff to STRs.
125	
126	They are not strict enough and allow for too many "strikes" - burden is on homeowners to make repeated complaints and confront short term renters...
127	
128	four cars seems like a crazily high upper limit for lynhaven, at least. can this be tied to the parking plan they provide, or the max number of guests? ie 1 car per every 2 permitted guests, so six guests = 3 cars max
129	We don't need more rules. And if we do apply the same rules to all properties, not just STR. We are saying because you rent your property you have occupancy limits, lets apply those same limits to all properties. These same issues exist for all properties, not just those being rented.
130	
131	Seems intrusive
132	Someone must live no more than 15 miles away
133	I think guest records should be kept for longer than one year
134	
135	

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
136	the 1 hour fix to problems. I stayed in a hotel and they didn't fix it for 2 days. It should be 24 hours
137	I think the city needs to leave things as-is. I live next door to an STR and although there are occasional noisy nights from large groups, it is nothing excessive and no different than my resident neighbors having a late get together once in a while. Most of the STR guests have been respectful and there have not been any issues.
138	1 hour response -does not seem reasonable permit fee high
139	Annual fee, one hour requirement for fixing something
140	STRs take away houses and frequently price people out of opportunities to buy homes in Old Town, an area that is already struggling from a lack of affordable housing. Many of these STRs are bought by large corporations with very little interest vested in the local community.
141	I don't think that they go far enough. Housing is in crisis level in Alexandria and we also have a lot of hotels within the Old Town area. I would like to see Alexandria regulate short-term rentals like NYC and see more of that housing open for renters who can contribute to the community more actively.
142	Negative impact on real estate values and increased public education expense from replacing short-term rentals used by nonresidents with long-term rentals.
143	Do not trust they will be followed
144	The fee is outrageous. Why do you even need a fee? If you have the operators information and they happen to be out of the country, then what? Someone doesn't need to live in the city or within 15 miles to operate one. They are all going to have insurance. Parking? I thought you were trying to make Alexandria walk-able, so doesn't that requirement run counterintuitive to your stated goal? There's hardly any parking in Old Town or Del Ray and you want to require parking for 4 cars? That's ridiculous and it would effectively eliminate most of these. Maybe that's your goal and you don't want the additional tax revenue. STR parking plan; park on the street or wherever you can find parking. Certified mail notices? What year is this, the 80s or 90s?
145	They seem potentially onerous, I live next door to an AirBnB and have no issues. Meanwhile in our neighborhood a deranged individual is wreaking havoc, threatening individuals and causing regular disturbances and the city does nothing.
146	+Several short-term rentals are in row houses, so the noise during the day is readily heard in the adjoining properties. Stating 11pm-7am is too general given such situations.
147	That short term rental rules will be more restrictive than regular City ordinances.
148	The fact that four cars are allowed.
149	The City as far as noise regulations go is very reluctant if ever to enforce those ordinances in residential areas - know from personal neighborhood experience - the outright refusal to enforce when street parties got out of control and loud - there was proof of decibels but no enforcement Would they even enforce any of the regs if passed? Questionable
150	It is too general.
151	How do I (and the City) know if a house is registered? Easy to hide, I'm sure. "Parking plan" is vague. Our neighbor has "free parking" on her AirBnb site. We are in a 3-hour limit, zone 2. Her guests park out front all day. It's not free! I pay for a zone sticker.
152	It doesn't appear to help condominiums enforce no-short-term leasing rules. This is a problem at our condo (Park Place, 2500 N Van Dorn Street) and we struggle to keep it in check. I am the President of the HOA and we and the staff have to deal with this all the time in Executive Session.
153	Prohibition of all special events - e.g., weddings, etc. My property is zoned commercial and has a sizable event space which is used on occasion to host various meals and celebrations. Why on earth would this be prohibited or limited to the overnight occupancy? The City itself has used the event space for various functions.
154	The 15-mile radius for the owner or a local agent is overly restrictive. This effectively eliminates many agents/Realtors/property managers even if they are located in areas of Fairfax County.
155	The fee. Why is that needed? The city already collects taxes on each rental unit. Also, the parking plan makes no sense. We do not have a driveway but there is more than enough on-street parking witting one block of our home.
156	
157	There are extra layers of approvals that need to get done and sometimes cost money to gain approvals.
158	Inadequate parking requirements.
159	The proposed regulations are too strict. In particular, the 15 mile rule for owners/operators, the two people per bedroom plus two extra occupancy limit, and not allowing any events in the house over the occupancy limit. Our STR at 417 N Washington St., Hobson Hall, has four bedrooms, one has a trundle bed with twin pull out, and one with a queen sofa bed in addition to the beds. We also have a downstairs office with a twin sofa bed. This allows for 12 people. The home is large with multiple living areas. Our guests have legitimate events such as receptions after funerals at Arlington Cemetery, wedding brunches, and family reunion dinners. These are not raucous parties, but civilized and important life events that require more people in the house than the occupancy limit. It would be a shame to take away the opportunity for visiting families and friends to gather in a quiet and respectable fashion. These types of events should be allowed just as Alexandria residents are allowed to have such events. Additionally, the 15 mile rule would prove a hardship for me, as I live half time at 417 N. Washington St and half time in Woodstock, VA—1.5 to 2 hours away depending on traffic. We purchased this home two years ago as a way for me to practice art at a studio at the Torpedo Factory. The only way we can afford to have a home here is to rent it as a STR. This particular home was a great value for the size and recent renovation, even though it was a stretch financially. The STR market is already suffering—adding these stringent restrictions will further reduce revenue for owners, managers, and those who support the businesses such as maid services and repairmen, and the city's revenue also. We contribute about \$24,000 per year to Alexandria's real estate taxes. Again, I live at the house half the time, but when I am not there I am 1.5 hours away. I have a manager who used to live in Old Town but now lives in Haymarket. I am asking for a more reasonable set of regulations, with an understanding that many homes like ours conduct business in a conscientious and upstanding way, with guests who pay a high tariff, are mature and responsible, and appreciate the opportunity to stay in a remarkable, historic home such as Hobson Hall.
160	Doesn't do enough to curtail them. Housing, esp SFH, is too expensive for investors to buy them up for profit.
161	
162	
163	All the regulations are well and good but in my experience, planning and zoning, code administration, and police cannot keep up with enforcement. We have lived very near a townhouse STR since 2015 and we end up having to "police" it ourselves. It's frustrating and leads to distrust of city administration. Guests take advantage and owner/operators are generally unresponsive but always give a " have a blessed day" response. It gets old fast. And the onus seems to be on the neighbor who complains.

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
164	Car maximum should be adjusted based on parking available. 4 car max in certain areas will take up hard to find parking.
165	Not strong enough on issues that affect nearby homeowners. Are regulation violations going to be addressed in the moment, or are you just tracking them. How will our police department, already shorthanded, going to address violations and issues? What are the actual promised steps by the city in addressing the violations
166	It isn't in effect yet.
167	Occupancy limits do seem a little far reaching as there should already be ones in place through the services that allow for rentals
168	They don't capture the impact of the coming and going short-term rentals create. It isn't just the guests, but also cleaning services and owners checking in that create a lot of movement in an otherwise residential neighborhood. It ignores that a commercial endeavor is inserted into non-commercial zones.
169	I don't think the regulations go far enough.
170	The existing situation is a good source of revenue for the city, and brings tourism (which delivers additional revenue). The suggestions would impact us a lot since it's already expensive to run. And one hour response rate is unreasonable if it's in the middle of night.
171	n/a
172	Are we creating another City bureaucracy to issue permits and keep track of complaints and tax and fee collection?
173	No limit on the number of permitted annual short term rentals. Regulations should specify an annual limit so as not to incentive use of properties as STRs over longer term rentals. Proportion of STRs in Old Town and Del Ray is much higher than the low percentage city staff cited in its slides when considering the city as a whole
174	This feels like a solution in search of a problem. The number of complaints related to short-term rentals are minor and do not appear pervasive.
175	
176	Vague policy. Leaves notification of violations upon neighbors.
177	Allows 4 cars per property
178	Having a defined policy based on neutral information benefits all
179	They are fine in Alexandria VA
180	That it took so long to do something about them.
181	Too onerous—short term rentals are good for the local economy and for owners who can potentially rent their properties.
182	The proposal stops short of addressing the use of guest passes for short-term rental guests. At least one home near the intersection of Cameron and Buchanan near the King St Metro is being used as a short-term rental and multiple vehicles are often using printed guest passes for parking on residential streets.
183	annual fee seems excessive
184	The regulations wouldn't go far enough to eliminate the ginormous AirBNB across the street from my house, which could instead be a family we could befriend and benefit from having in the community. Also, need to have a cap on the total number of people occupying a short-term rental because could be as many as 16 for the house across from us, which has seven master bedrooms. A party that size would necessarily be an event!
185	1) there's no permanent ban on operators that continue to violate 2) there's no limit to how many properties an operator can own
186	Not strict enough. There should be a one property limit.
187	N/A
188	Over regulation. As a live-in owner with two designated parking spots, I have never had any parking issues. Similarly, since I live in my home, I have never had noise complaints. Since my husband passed away I use short-term rentals to pay my mortgage and utilities. I am what Airbnb defines as a "super host". I am registered as an LLC and pay taxes to the City of Alexandria as well as to the government. My guest are tourists and business people - from CEOs and scientists here for the NSF, association work, or USPTA - and tourists. They all dine out, shop and visit tourist destinations here as well. I offer recommendations and guide books to all guests when they share their interests. I have been using Airbnb for nine years and never had a complaint from the City, police or neighbors.
189	have not seen the proposal
190	
191	
192	N/A
193	
194	A maximum of four cars may be too many in areas of the city with townhome/duplexes. I live near a AirBnB in a duplex. The owner rents the top floor and basement as two separate rentals. When guests try to park 4 cars in the driveway, they block the sidewalk. My fear is if it's specified that 4 cars are allowed, guests will feel entitled to park in the driveway blocking the sidewalk, even though we have plenty of street parking available.
195	Can a resident check registered addresses? How would someone report a suspected unregistered STR? What happens if an owner continues to operate after suspension? Does the SRT get delisted from websites? Do the websites cooperate and require and validate registration?
196	keeping information for a year
197	
198	Proposals under permitting, notification, complaints and inspections. Especially hiring extra staff, requiring \$400 annual fee and the requirement that owners live within 15 miles, respond within 1 hour and be available 24/7 - regulations that are so onerous that they discourage STRs by resident homeowners and that treat alike STRs by private residents, STRs that use a management company and STRs owned as a business or by commercial entities. All these proposals seem an over reaction to a practice that has generated less than 100 complaints since 2018 and brings in millions of dollars in city taxes.
199	

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
200	The one-hour requirement to respond to complaints is a little extreme. If you've ever driven in this area, it can easily take more than an hour to travel 15 miles during certain times of day. This needs to be adjusted up to at least 2 hours (e.g., to account for traffic, people needing to have shifts covered at work, get childcare, etc. for the owner/manager to deal with the complaint). 4 hours would be even more reasonable (imagine a single parent trying to address an issue at 1am...).
201	Leaving trash out days before pickup. Owner should have a plan in place that follows residents's rule for when trash should be put out
202	4 cars is too many for any home in my area. Pick up trash/litter once a week is too little.
203	Not sure
204	No cap on the number allowed
205	Parking. While four cars might be just fine with single-family homes where there is a driveway and/or garage, it does NOT work in Old Town. One or two cars per house is all that can fit. The one-size-fits-all approach needs to be rectified -- it should depend on the nature of the property and the neighborhood.
206	That the city is considering allowing it
207	No limit to how many on a street/neighborhood. They are a neighborhood-killer in places where neighborliness was a way of life.
208	?
209	I believe with new strict regulations people will not register with the City. Seems like an invasion of privacy giving names. How much time and money will be needed to monitor and act on these regulations. I hate the fact in a two bedroom you can have up to what seven people? If you tag the house it may led to people breaking in.
210	They seem to emanate from some City employees nightmares. They certainly do NOT reflect any current issues in Alexandria. I cannot recall a single reported incident that would justify this proposed city intrusion.
211	Making short term rentals a useless option if you charge too high and unreasonable fees. People should be able to do what they want inside their properties.
212	Parking is the main issue. Permits are already required on my street yet we have a parking problem that is not currently enforced. Rental units make is worse and it is never enforced even when neighbors call.
213	The regulations, and the research base underlying them, do not go far enough. Specifically, the proposed regulations are not based on research into the right questions. While noise, parking, and other nuisances caused to residents of the single-family neighborhoods where the short-term rentals tend to be located are important issues, the broader questions about how the proliferation of short-term rentals contributes to existing affordable housing challenges in the City have not been adequately addressed.
214	
215	The whole proposal
216	2 per bedroom in a 4 bedroom row house plus 2 = 10 people! A limit on total guests should be 4-6 max. An option to ban these is not shown. Short term rentals do not respect or benefit the adjacent owners/people who are citizens of
217	The ability to have 2 additional people beyond the 2 per bedroom. That means a 3 bedroom house can have 8 guests in the house - entering, exiting, outside on decks and patios - very disruptive to row house residents.
218	Mostly, I'm not a fan of STR in principle.
219	Doesn't address occassional short term rentals...ie less than X of nights/year means less regulatory matters
220	
221	
222	The 4 car limit seems arbitrary. Shouldn't it be based on what's reasonable for a property and adjacent street parking? I've stayed at an Airbnb in San Francisco and was only allowed one parking spot.
223	
224	They are unnecessary. Folks should be able to use their private property how they see fit, provided it doesn't violate city ordinances that apply equally to all residential properties.
225	Need more regulation on number of cars per unit
226	They don't go far enough to regulate and hold short-term rentals in check.
227	
228	
229	
230	Not enough
231	The fact that proposed regs don't prevent investors from coming in and converting residences in family-oriented neighborhoods to STR's.
232	
233	Four car allowance for parking seems likely excessive and not actually a regulation. Enforcement seems like it may be largely dependent on city, public safety, staffing, and support, with no seeming indication that shortfalls there will do anything but allow these issues to increase and fester.
234	
235	Noisy, messy people who don't care about neighbors or parking appropriately.
236	How often they can rent (continuous revolving door). And the very short durations of stay.
237	Again, what proposed refs? Ban AirBnb's.
238	There are far too many rental properties of all kind occurring in our neighborhood. Many properties are being purchased by LLC - this is damaging to the community of homeowners who live here.
239	The suspension of 12 months is unlawful. This should never be an option. Do not add fees to our processing of permit applications if you will not be fighting for our rights as host and owners.
240	Does not have a cap or enough regulations that might better ensure a significant number of homes are kept off the market for buyers rather than vacation rentals.
241	
242	It's not strict enough with certain regulations.

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
243	I have no issues
244	that they don't address companies buying real estate to use as short term rentals driving up local home prices. not as common here but often occurs after a change in the market such as a disaster
245	
246	The parking allowances are too much. Most of these homes we built with one, perhaps two vehicles associated with them. Allowing more than that impacts the surrounding neighbors.
247	Nothing but they could go further
248	I am deeply concerned about the requirement to share our contact information with neighbors as part of the new short-term rental regulations. As occasional hosts who rent our home only a few times a year, the safety risks associated with publicly distributing our personal information are significant. It could make us targets for unwanted attention or even criminal activity, especially when it's known that our property is sometimes vacant or rented out. Additionally, I worry about being contacted by neighbors at all hours, potentially over issues unrelated to our guests, which could create unnecessary stress and conflict. This requirement feels intrusive and could jeopardize both our privacy and peace of mind.
249	Curious as to why to allow 4 cars (if no space provided on property), especially when most are single family STR's - although Alexandria's Mayor/City Council (sadly) championed/passed the elimination of single family residential zoning. STR's do not necessarily endear themselves to well-established single family residential zones. Requiring them to be good neighbors is the least that needs to be done.
250	Additional government regulation of private homes.
251	
252	
253	Can cause more noise disturbance
254	I wish there were a notification requirement to neighbors for new STR permit applications.
255	I'm not in favor of regulations that are too restrictive
256	That there are no restrictions on their existence. There are too many here and they prevent people from buying homes to actually live in.
257	Occupancy limits and log of guests requirements.
258	I'd really like a way to verify if the short term rental near me is registered with the city. I don't think it is.
259	
260	That they do not do more. The City should ban single-family housing from being used as short term rentals due to the shortage of supply of single-family homes in this area. If people want to rent out condos for short term, fine, but short term rentals are a huge factor in the housing crisis and why many first time homebuyers cannot afford single family homes.
261	Not strict enough re quiet hours, parking, trash, occupancy. Short term rentals should not be allowed. Fraternity houses have parties every weekend. Guess what, it can be the same in a party house with different occupants every weekend.
262	Too many cars allowed per property. I'd prefer a maximum of two or three cars in each property
263	I think they're great
264	Everything. Do not impinge on property owner rights. The City supports zoning changes that enable the free market to determine what housing gets built; however, the City now wants to regulate property rights of owners? Makes no sense. Stop the nonsense!
265	The city should not allow short term rentals. If you want to rent out an extra room or basement while you are physically present on the property, fine. But these short term rentals take properties off the market for prospective buyers and renters and contribute to the housing crisis. But most of all they are a nuisance. Guests do not observe neighborhood norms or city rules about noise, litter, and parking. They are disruptive and disrespectful, and lower the quality of life for residents who live here and pay taxes here.
266	They don't ban unlicensed motels.
267	The issues we experienced would not have been fixed by some of these suggestions. Our biggest challenge was noise. The listing (135 Lynhaven Drive, which was never properly registered) clearly said no parties, had an occupancy limit, required no smoking in the property, had quiet hours, and included a ring camera on the front door and a noise meter inside. We had the STR "owners" phone number. About every other Friday someone would check in and play loud music and have a couple of friends over. On Saturday night, they would throw a party. We could clearly hear the lyrics to the music inside our townhouse and our phones could recognize the song playing. We could hear what people were saying/yelling to one another. We couldn't open our windows because the smoke (cigarette and pot) wafted inside from people smoking on the front and back porch areas. Our kids couldn't sleep on those nights and our anxiety went through the roof each Friday afternoon as we waited to see if someone would check-in. We texted the STR "owner" on these weekends to let him know people were smoking, it was loud, etc. and he clearly didn't care. He would tell us platitudes and then took limited or no action or told us his noise meter said they weren't too loud. If something happened past 11 pm, we almost never got a response. We stopped texting because we didn't want him to block us. We wanted to have him see our texts if anything got REALLY bad. The noise violation codes have no teeth police can't do anything and the STR "owner" didn't answer, so at 4 am when we would be woken up by people starting the party up again or yelling, who were we going to call? What helped in the end was a guest had a major party and someone in the street was yelling, which prompted one of our neighbors to complain to the actual owner of the rental. The owner contacted the STR "owner" and he contacted the guests to end the party and . The guests were upset and came knocking on MY door. They had seen me looking out the window and assumed I had complained, which I hadn't. The STR "owner" did end up kicking that crew out in the middle of the night when they didn't stop the party. Our 1 neighbor that had the owners contact information gave it to us and after we told him about our 9 months of hell, the owner of the home made it mandatory that the STR "owner" not allow 2 night rentals over the weekend - it was too economical for people wanting to party - and that 1 change stopped all parties. For the rest of the STR "owners" lease there were 0 parties and we had 0 complaints. The owner didn't like the experience and did not continue the lease with the STR "owner," so now it's just a regular housing rental.
268	
269	Limit vehicles from 4 down to 2, public transportation is widely available. Limit to a minimum of 4 days for each rental.
270	Proof of residency within 15 miles should not be part of this. A bad host would naturally fail the 3-5 violations and be suspended, whereas a good host would maintain the home, be a good neighbor, and contribute to ALX tourism and revenue.
271	It doesn't address the use of units in high rise apartment building as short term rentals that could otherwise be let to permanent residents.

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
272	Too lenient
273	There is lots of evidence that STRs are destroying city culture and driving up housing costs. It's not something to be "monitored". It's happened. With our proximity to DC and National Harbor, both locations for big events and conferences, Alexandria is a prime target for STRs. City Council likes to talk density and incentives. What is to prevent a company from building apartment buildings as STRs or to set aside a percentage of units as STRs because they'll make far more money than regular rental units.
274	In my neighborhood several homes were bought up to use by an out of town realtor as full time short term rentals. It was awful. The houses became blights and precluded actually families from moving in. The city needs to adopt regulations that ensure some permanent residency at the address. Owners can rent out rooms, but prevent these companies from buying up our neighborhood with STRs.
275	I find it unnecessary to charge owners \$300-400, which will have to be passed on to guests.
276	The proposed fee and regulatory paperwork related to the licensing scheme would cause us to close our property as a short term rental. I imagine many others would follow, resulting in a significant decrease to city tax revenue.
277	Reduces the amount of homes on the market for actual Alexandria residents and families
278	
279	The proposed regulations are a good step. It is the enforcement side that lags since the city doesn't enforce laws and issues now. Alex311 is a joke.
280	Parking. 4 cars is far too many. We already have parking issues in Alexandria. The limit per residence should be 2.
281	Not sure yet.
282	You stated trash, I live above my unit and the restaurant below my unit overflows its trash cans and nothing is done even if I call the city, You stated that these rules will reduce income in the City, is the city prepared for that loss given the tight budgets. Bringing visitors into our city gives shop keepers and store owners income. Is this survey going to them as well so they know they will be losing income? Parties, why are these rules different for residents and ABNB? Parking, why is it different for residents and ABNB. I would hate to have a neighbor, that had loud parties, trash outside, parking issues, but you are only targeting ABNB's Why not make and enforce rules for everyone having guest at their house?
283	I believe it continues to commercialize our residential areas. Adding even more short-term traffic without upgrading infrastructure for long-term home-owning residents puts an avoidable burden on those of us who live here.
284	Does not protect neighbors from added density due to construction of dwellings used for short term rentals. Does not assist in providing more homes, or more affordable homes, for Alexandria residents since it removes housing stock. Does not protect single family neighborhoods from becoming commercial zones.
285	
286	Disrespect of the short-timers shown to permanent/long term residents/renters. Noise, strangers, disruption to regular patterns of the street/block/adjacent neighbors.
287	Adding fees.
288	Parking! 3 rentals on our very short block can not handle 4 cars each. Most residents have one or two cars...one has 5. There isn't room for that many on our street...let alone a possible 12 more. I'm 81 and finally and very sadly gave up my backyard for a parking space. (This is the home I grew up in. When my parents died I moved back in. I have lived in Alexandria all my life and spent 38 years teaching here.) I truly see no way all of these great rules and regulations are going to really work! You will need residents to be the monitors and reporters. I don't think that is my job! I shouldn't be out front with a pencil and paper tallying up car numbers. I feel bad for my elderly next door neighbors who often must park blocks away.
289	
290	There is no limitation on the number of STRs licensed within Alexandria nor the ownership model. Institutional ownership should be banned outright. There is no explicit mention of hotel-like operations from companies like Sonder and Kasa which operate somewhere between a hotel and an STR.
291	They need to be completely barred from historic districts.
292	
293	They don't prohibit short term rentals in single family neighborhoods
294	They do not define STR (in PPT). Also seems very generic to either single family, townhouse, or multifamily units. Also, 4 cars per property is a lot. Parking should be a ratio to bedrooms not a blanket number of cars.
295	
296	How will all of the rules be enforced? If code enforcement doesn't witness the violation then what? The regulations are not restrictive enough. High fees should be levied to discourage short term rentals so we have more places for people to live.
297	Contributes to housing shortage. You really have no idea how many units are being run as short term rental
298	Every thing
299	I don't like the idea of them banning them all together.
300	See above
301	Not penalizing people enough for multiple rentals where they aren't paying as much taxes as neighbors. Too many cars per home.
302	Annual fee and certificate of insurance
303	Requirement to resolve issues in person within 1 hour seems onerous/impractical
304	The annual fee is very high
305	They hold STR owners to a higher standard than other owners. For example, I have decibel detectors in my STR and I am notified (24/7) and my guests receive a text message when the decibels exceed a certain level. One set of my neighbors, on the other hand, have loud parties and I had complaints that my guests could not sleep. My quiet hours are stricter than city noise ordinances but my neighbors don't even comply with city ordinances. I have regular yard maintenance and keep my yard and sidewalk pristine, but my neighbors let the weeds on the brick sidewalk get almost a foot tall. I come over and pick up trash in front of my STR that my guests didn't leave and most likely blew up the sidewalk from neighbors or from things spilled during the trash pickup. My neighbors park in a way that blocks our ability to put our trash out for pickup. Whereas the majority of my guests don't have cars. If I lived in the house or had long term renters, there would very often be 2-3 more cars competing for parking places on the street. I could go on.

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
306	It puts too much power in the hands of local cranks that complain about everything. How will the city confirm the validity of the complaints?
307	
308	
309	\$400 fee for home owners running a short term rental in their own home seems unreasonable. The issues identified are not with owner occupied homes that have short term rentals in them. Short term rentals, as the city correctly identified, can help a home owner offset the costs of their mortgage and enable them to become homeowners in the first instance. Penalizing them with a \$400 charge up front simply because units in homes not occupied by owners or run by business seems a pretty poor way to govern. People should be able to register under the current method and not have to pay the proposed \$400 fee if they live in the home that has the STR. Same if they are running it from their ADU, an extension of their home that already has policies against full time STR operation. The exception for real estate agents already exists and can't be undone by the city. Keeping an exception to the fee for owner occupied homes with STRs seems reasonable. It's the businesses that operate whole homes that are the concern.
310	Power the City's economy
311	I think street the three-strike rule could be abused by bad neighbors who don't like short-term rentals in general. Making up allegations to hinder and damage Honest rentals
312	Managing the regulations and their changes will take up much time of City Hall employees, compliance inspectors, and surveys -- an inconvenience that is paid for by the city's taxpayers.
313	The proposed regulations and licensing and fee do nothing for the owner. They do not encourage increased tourism or spending of money in Alexandria. They will only exist to punish the owners. There is no mechanism to avoid over zealous neighbors from abusing the system. The current proposal will allow non AirBnB (or even competing AirBnB owners) to file unsubstantiated complaints with no repercussions. The proposed regulations will not increase city revenue. AirBnB (and VRBO) already collect taxes and remit to the city.
314	
315	
316	We welcome the opportunity to demonstrate our commitment to responsible hosting and to supporting community standards. However, we have some concerns regarding the enforcement of the new regulations. Specifically, we believe that the proposed penalties for infractions may be disproportionately severe. While these measures could deter non-compliant hosts, they might also impose significant consequences on those who are dedicated to adhering to the rules. Given the scale of our operations, it is possible that occasional, minor violations could occur despite our best efforts to maintain compliance.
317	They're not strong enough.
318	There needs to be some sort of policy about street parking. In neighborhoods where there is no space for off-street parking, groups showing up with multiple cars for a single residence means that city residents don't have a place for their vehicles.
319	Random people coming to my door at all hours of the night looking for the rental and taking resident parking
320	I do not like the 15m radius requirement. I think that STRs should only be allowed to operate when the owner is present. My home is attached to an STR. People check in very loudly at all hours of the night & disrupt sleep for people in my home. Children are excited and very loud when they check in and parents do not want to keep them quiet. I also don't believe that there have only been 33 calls to the police over the last few years. That would mean that I am the only person calling... I know my neighbors have to because my street has several STRs.
321	From what I can tell, there does not appear to be an open process where members of the community can weigh in on a proposed short-term rental. Many other cities include that as part of the process. That allows neighbors to weigh in on aspects of the request -- such as, for example, a proposed parking plan. In my neighborhood, there are already a few airbnbs (which I think are not registered). Given the proposal here, those airbnbs would allow up to 8 guests and 4 cars. However, our driveways are small and would fit, at most, 2 cars. Where will the other cars go? I also believe that there should be limits on how many short term rentals there can be in a given area. For example, one per street would be more than enough. If multiple short term rentals are allowed in a neighborhood, you lose the community feel because the people staying in the homes have no connection to the community. Relatedly, people who are just passing through do not have the same incentive to be considerate of their neighbors and are more likely to ignore rules.
322	(1) The 3 strikes you're out approach. I think this needs to be flushed out a bit more and it needs to be issues that are not resolved. It simply can't be a penalty reported is counted as a strike just because it's reported. It should be if it's reported but the host doesn't address it within the allocated timeframe. (2) The mileage radius. I think 25 miles should be the radius if something like this is adopted.
323	"Certified mail notice to all properties and civic associations within a 200 foot radius" I think 200 feet is way too small and does not encompass the overall effect the STR could have on the neighborhood. Need to be very clear when trash can be put out, not just when the cans have to be taken in. I don't want to look at trash for days just because the pick up isn't until Thursday (for example).
324	People will purchase property for the sole purpose of renting it out on airbnb and vrbo. This does not build community,
325	I am unclear about the 3-strike and 5-strike rules. If neighbors don't want a STR, they could complain daily. I understand (and agree) on accountability, but this seems too extreme.
326	They sound appealing at first blush, but the proof is in the pudding -- especially when it comes to enforcement mechanisms. It seems a bit fluid still, with it being potentially easy for the owner /agent to say they "tried" to deal with something in the required timeframe, but letting them off the hook for actually resolving the situation and facing any consequences. In addition, while the slides and video were well done, they also came across as heavily biased in favor of the city's proposal. I would suggest that instead it would have been more appropriate to have attempted to be more objective and to truly present all sides of an issue. Likewise, this form gives relatively little possibility for proper feedback tailored to many aspects of this issue.
327	I believe some policies are either redundant and just further adds a process that is not needed and/or just a bit too unfair towards operators. The policies I believe that shouldn't be apart of the proposed bill would be 1. Operator/Local agents proof of residency within 15 miles of the city 2. Certificate of Insurance, 3. Parking plan 4. Description and photos of STR 5. Operator must maintain a log of all occupants for one year 6. Enforcement of Violations leading to 12 month suspension 7 Failure to resolve complaint within 1- hour results in a violation unless the operator/ local agent demonstrates they attempted to resolve the problem **in-person** For a lot of hosts this is our livelihood so if regulations should not be taken lightly, especially with this many regulations being applied when there weren't any regulations originally it will be a long process to incorporate on to hosts it may take about 3 years or so to fully incorporate this many policies. I feel we should hone in on whats the most important policies rather than add a lot that is being proposed.
328	No protection to operators from neighbors who have no valid reason to complain and accuse guests except that they do not want short term rentals in their neighborhood.

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
329	My biggest issue with the proposed STR regulations is that if one performs a root-cause analysis of the actual concerns that Alexandrians have with STRs in the City, the proposed regulations will not address them. The real concern with STRs in the City is Council member McPike's very legitimate question, to paraphrase, "What if an irresponsible STR becomes my new neighbor?" To address this legitimate concern, any new regulation should require every STR in the marketplace to register with the City without exception, penalize those that do not, condition a license to operate an STR contingent on a mandatory mediation process run and managed by the City in the event of complaints by neighbors, make the acceptance of the mediator's decision and remediation measures a requirement of a continued license to operate, and revoke the license temporarily and then permanently of any STR operator found to be in consistent or continual breach of "Good Neighbor" status. All of these steps should be funded through the annual registration fee and penalties for failing to register. There are so many very wrongheaded and foolish aspects of the City's proposed approach, almost too many to count. Here's just one example. The proposed 200-foot radius of notification, using Google Maps, I estimate would notify at least 43 separate neighboring residences for my STR in Warwick Village. If we assume a conservative combined cost estimate of \$1 per notification (for data collection and letter preparation, paper and envelope materials, printing, and postage costs) then for notifications alone, the City will spend \$43 per year on my STR. (Considering that postage for metered mail became \$0.69 in July, my estimate of \$1 per notification seems quite low.) As far as I know, not one of my neighbors has ever made a complaint to the City about my STR, and any complaint they have ever surfaced with me personally, I have taken immediate steps to address. I lived in the property I now rent as an STR as my primary residence for 11 years before making it an STR, and I remain on excellent terms with my closest neighbors, and they often help me do minor tasks to maintain and keep up my STR, like placing my trash cans out for pick up and then returning them after trash has been collected. Since the City estimates that more than 80% of STR hosts in Alexandria rent just one property, it seems that most STR hosts are like me and not like Council member McPike's "bad apple." Sending a notification out to the 25 or so neighbors among the 43 who do not know me, have never known me, and are not even aware that my property is an STR, is a public policy that spends money to create discontent among neighbors where none presently exists. I could go on about other specific flaws and failures of the proposed regulation, but to do so is gratuitous. Again, the problem with the proposal isn't its many, many specific flaws, but that in general it does not actually target and fix the bad apples.
330	I think that there are people that are miserable and go out of their way to complain about everything. Be careful about giving them too much power without protecting the owner operators from harassment.
331	I don't want the government involved in STR.
332	
333	All of it
334	The annual fee is very high. I own/manage STRS in two other VA jurisdictions and the annual fee is only \$50. The TOT brings in a lot of revenue for the City; I think the annual fee is unfair.
335	The hotline and citations sound burdensome, and this is coming from a host who rents to quiet, older guests who leave the house immaculate. I can understand reporting a house that has loud parties with blasting music. I have a neighbor who gets upset at the infrequent times guests have talked loud and laughed in the backyard. Would I get a citation for something that minor? Also, my neighbor places their trash bins next to my garage because they lack space on their property. Will I get a citation because a guest throws a bag of trash in there because they thought the bin was mine? A few times a guest has left a bag of trash next to my garage because the bin is full. I deal with the trash quickly but will I get a citation or kicked off the platform for that? I am concerned that good hosts will get unfairly penalized and be at the whim of an unreasonable neighbor. The penalties seem too severe and could really harm the host- such as defaulting on a mortgage. It reminds me of Les Miserables when the main character is jailed for stealing bread! Very subjective system that could destroy someone. I will also add that my house is immaculate- inside and outside. I have helped raise property values significantly by improving a house in Alexandria, so I am benefiting the community. Also my guests usually eat out and rarely cook. I've sent more business to Old Town restaurants than you can imagine.
336	Being able to resolve complaints within 1 hour: Some complaints cannot be fully resolved within 1 hour. Being responsive within the hour is reasonable; however, being able to resolve every complaint within an hour is not always reasonable. I recommend changing "resolve" to "respond" in the final ordinance.
337	I registered when I first decided to rent our house on VRBO. I rent it because, as a 2nd home, I don't get there often enough (about every 6 weeks) to keep water running through the pipes. As you stated in your presentation, I am one of those 2nd home owners that doesn't live in the area. Your proposal of being within a 15 mile radius would force me to hire someone to manage my property. I have in the past had management companies and I believe that I am much more responsive than they are, even with me living across the country. I have never had a single complaint and many of my neighbors have my phone number. All know how to reach me. Also, I do not like the \$300-400 fee. By registering with the City, you already receive a significant revenue from our properties. And finally, why do real estate agents get an exemption? That definitely isn't fair to others.
338	The restriction on living within 15 miles of the property is too strict and should be expanded. We live 20 miles from our Alexandria home and are able to and have always responded to any needs in a timely manner. This mile restriction should be expanded
339	
340	Permitting and notification for private owners to list STRs is an unnecessary burden that seems like another revenue grab by the city out of the pockets of taxpayers.
341	The annual registration fee. This is ridiculous given how much of the transient occupancy tax Airbnbs contribute.
342	The 3 strike/5 strike seems like something that could be abused by both the operator and guests.
343	Regulatory overreach. The proposal looks like bureaucratic busy work that is in search of problems that don't exist.
344	Arlington County put parking restrictions on short-term rentals, but Alexandria City refuses to come to term with parking problems in the city!!! Love that City proposes 24 hr. hotline to monitor and then adding additional personnel to enforce regulations-What would be the additional cost of these positions adding to the city payroll??? Once again, this city does not analyze the cost benefit of programs!!! This is the most populated city in the State of Virginia, and short term rental should be more restricted in order not to add to traffic and infrastructure !!!
345	Potentially a lot of regulations for STR owners to check off but they do not affect me directly as I do not own a STR.
346	I assume this will not supersede any rules put into place by individual Condo assns or HOAs. I think the notification to properties and civic assns within a 200-foot radius is excessive and will invite neighbors to look for problems. There should perhaps be an online registry where neighbors can find owner info if they have a complaint? Or perhaps JUST notifying immediate neighbors (either side).
347	The maximum number of cars at a property should be further limited unless the property has off-street parking available. There should only be 1 car allowed to be parked on residential streets.
348	There are so many staffing needs in the City and relatively few short term rentals, so I don't think that adding staffing at this time makes sense.

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
349	Occupancy limits. Many guests are families from all over the country. Many families come and want to be in the same house. Our houses are larger, but only have 3 bedrooms so 6 plus 2 guests would be a big limitation on what some guests are looking for. Is more regulation really necessary? Str like Airbnb are self regulated by guest reviews. The video highlighted the 4.9 average rating which suggests mosts str are excellent and not a problem. Is all this additional regulation really needed due to a handful of bad operators? As stated in the video, there are already city regulations in place for bad neighbors and they can be applied to bad operators and avoid all the additional regulation. The tone of the video seemed anti-str with goal to reduce even as they are great for the local economy generating over \$20M based on the Alexandria studies.
350	They are too permissive.
351	Although this was not discussed in the video, I believe the fee for the STR permit should be relative, not fixed. The permit cost should be scaled to the property size (or the rental rate if the city has that information). Otherwise the cost might prove prohibitive to STR owners with tighter margins (for example those renting out smaller homes), and STR ownership might become accessible only to the upper echelon of owners. Locking those with less ability to pay for a fixed-fee permit out of STR ownership is like Alexandria paywalling a business opportunity.
352	It might be too vague or allow homeowners to take advantage
353	I feel like enforcement will be a challenge and not taken seriously, based on past experiences with City staff. Are violations REALLY going to be addressed and taken seriously?
354	
355	These proposals are fantastic! My question is why the City doesn't apply these same policies to long term rentals? We live next to a negligent property owner who does not live in the area, and rents the property to short/long term renters, whichever will make an offer. Our quiet neighborhood has now had to deal with unaddressed noise, curfew, trash, parking, and unsafe numbers of individuals living at this property and the City enforces nothing. Obviously a council member must live next to a short term rental property, so all of a sudden this is a "big issue."
356	The people staying there, as well as the owners of the properties, do not have any concern for or allegiance to the neighborhoods.
357	Everything.
358	The distance an owner has to be from the property is unrealistic, especially if they already have a management team overseeing the property
359	There doesn't seem to be any consideration on the impact to the community of properties becoming full time short term rentals. It really does hollow out a neighborhood past a certain point. I'm also concerned about what a property operator will do if they get a 12 month suspension. A couple properties in our neighborhood will hit the 3/5 violations limit almost immediately. Having a vacant property for a year isn't great either.
360	Strangers in the neighborhood; noise; parties; disruption of already tight residential parking.
361	expensive and onerous permit and fee regs - esp annual fee and certified letter requirements.
362	The proposed regulations seem to be a solution in search of a problem. The Study website states that Council directed the study, "Due to recent calls for additional regulation of short-term rentals;" however no information is provided to citizens about the nature of the "recent calls" and the need is certainly not supported in the evidence provided by the City. Council should be transparent with citizens about the actual need for this study. In the memo to the Mayor and members of the City Council from the Director of Zoning and Planning, the facts show that short term rentals (STR) effect on property values is nominal. Additionally, the memo discusses just 33 311 complaints, and 65 police calls over a 38-month period, which is an average of less than two per month and the data does not state whether there is overlap in any of those complaints being related to the same matter. The report in the study that a dozen letters were received citing housing affordability concerns is an outlier piece of data and should not be considered by City Council because the study was not able to prove that STR had a negative impact on housing affordability. Furthermore, stating the number of complaints "does not mirror the general sense of apprehension citizens have about the public safety aspect of short-term rentals," is an ambiguous statement with no actual data to back it up and should not be used to subject STR operators to the large number of regulations being proposed, and again is not borne out in facts cited in the memo. Certainly, the number of similar complaints either from 311 or the police regarding non-STRs greatly outnumber those related to STR. Are such stringent regulations being considered for them? As stated in the memo, STR "supplement the high cost of mortgages and may have factored heavily into a homeowner's ability to afford the home." This statement is true for my wife and me who operate an "in-law suite" in our English basement as a STR. A 12-month suspension is potentially a ~\$60,000 dollar fine for us; that is a penalty that does not fit the so called "crime," verges on cruel and usual punishment, and would greatly hinder our ability to continue living in the City of Alexandria. Again, I ask why are STR operators being singled out for such stringent regulations as compared to the general public? I could walk around a two-block radius of our home and make numerous 311 complaints about "regular" residents that are similar to the types of complaints cited in this "study," but they get a pass because they don't operate a STR? Will you consider a \$60,000 fine for them or start eviction/foreclosure proceedings if they receive 3 substantiated complaints in a year? The matter of parking needs additional study, and the city should provide additional facts to support the need for a parking plan. The memo states that there were less than 5 parking complaints in the 38-month period of the study. Why does such a low number of complaints require regulation? Furthermore, the proposed regulation calls for the requirement of a parking plan but does not provide information about what is acceptable, ie. does street parking using visitor permits continue to be acceptable? Does the city intend to hold hosts accountable for parking violations if the host has posted/provided guests with local rules? What if the guest has brought another car that is unreported to the host? Is the city prepared to enforce the same type of rules on businesses located in primarily residential neighborhoods that often have litter and overflowing trash bins, and take up residential parking spaces, block driveways and bus stops, and cause traffic jams with multiple double-parked vehicles as the pickup food? Does the city hold hotel operators to the same standard and penalize them when hotel guests violate City parking regulations? Is the city prepared to accept the loss of tax revenue from the approximate 20% of listings that will go away under the new regulations, per the 18 min video; \$700,000 by my math based on 2023 reports? What about the loss of economic stimulus from the potential reduced number of city visitors? How will this gap in the city budget be resolved?

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
362 cont.	<p>By raising property or sales taxes? Has the city considered the possibility of job losses from peripheral industries like cleaning service companies? We use local small businesses to conduct our cleaning and turnover services, and a 20% reduction in their clientele will result in wage decreases, job losses, or business closures. Some hosts also use local laundry services to clean linens after each stay, and they could be impacted. The one-hour response timeline and in-person complaint resolution requirement should be relaxed, removed, amended, or studied further. Most operators have other jobs/careers; therefore, a one-hour timeline can potentially be non-executable due to work requirements where we might be in a meeting, away from the phone for more than an hour or away from the property running errands preventing in-person resolution. One-hour in the DC area can sometimes be less than 5 or 10 miles away. Should the city be held to the same standard when responding to similar complaints about noise violations, public disturbances, or code/ordinance enforcement? I can assure that there is a "general sense of apprehension" about the City's ability to respond at all. Why should STR operators be held to a higher standard than those who impose them? "Occupancy limits already exist at 1 person per 125 sq ft; therefore, additional regulation is not needed. The response period of one month is unacceptable and should be extended to 90 days. Additionally, the published timeline does not make sense as it states that regulations and zoning ordinances are being drafted in the same time period as public comments. The City should wait until the end of the comment period to draft regulations or ordinances. The memo states that STR present "some negative side-effects that may need to be mitigated," but this is simply not true based on the minimum number of negative impacts cited in the study; again regulation proposals are a solution in search of a problem. How many additional staff does the city intend to hire using the permit revenue? 725 properties at \$300-\$400 each amounts to an annual permit registration income of \$217,500 - \$290,000 which is hardly enough to hire more than 2 or 3 city employees given necessary pay, benefits, office space and IT requirements, etc. If 2 or 3 city employees is not enough to sustain the execution and oversight of these new regulations, where will the money come from for additional employees; presumably city coffers from other taxes? The city budget will already be strained by the loss of 20% of the existing STRs. Would city residents be pleased with money spent on this program to solve "nominal" problems or would they prefer to have their tax dollars spent on more meaningful programs like additional policing or school meals?</p>
363	
364	ADUs should be used for family members only, if at all.
365	Permits owner unoccupied short-term rentals. Issue is presented as an overall percentage of the entire housing stock instead of by typology. \$3.5 million in revenue is mentioned, but in comparison what would the revenue of 1400 full-time time residents?
366	
367	Additional permitting for owner occupied homes.
368	\$300-400 permit fee — you've already got the additional tax revenue these units generate in your own proposal — we don't need to charge the owners any more! Also the 3 or 5 violation rule is aggressive, depending on the complaint someone could use that against the owner and the owner could lose a lot of money not being able to rent for 12 months. Fines for violations of city code already in place are plenty of regulation.
369	I don't like short term rentals in our neighborhood. However, I doubt the city would be open to forgoing these given their potential for additional revenue, so I'll support the city implementing restrictions and stricter guidelines.
370	
371	Still makes it easy for someone to take up housing inventory that would be better served as a regular residence, increasing neighborhood relationships. The Wesmond Drive area has multiple airbnb's owned by one individual which takes up valuable housing and causes high numbers of neighbor complaints which go unanswered by the owner, or worse, receive harassment via social media by the owner.
372	too dependent on neighbor feedback to learn of any infractions- many neighbors like to complain but to the wrong/inept recipients or will file formal complaints simply because they oppose the idea and want it shut down in within their area of influence
373	<p>I think that the plan for occupancy limits could use some work. This doesn't seem to take into account the size of the building. For example, I own a rowhouse that is 960 sqfeet and it feels extremely cramped at times with 2 people. There are two airbnbs with identical square footage on my block that often will have 5-6 people staying there. It is difficult for me to comprehend how this many people can safely fit into the home. When this many people are in the home, it typically results in a lot of noise that is audible to us and other neighbors, and it seems like a safety hazard (i.e., overcrowding). I have called the city to inquire about the approved occupancy for the AirBNB's but they could not identify this information for the properties. I think the plan for occupancy limits should be based on square footage of the building, and should not be a blanket "2 per bedroom + 2 additional occupants". I realize this would require extra work on the city's side, but think there could be categories of occupancy..for example, for buildings Category A) <1000 sq foot, 2 occupants per bedroom; Category B) 1000-1800 sqft, 2 occupants per bedroom + 2 additional occupants, or something similar. I disagree with plan for maximum of 4 cars on each property and think this should once again be based on sqfootage of building. A 960 sqfoot building should not require 4 cars. There is not private parking for any of the 5 airbnbs on my street, so if there were 4 cars per each airbnb allowed, and this was being used maximally at any one point, this would be 20 cars on the street. I realize this situation is unlikely to occur, but I wonder the thought process for deciding "4 per property". It does not seem to take into account sqfootage of building NOR number of airbnbs on a block. Where are actual residents of Alexandria supposed to park if this is the case? Lastly, there needs to be a public database online that is accessible by Alexandria residents to access to identify which properties are AirBNB's, how many occupants allow, whether fees have been paid, etc. There is currently no transparency on what buildings are airbnbs. I only know there are airbnb's on my street because I have to look them up myself on Airbnb.com. When I called the city to inquire about occupancy in some of the airbnb's they could not identify that some of the airbnb's were registered. It leads me to believe that there is poor enforcement at this time, and that many Airbnb owner's are getting away with not registering or reporting their properties to the city. This is unfair since I follow the rules of the city, buy parking permits, pay taxes, etc while these people are not following the rules, and making money instead.</p>
374	The requirement to notify via certified mail, everyone within 200 feet of a property - is basically unworkable. How can every property and association be notified - there is no central place to find this information. Many "civic" associations are informal, or don't have a mailing address (for example the Strawberry Hill Civic Association). Recommend this proposed requirement be modified so there is a more reasonable level of notification.
375	The host shouldn't be responsible for how the guests park their car.
376	
377	Just worried they won't actually be enforced.
378	Some of the proposed regulations are likely impossible to perform and/or enforce. For example, failing to resolve a complaint within one hour, unless the owner/operator attempts to resolve in person. This seems like an empty threat and sets up for dispute. Another challenge is the allowable parking of up to four cars per rental. This could be a significant number of cars for a small rental and promotes large groups that potentially exceed the occupancy threshold. The number of cars should be proportional to the size of the rental, perhaps on a sliding scale with a maximum.

Respondent	Question #6: What do you like least about the proposed short-term rental regulations?
379	The proposed requirement to maintain a guest log of all occupants would essentially prohibit self-check-in properties. To be able to collect the names of all occupants, local agents would need to meet guests upon check-in, significantly raising labor costs and creating needless hassle for guests and hosts, who would then have to arrange to meet each other at a particular time. Moreover, this requirement would create additional requirements for short term rentals that do not even exist for hotels (who only collect identifying information on the primary guest checking in, but not the others staying in the room with them). The \$300-\$400 fee seems excessive, particularly for a property that will only be rented out on occasion. Perhaps consider different fees for properties that are rented out full time vs. properties rented out for a limited number of days per year.
380	What leeway will enforcement staff to issue violations. I'm concerned that some staff won't issue enough violations but at the same token have neighbors making multiple 311 complaints
381	
382	I do not understand what you mean by operator/agent must reside within 15 miles of Alexandria. If I own a house in Alexandria that I rent out on occasion, do I meet this test?
383	Nothing
384	
385	Who will enforce the regulations?
386	
387	The proposed regulations are primarily focused on guest behavior and don't get to the underlying question of whether short-term rentals should even be allowed. We are in a housing affordability crisis where people who live here can barely afford rent and/or can't afford to buy a home, and yet others are allowed to consume a not-insignificant chunk of the housing market to make passive income on short-term rentals. That is unacceptable.
388	all permit and notification regulations

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
1	Old town is much different than other parts of Alexandria and rentals should be entirely banned. Irreplaceable Structures are just being totally abused. The city can gain revenue from other newer and supported structures outside of close proximity and antique properties that are fire and residential hazards even by full time owners.
2	I am not certain. I need more insights.
3	Ban them. STRs are having a detrimental impact on communities throughout the nation, making it harder for long-term renters and workers to stay in communities they would like to be a part of. We end up competing with investors for "starter homes" who just plan to flip them for STRs. STRs have had a negative impact in every community we have lived in across the country. Please do more to help long-term renters, as home ownership is extremely challenging in Alexandria and NoVA.
4	Establish a regulation restricting property owners from renting out their property for more than six months of any calendar year.
5	Limit the number of months a property can be used for short term rental before it must be sold or converted to long term rental for a period of months. Different regulations for property owners who persue short term rental of their home for up to one month or 4 total weekends. Some families do this to help offset costs of vacations while away. Limit the number of short term properties a company or individual can operate. Do not allow the use of a property for short term rental until it has been lived in by the owner or used as long term rental for 3 years. Find a solution to short term rental property often taking real estate that would otherwise be available for purchase or long term rent by middle class families out of the market. These short term rentals have an outsized representation of first time home/lower-middle class home use taking those homes out of the market and making it harder for those families to be home owners in Alexandria.
6	See comments above.
7	
8	1. Get rid of the annual fee, at least for owner-occupied units. 2. Air B n B has overarching insurance so owner need not be burdened with a non value added insurance requirement. 3. Owner occupied units need not be inspected. The air b n b community will weed out those hosts and guests who are dirty or noisy. 4. Notice to neighbors and civic associations is a violation of privacy.
9	I think the number of people per bedroom is too high. I like that someone managing the property needs to be close. The owner of the one beside me wasn't responsive to complaints about his renters. He did seem to figure out how to get better renters
10	Robust commitment to enforcement. The owner should have to reside on the property. A limit per quadrant in Old Town to the number of short term rentals allowed - similar to alcohol licenses. Too many people are buying homes to make them short term rentals and it is destroying our sense of community.
11	We also ask that existing rules and any new rules be accompanied by more robust enforcement and the funding necessary to make that happen. Current zoning allows four cars per property. We would like to see that reduced to two for short-term rentals.
12	if the city will REALLY exercise oversight of the rentals AND collect an annual fee, that will help a lot. There are multiple issues with short term rentals -- parking and parties impact neighbors. BUT the city should be getting revenue from the rentals. Owners are making a lot of money off of rooms and ADUs.
13	There is a shortage of housing, especially affordable housing. Having entire homes as STR (esp. that aren't always occupied) limits the number of homes available for us who need a place to live 24/7 and also drives up prices for what is available. I would limit the number of STRs that can be registered (unclear how to make it fair between large companies and individuals) and make an exception for ADUs colocated with permanently occupied homes and those rented out for longer periods (ex: travel nurse renting for several weeks/months).
14	Please restrict maximum guest occupancy to a total of two guests per bedroom (not plus two additional).
15	I recommend that the city consider tailoring regulations based on the type of rental, its location, and its actual impact on the community. For example, properties like mine, which provide essential services and do not cause disruption, could face fewer restrictions than those in more contentious areas. Additionally, I encourage the city to base any decisions on data-driven assessments of the impact of short-term rentals rather than general opposition. Furthermore, I suggest introducing incentives for responsible hosts who adhere to best practices, such as maintaining high safety standards, contributing to the local economy, and engaging positively with the community. Incentives might include reduced registration fees or streamlined renewal processes, recognizing the efforts of hosts who are genuinely invested in their community.
16	I suggest making registration such that units are identified but not making it cost prohibitive for single family owners to rent.
17	Stricter limits on parking; require owner resides at the property for at least 120 days per yea and/or require stays of 30 days or longer; prohibit ADUs where the main house is used as a short term rental
18	Stop them all together
19	Registration with the City. We're losing revenue if the homeowner isn't paying hotel taxes
20	As stated, I would like to see a residency requirement. I would also like to see an occupancy limit of 2 per bedroom, with a maximum of 10. That said, if the proposal is adopted as written, it would be a tremendous improvement and would address the most significant issues we have experienced over the last year.
21	At this time I just have a question. Is someone who is renting a housing unit (duplex, townhouse, single family house) solely for the purpose of making income through short term renting and lives elsewhere covered under the proposed regulations?
22	Basically, Old Town should move to prohibit all short-term rentals. These dwellings are ruining the feel and historic charm of the city. In addition to the wear-and-tear on the structures by transients who don't give a damn about the city, there is a genuine safety risk imposed by idiots who can't use a backyard grill or other gas appliances. I appreciate the focus on parties and trash, but it misses the overall problem imposed by the selfish homeowners that think it's appropriate to use these buildings as a business. Families (especially those with kids) are not going to move here, as there are already enough challenges with living in the city and the last thing responsible homeowners want is to have to live next to a frat house. Also, getting rid of short-term rentals would free up more units for long-term rental situations and first-time homebuyers, with would go a long way towards alleviating the housing crisis.
23	Find a less draconian enforcement mechanism.
24	The illuminated lighting is not needed for the signage. The taxation on properties should be doubled and occupancy of the properties halved with a total ban on historic district or historic property rentals. "Check-in" times of properties should be before 5 pm as well as I am attached to an airbnb and never sleep as in a city they check in late on Friday evenings and wheel luggage and coolers in and talk at the top of their voices. I have children and this is not sustainable for us to live here.
25	I don't know
26	Increase the penalty to the owner on infractions. As it relates to laws and regulations to include taxes, treat short term rental properties like a business and not like someone's home.

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
27	The people that live in the city and pay taxes shouldn't have to be subjected to unaccountable weekend visitors. Residents should be able to hold airbnbs responsible for disruptions caused in the neighborhood. If an airbnb receives so many complaints, they should be temporarily delisted. I don't want to live in a neighborhood of strangers.
28	Expand the quiet hours to like 9pm to 9am.
29	No need for regulation
30	See above. Keep everything and ensure enforcement vehicles are robust and applicable to other relevant city code/policy as well (like visitors cleaning up after their pets!). Thank you!
31	see above. I oppose short term rentals due to the density of Old Town
32	
33	Keep your fees, regulations, "standards" OFF MY property and/or neighborhood. We have - thus far - never ever encountered any issues with nearby short-term properties. Again, this is an overreach and I am against any regulations.
34	Higher rental costs
35	
36	Leaving them as is, but providing residents with better resources and assistance when needed on a case by case basis. This would be more effective than more government rules and regulations.
37	Drop the proposed regulations and let people manage their own lives, houses, and businesses. Back off overbearing City of Alexandria. You already tax the citizens too much.
38	
39	Residential areas are not zoned as businesses.
40	
41	*Short-term rentals should be taxed at the same rate as hotels (\$300-\$400 per year is not enough) * There should be a cap to the total number of short-term rentals in the city * 4 is too many parking spaces * Earlier quiet hours than 11:00 pm. Many homes in Alexandria share walls. Neighbors have children than need quiet before then and people have to get up for work.
42	The additional staff allotted for STR permit processing, monitoring, etc. will be a welcomed change.
43	Change owner requirement to be close by to the requirement of owner or agent to be close by.
44	
45	There should be a limit on number of STR within a certain area. The regulations should include things that a home owner would attend to such as snow removal and dealing with leaves, weeds between the sidewalk bricks etc. Increase parking enforcement in areas where there is only on street parking. Adding four cars to already congested parking areas is going to make parking even more miserable.
46	Again, in my neighborhood, there are no negative impacts with regard to short-term rentals. I am more than happy to let neighbors choose who they decide to host in their own home. I do not agree with the City imposing any regulations on short-term rentals. I find their standard to invasive/inappropriate.
47	
48	in all of Alexandria the most important code that they trashed is the noise code for both residents and contractors. You heard a lot of stuff about trash cans at our meeting and it's only because people are bubbling over with frustration the noise can be controlled was controlled. All you gotta do is look back at our regulations a few yrs back or go to Dewey Beach and try to make noise after 10 . they don't need anything. all they have to do is walk up to the sidewalk and if they can hear it you have a big hefty fine. I don't understand this new zoning stuff I came to Alexandria for the zoning the big skies the walkable neighborhoods not high-rises. You're talking about money but the truth is you can't even take care of the resident areas we have already. Police officers assigned to neighborhoods getting to know people like they used to patrolling at all hours . Boy that would go along way. But this fact that you show up all the time is that guy down the street for me on Wesmond you all know him he has taken to driving the streets with his radio blasting blasting what are you gonna do you're not gonna hear it by the time you get here he'll be on another block or gone you used to have really good zoning about light pollution but yet to get rid of that because if you build a four story building next to me I'm gonna have more lights in my bedroom I've got my whole backyard lit up right now at night by my neighbor with these double spotlights I got my whole front of my house lit up by double spots across the street and then not pointing down they're all pointing out these things are annoying when you try to sleep sleep deprivation is a real thing that we need to look at what things prevent people from sleeping and having a good sense of humor the next day. Simple things you just gotta want to do it. I can't edit this on my phone it's too small and I can't see. Nick you're a great great great great great thank you for all your time and energy
49	I would make them more reasonable towards hosts, doing so would alleviate some of the financial burden and allow prices to eventually fall.
50	Owner must be required to be close by and respond quickly to problems. So important in OLD TOWN as MANY people are affected all at once when there is a problem (especially, late at night) Keep in mind that residents have to park on the street and compete with short term rental guests. Special rules are needed Buildings are CLOSE sometimes share walls! Need stricter fire and safety standards for these historic properties. Stricter standards on light and noise...we are so close and want to live a peaceful life. Probably a good idea to tax these properties more to provide more funds to maintain stricter Old Town Regulations and to show owners that OLD TOWN is a unique and special place, and owners should act accordingly! THE CAPACITY SHOULD BE REDUCED for the Historic and Parker Grey areas. We have seen far too many people crammed into these historic homes which is a safety hazard and a nuisance. There should be stricter standards to protect these historic properties. PLEASE REALIZE that OLD TOWN and Parker GREY are unique in the regard of short-term rentals. Maybe extra fines for damaging historic properties or at the very least a signed agreement that renters and owners are held to a higher standard in historic property areas. This is a mixed-use community, and it is OUR home. We have invested a lifetime of savings to live here and purchased with a promise that as homeowners, we have rights too. Please remember this. Thank you!
51	There shouldn't be more than two cars allowed on the street. Our street is a cul-de-sac with insufficient parking and several short term rentals. Sometimes at night there is no where to park in the neighborhood and if rentals are bringing in a lot of cars, it makes the problems much worse.
52	dont allow
53	-make the video shorter!!! WWWAAYY too long. And no option to speed it up -18+ mins is outrageous! -that 20% will cease to exist when implemented
54	Create short term rental zones such that the local neighborhoods can adjust the rules in their zone - for example limit parking to two cars per property in Hume Springs (Mark Drive, Edison Street, Dale Street, and Reid Avenue West of Commonwealth.
55	Have you considered limiting the number of non-owner occupied short-term rentals (the ones that are essentially hotels) per block?

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
56	
57	
58	The policies regarding noise and trash need the most attention, but it is indirect attention. The City needs to build out its code enforcement and noise enforcement staff. At present, we are all just pretending that we have functional enforcement of the city code. But in fact, my morning TODAY was disrupted by my lunatic neighbor screaming at top volume, and I will now go walk my dog down a stinking alley filled with food waste and soiled mattresses, like I live in a slum in a developing-world country. It is SHAMEFUL. But I do appreciate all the work that has gone into these proposed regulations, and I am, despite my grief at the precipitous decline in city services during my 19 years in Alexandria, excited that maybe some good will come of it. Something is better than nothing, and that is what we've had in the STR space for years now. Thank you!
59	Clear enforcement mechanisms and even protocol for documenting violations. Theoretically, it should not be easier for residents to ensure an infraction is appropriately documented for one violation type over another, e.g., if it's easier to document a parking violation vs. noise, why should we bother to even try for noise violations? I appreciate that the hotline solution seems to mitigate to that end. Thank you for your work on this!
60	Limit the amount of short term rentals within a certain radius. Too many short term rentals brings in more crime.
61	
62	While the overall percentage of STR in Alexandria is less than 1% of housing stock, it is clear that some zip codes are far more impacted. My neighborhood has a higher density of rentals and this is a very negative impact on the sense of community. Homes not occupied by students, folks not engaging in community events, etc. Does the govt predict that these changes will reduce the total number? if not, is there a cap? A finite # of STR permits per zip code, perhaps? Based on a percentage of total residents available?
63	
64	
65	Any
66	Please apply the same proposals to long term rentals
67	Ban short-term rentals.
68	Require off street parking
69	If any regulations, they should clearly make the above distinction and adjust the requirements accordingly. As someone making a meaningful contribution to the tax, bringing new people to local businesses, funding a totally new revenue stream for a local cleaner... all while running the least disruptive form of an STR with great sensitivity to neighbors who I live with, I shouldn't be subject to regulations (and fees) designed to cover a much different and more disruptive STR use case, not to mention one at a much higher price point. If any changes, there should also be robust grandfathering for existing STR owners in good standing, rather than making us do over what we already did (and do in the case of contact info) of our own accord and out of our own mindfulness for neighbors and community.
70	Hi. Long time user. New rules and regs are absolutely unacceptable and unnecessary. Please please please. We HATE everything are proposing. I am a regular user of AirBNBs wherever I travel and fear that the new rules and regs may force owners to increase prices."
71	I don't know.
72	
73	Due legal recognition as a small business
74	
75	
76	Parking - guests should not be able to park on the street without a permit. Trash - trash must go inside the can AND THE LID MUST SHUT Maintenance - yards and homes must be well-maintained. Noise - no noise past 10pm. Restrictions on density - there are 4 Airbnbs on my block alone. It is taking away the charm of Old Town. We must prevent our entire city from turning into lodging for out of town guests. It also reduces the housing supply for full-time residents, driving up costs.
77	Parking is an issue when you have a short term rental. Need to limit parking and change permit parking so that restrictions apply 24/7
78	
79	
80	Metered parking and cheap residential parking stickers for 1-2 cars.
81	For any unit under 1,500 square feet, a maximum occupancy of four persons should be set. 99% of the noise complaints we have had are from parties of 5 or more. Often times, these are large groups or families who are attempting to save money by cramming into spaces that are too small to reasonably and safely accommodate them. The use of guest and visitor parking passes should also be banned for STRs, or at a minimum, a steep tax should be levied to better fund our under resourced parking enforcement teams.
82	See above.
83	
84	Completely prohibit short term rentals. There are enough hotels in the area with good prices. We do not need to have Airbnb all over the place when normal families can barely afford housing. In fact, we are moving out of Old Town to be able to afford a single family home for our growing family.
85	Should abandoned the short term rental program it hurts the local neighborhoods and hurts our hotels.
86	Visitors who are in short term rentals who park on the street need to be identified. It is not enough to have them get regular guest parking stickers - cause they rarely have them out. But more critically - they seem to think they can park anywhere - even in someone's spot - and in my neighborhood - we have had considerable problems. Also - given there are 5-6 short term rentals on our corner - there needs to be a limit on how many can be within X number of blocks. This has overwhelmed our already incredibly tight on street parking. (1100 block of Prince) Please - something has to be done about this
87	Applicable regulations are to be published with the STR agreement and renters should be liable for infractions. Parking availability should provided along with the maximum occupancy. I'm not sure what the normal enforcement mechanisms are for this, but the property owner should be liable if the infringing party fails to pay applicable fines.

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
88	I live in an apartment complex that provides airbnbs, this apartment uses ratio billing meaning the residents are paying for rental units for their water and sewer using meaning we actually cover the cost for vacationers, how is this legal? Also airbnbs bring in pests like roaches and bedbugs and we're paying for the pest these units bring in too. HOW IS THIS LEGAL????
89	Do not allow short-term rentals to be rented more than 2 months per year. I don't mind if an individual rents out THEIR home for a few months. I do mind that businesses buy up the housing stock, driving up the cost, and reducing the availability of housing. If the short-term rental is just a small portion of the home (like renting out a spare bedroom), we need limits on the percentage of the home being rented out for more of the year. So, either limit the percentage of time they can be rented, or severely limit the percentage of the home that can be rented.
90	It would be nice to know how the city intends to identify and register unregistered STRs.
91	Just have a app or site with a map of STRs and contact info so that neighbors can raise noise, parking and trash and other issues with evidence. These complains can be tracked and accounted for during permit renewal process.
92	Don't do it
93	There are too many Airbnbs within a block of our home. It limits long term rentals and a neighborhood feeling.
94	I think the overall number should somehow be limited. Perhaps limit the number of weeks per year a SFH could be rented out so it is only temporary. It is annoying to neighbors to have people constantly moving in and out of a place. We are a residential community, not a vacation spot like the beach. We should rather have tourists stay in hotels.
95	Requiring at least a week long rental and noise ordinances for airbnbs
96	Force an agent to be within 5 miles of property.
97	Create opportunity for neighbors to object to permit approval, including existing properties, especially in SFH neighborhoods. Limit parking to one space per building. Enforce with existing staff.
98	
99	I would like to see that the city implement something similar to what NYC did - prohibit short term rentals less than 30 days unless the host lived on premises. Aside from the inconvenience and annoyance these sorts of properties are causing residents, allowing short term rentals distorts the property market by removing housing from an already really tight market and driving up home prices. We simply do not have enough housing stock here in Alexandria to justify the number of whole house short term rentals currently running. I get that the tourists generate revenue for the city, but they can choose to stay in hotels. I myself do honestly prefer short term rentals when I travel. My own experience with this is that the properties where the owner has to be on-site (ie they have converted part of their property to a separate apartment, etc) are better maintained, managed, and are far better accepted by their neighbors. Stand alone properties frequently are run down and just aren't cared for the way someone's home is. On a broader level, we also need to consider our obligations to our citizens looking to own a home. The city is crunched at all levels outside the top scale homes for sale. Normal people cannot compete with corporations to purchase homes. Something needs to be done to stop the predatory purchasing by companies like Expedia that has been going on for close to a decade now. I'd love to see my neighbors who are working hard to save and buy a house be able to do so. That is far more important than letting Expedia continue to profit from Alexandria's housing stock.
100	None. Leave it alone
101	
102	Only adding the minimum regulations necessary. Do not overcomplicate the burden on hosts. If most neighbors are not aware of an STR location today, there isn't an issue.
103	Limit the number of days someone can rent their property out. No more than 180 days a year. Alexandria needs to be a city of neighbors.
104	
105	Need more specifics on what is meant by a 'parking plan'. These places shouldn't be able to take up additional parking spots on the street.
106	Remove the one-hour response time.
107	I'd suggest that city staff write a Good Neighbor guide in everyday English, rather than letting owners do their own writing. Also, the city should provide a simple chart of what gets recycled and importantly what doesn't for owners to include, because rules differ from place to place.
108	A penalty for unregistered properties.
109	
110	Happy to pay a higher annual registration fee to put map of ownership publicly and require hosts/owners to respond to any neighbor instigated requests. With some resolution time expectation of host before violation citation.
111	
112	
113	
114	High penalty for not listing with City of Alexandria. Generate additional tax revenue specific to the neighborhood.
115	Any way to discourage investors to buy condos, purely to rent out on a short or long-term basis.
116	
117	We need to curtail and more strictly regulate AirBnBs and other STRs. Most importantly I think we should require hosts to be present during guest stays of less than 30 days. The owner should be living in the place, and should be able to set up a STR of a bedroom for example. This is a much more controlled and safer situation for neighbors and will allow the hosts to better manage and deal with the behavior of their customers.
118	Alexandria should invest in those who live here full-time rather than allow for landlords to rent out properties to tourists, especially when there is a good representation of purpose-built lodging for those folks already available.
119	2 cars permitted, not allowing Airbnbs
120	
121	Financial incentivize home owners to convert garages to STR instead of making the process more complicated and difficult.

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
122	Maybe some up front fees or permits for renters? Like you want to party at this house but adding a few hoops before hosting one might just deter more parties. If you have a fee for additional occupancy for a party up front it might be a bigger deterrent. That added to other proposed regulations like having a property manager living near the rental that could make it harder to hide a party held without the additional occupancy fees paid and would also allow you to charge those fees later if they were not paid before the party. And an easy process for any residents near short term rentals to put in a complaint for review so residents have another resource than just calling the police every time something happens. A process that could launch a formal review of how the rental is being managed if the complaints have merit.
123	?
124	Find a way to identify and register the 1/3 of STRs that are not registered with the City. City is losing a lot of money by not having all the STRs registered.
125	
126	Don't allow short term rentals and there will not be a need for regs.
127	
128	Short term rental should be defined - sorry if I missed this, but the length of stay and frequency of rental that triggers these rules needs to be spelled out, to avoid confusion. Recommend going for a combination, like "properties rented out more than 2x per year for periods of 60 days or less" - or maybe just 30 days or less + a fee waiver for permitting if you are a small scale operation (aka the regular resident who just wants to make some extra cash renting out when they go on summer vacation, during major events like the inauguration, etc). Also, while I like the manager 15 mile radius, trying to reduce the number of corporately owned properties rented out would be helpful, since there are not real, individual Alexandrian property owners benefiting from rental income (and paying taxes on it) - maybe a cap on number of licenses that can be issued to corporations without a headquarters in Alexandria?
129	Apply the same rules to STRs and Non-STRs.
130	
131	No changes really. My cleaning service cleans a short term rental in the neighborhood and it's very crucial to her income. A single mother of three immigrant should not have her income threatened over regulations that could impact the short term rental business. Hurts more than rental owners.
132	Just get rid of them. Stop trying to regulate everything.
133	
134	
135	
136	Better code compliance for safety equipment
137	None.
138	inspection of STR
139	No fee
140	
141	Limiting the number of rentals, limiting the areas where they can be, ensuring that these short-term rentals don't undercut the regular rental or hotel markets.
142	Total elimination. Let the market decide.
143	
144	Scrap them. They are unnecessary. Provide a lighted street address number?! More light pollution, no thanks. 1 hour to resolve complaints? Seriously? If I owned one and I was at work, in a meeting, how in the world would I be able to respond in 1 hour? Or say I was overseas, in a different time zone and I have one hour to respond? C'mon man! You already have rules, codes and enforcement in place. Having hosts include a Good neighbor guide would be fine, but beyond that, it's complete overkill and unnecessary. I don't even own a STR and I'm upset for whomever owns one. You should scrap it and start over. Try involving STR owners in your process to make it more reasonable. Sheesh
145	Just hold them to the same standards you hold normal households and have the city enforce existing rules on everyone equally. Things like street parking are a public good. As long as the STR owners are paying taxes they deserve access to the same services as residents.
146	Rentals in houses that are not 'stand alone' such as row houses have special issues that are ignored in the proposal.
147	Just keep a database through a permit/license system
148	Maximum number of cars allowed: 2.
149	
150	STR should be allowed in popular neighborhoods and they should not be allowed in residential neighborhoods.
151	Large penalties for not registering and paying tax. Way for city residents to see if a house is registered properly. BETTER MONITORING OF ILLEGAL (w/o zone sticker) PARKING!!! (This is a City problem!).
152	Allow all Alexandria condos, HOAs, etc that prohibit short term rentals in their policies and bylaws to register that policy with the City. If someone seeks a permit for that address, the permit would be denied because it doesn't comply with the hyper-local rules.
153	Delete provision prohibiting hosted events. It is too prohibitive and far reaching.
154	Extend the distance for a local agent to a minimum of 30 miles or more. Also, to ensure effectiveness, it would be beneficial if local agents were licensed real estate professionals or property managers with a DPOR certification. This would prevent criticism that "anyone" can act as a local agent.
155	Drop the fee altogether or make it a modest amount such as \$100 for someone just renting out a single room in a home they occupy.
156	
157	A regulation on noise after a specific time, occupancy, if there are town specific regulations due to the historic location of some airbnbs, those should apply.

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
158	Eliminate short term rentals entirely. City has plenty of hotels — they provide more tax revenue for City and these should be the preferred rental in Alexandria, a small City (also the City is decrying the loss of office space revenue... hotels, if not competing with short term rentals, will bring in more revenue than the short term rentals). Also these short term rentals are a commercial enterprise operating in a residential area — inappropriate. Bolster the hotels! I’m a native Alexandrian and this City has deteriorated in so many ways. Forget short term rentals.
159	I propose to only implement these overly strict measures mentioned above for homes that prove to be a problem. Perhaps after a few complaints, they get put on a “program” where the stricter regulations are imposed, perhaps tailored to the type of violation. But for businesses in good standing, which contribute to the peaceful enjoyment of Old Town—bringing families and friends in to gather and celebrate or mourn, in this wonderful city—let them continue in good faith unless a STR becomes problematic. An unintended consequence of overly strict regulations would be the sudden glut of STR homes put up for sale. The increase in supply could impact the value of residents’ homes. It seems to go without saying that residents would not want this to happen, and may not have thought of this consequence of imposing restrictions that are too drastic. In our case, we are already barely hanging on. If these regulations are implemented we would most likely have to sell. A good consequence of having STR’s in town is that some buildings that were previous eye-sores are being renovated because it is possible to rent them as STR’s. Furthermore, STR rentals are much better maintained than long term rentals. They are cleaned from top to bottom after every guest stay, and kept in tip top shape. A good STR can contribute to the quality of life in Alexandria, improving city blocks that were previously undesirable.
160	Severely limit SFH short term rentals
161	Make it clear the rules on taxation. Mandate that the properties should be lived in by the owner (else adhere to normal hotel taxes and regulations). Mandate that air BNB operators register with the city or face fines.
162	I would like to see a maximum percentage of the housing stock being allowed as short-term rentals. Since right now we have a .88% rate, I would recommend a cap of 1%.
163	In residential areas, owner occupied only
164	Add parking rules for rentals in a permit required area and when only on street parking is available. A limit to the number of people in a rental needs to be in place.
165	Parking is already an issue in most neighborhoods - this is the biggest concern. In neighborhoods where permits are required, we need the permitting required 24/7 - not just during the day. We cannot park near our houses at night - that is the issue that will be made worse. Parking enforcement is not presently enforcing parking violations - we have three short term rentals on the street and parking is a nightmare. Plus we have cars parked here for a week at a time while people take the metro to the airport. We need to have tighter controls on parking that are meaningful for homeowners.
166	N/A
167	Increase the annual fees
168	The house should be owned for at least two years before it can be permitted for short term rental to prevent investors from buying homes for the purpose of short term rentals thereby pushing homeowners out of the market. There should be a minimum-night stay requirement (3 nights seems likely, preferably one-week rentals only), and a cap on the overall number of AirBnB permits so that hotels aren't adversely impacted by over-abundant supply and we don't get overwhelmed by tourism during high season. Guests in AirBnBs aren't supporting hotels and tend to cook more rather than supporting restaurants. They can be high-impact, little reward tourists.
169	I think the short term rentals of entire housing units are bad for the housing market, particularly when they become horizontal hotels. They keep these units off the market when they could be used for housing actual residents, in the middle of a housing crisis. It becomes particularly dangerous for cities with a large heritage tourism industry like ours. I don't think properties managed by real estate agents should be exempt from the registry. I think there should be additional taxes on short term rentals that go to an affordable housing fund. Ideally, entire home rentals would not be allowed.
170	Please see my responses to #6 above.
171	Background checks , length of time of stays
172	Not a chance, a question -- what is the purpose of requiring an illuminated sign on the property with the street address?
173	Limit number of permitted annual STRs per property.
174	There should be no changes to existing regulations as this is a solution in search of a problem.
175	Make it easier for owners of short-term rentals, not more complicated. Many are run well and have no negative impact on neighbors.
176	Fines for lack of oversight and compliance. Enforcement of rules by city government and police. 4 additional cars allowed per unit is untenable.
177	An online disclosure list of all registered STR properties that are not owner occupied .
178	If the rules are well defined then arbitrating conflicts is easier
179	Leave things the way they are
180	Hiring more people to enforce the rules. 24/7 manned hotline. Suspension for 12 months for repeated violations. These are things that should have been done when the ADU policy was adopted. Having no enforcement and no quick response was irresponsible when this was adopted and the large number of complaints has demonstrated that.
181	Reduce them—there’s no need for a one year catalog of who has stayed. If we need to restrict parking that can make sense, but the rest of it seems like a way to reduce short term rentals through red tape. That’s just going to make it easier for more sophisticated developers to benefit and harder for regular homeowners to participate.
182	Short-term rentals should be prohibited from receiving guest passes. Guests should be required to obey non-resident parking limitations, including 2 or 3 hour parking on public streets.
183	
184	A cap on total occupancy; taxes and fees should be comparable to other short term facilities like hotel.
185	1) VACANCY TAXES. There should be vacancy taxes for properties that are empty/not renting out for large portions of the year. Why should we allow these properties to be empty half the year when residents who live here 365 days a year are priced out of old town? 2. Limit the number of rental units owned by these operators. 3. The annual fee should be WAY MORE than 300 dollars. 300 dollars is less than two nights for an Airbnb in old town. It should be 300 a MONTH, not 300
186	Vacancy tax for days no one is living there. Limit to one property.
187	

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
188	I think there needs to be a clear distinction between owners who do not live on or near their property. Since real estate companies are gaming the system they should be responsible for a preponderance of fees to the city. Small business operators, such as myself, basically use Airbnb as a roommate service in that they vet guests, receive and act on complaints about guests and owners, and collect their financial information. That oversight provides security to the owner. By the same token, in my area I see many renters bringing in different roommates on a revolving basis. They throw parties, are irresponsible about trash, noise and parking. How does the City regulate that? With laws that are already in place.
189	extend time limit on short-term rental
190	
191	Thr city should not impose short-term rental regulations on homeowners.
192	Noise and trash
193	
194	Require a parking plan for all rentals.
195	Primarily, if STR is never occupied by the owner, it needs to bring in more tax revenue than an owner-occupied residence.
196	require parking map in general. They need to be told clearly where and where not to park
197	The short term rentals need strict trash pickup rules. The rental near me always has trash overflowing cans and our alley now has lots of rats. I've lived here 30+ years and we never ever had this many. It's disgusting
198	Exempting STRs that are rented less than a certain number of days or where the owner is present on the property during the rental. Eliminating additional regulations for STRs that are covered under existing regulations - noise, trash, parking illegally. Eliminate notification proposals or reducing to more immediate neighbors. Convert these proposed regulations to "best practices" suggestions and invest in providing resources to educate owners of STRs on how best to operate - good neighbor guidelines, etc.
199	
200	See above.
201	Limit the number of short-term rentals in a neighborhood. People buy homes to be part of a neighborhood. Set a limit and buyers should know in advance that max of short-term rentals is at its limit
202	Prohibiting would be preferred.
203	Not sure
204	
205	Mandatory notification of neighbors that a property is a STR that includes local agent contact information so neighbors can QUICKLY make issues known to owners -- but also expect them report issues to the City for tracking purposes. I would also like to see the number of strikes reduced to two (same type) and four (all types). Setting a low bar puts owners on notice. And there need to be HUGE fines for violations to protect resident quality of life.
206	Do away with all short term rentals
207	More neighborhood protection.
208	Improving local business
209	If you are going to make changes do it all at once and make sure it is clear. Think before you act.
210	Take no further action on them. I can't believe our tax money has been used to move them along as far as they have gone. I am not aware of ANY problems with any short term rentals. Moreover, if there are any problems with short term rentals, I am sure the police can manage any noise or parking complaints (there are so many more issues with parking that are not currently being addressed. So, why not wait until a series of problems arise. To date, none have been publicized here that I am aware of. I read the Alexandria Times, the Gazette and WP every time they are published. If there was a problem, I am sure the press would have reported it.
211	Reduce fees.
212	Where there are parking permits required in areas that don't have other options such as parking garages or lots, change permits to be required 24/7. Parking at night is the problem - parking between 8 and 5pm is not the problem. This is not addressed in the regulations and the main issue for townhouse neighborhoods. We need to be able to park after 5pm and cannot due to the rental unit tenants parking multiple cars at night. They leave them in one place during the duration of their stay and it is very frustrating for residents. Their unit managers get them a parking pass and we have no where to park near our homes. We have three Airbnb units within 200 feet and it is tough. The owners tell them to park at the end of the street - which is where we live and now we can't park in front of our homes because the renters are parking there, as well as other non-permitted people "hiding" their cars. We can call to complain about the noise at night, we can complain about trash, but we cannot complain about parking after 5pm. This is the biggest and constant issue that we have major concerns about.
213	Staff research does not seem to have explored the question of how the proliferation of short-term rentals has impacted, and will impact in the future, both the supply of long-term rental housing for the residents of the City *and* the rental prices charged for those units. On first blush, it seems counter-intuitive for the City to take such a permissive and seemingly hands-off approach to short-term rentals just months after the Board's Housing for All policy rightly acknowledged that "Safe and affordable housing is a challenge for many Alexandrians due to a lack of supply and because of institutional barriers to equitable access." Further research into this issue is needed. If detrimental impacts on the supply of "safe and affordable housing" is found, or predicted in the future, then these regulations should be expanded to limit the number of units permitted to operate as short-term rentals in the City and to limit the number of days each unit is permitted to operate during each calendar year. Such regulatory approaches are increasingly common in cities across the world that seek to protect their local housing markets from the deleterious effects of unchecked and unregulated short-term housing. See https://www.bloomberg.com/news/articles/2024-07-09/airbnb-abnb-vrbo-expe-why-cities-are-cracking-down-on-short-term-rentals for one discussion of regulatory approaches around the world.
214	
215	Don't enact them
216	Owner should be required to live on site or at least close enough to manage the property/complaints directly and right away. The 24/7 call thing in a way removes responsibility from the owner.
217	Having the owner of the short term rental live onsite, and a cap on the number of guests in the house - regardless of the number of bedrooms.

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
218	Eliminate or put a tight control on total numbers allowed.
219	Having part time short term rental criteria that is mostly exempt from the regulations, or having tiered regulations/tiered license based on rental nights/ year. Until you have/enforce parking regs for all of the neighborhood churches, kind of hypocritical to have parking regs for short term rentals. Why are STR a problem but 5-7 day a week churches get a pass. Please let the parking regs go! Silly
220	
221	
222	Parking rule that is based on what's available at property.
223	
224	Scrapping regulations that are applied only to short term rentals.
225	Required inspection to ensure properties are well maintained.
226	The City should NOT allow short-term rentals in neighborhoods zoned R8. There aren't enough regulations. The short-term rental near us routinely has loud parties, with tenants partying and playing loud music outside at all hours of the day and night. And, yet, the owner won't do anything b/c technically they're within the City's regulations. It's a nightmare for me, as a homeowner and taxpayer (those renters don't live in our City and don't care!). We should NOT have short-term rentals in residential neighborhoods (R8), especially the areas with single family homes.
227	
228	Short term rentals should be subject to the same taxes and health regulations as hotels. Safety is a concern. Short term rentals should be required to have safety systems like sprinklers no different than hotels. What assurance do residents have than registered sex offenders aren't renting in a neighborhood near children What true enforcement mechanism is there to ensure short term rentals are actually short term. Short term rentals are cutting into long term rental ability.
229	Quiet hours should be extended to begin at 9 or 10 pm. Alexandria is largely a quiet residential neighborhood with lots of families with school age children. Loud disruptions should be prevented
230	More time restrictions on how many days you can rent
231	One - require owners to live in the home for minimum 2 full years before it can be rented Two - owner must live on property or within City of Alexandria
232	
233	Have the local police you can weigh in on whether the essential green lighting of people renting out whatever space they feel like is actually going to be realistic as far as noise, trash, and parking enforcement Given reported shortfalls in staffing. The ability to withdraw support of green lighting Alexandria as a de facto short term rental Haven in the eyes of the companies listed after one year if enforcement goals seem unmanageable and unsustainable.
234	
235	Limits on number of people, fines for noise, trash left behind, inappropriate parking. Limits on how often rentals available
236	1. Only allowing 'X' amount of rentals per year, or per season. 2. Noise/party issues - a BIG issue 3. These are homes in neighborhoods where families live, not a 'hotel' district.
237	Entirely ban Airbnb's. Make housing affordable, not investment property.
238	Limit the amount
239	The trash monitor is good. The parking monitor is good.
240	Greater taxes, enforcement of registry and penalties for not registering, regulate like SUPs where applications for and changes to use can be reviewed with neighborhood input.
241	
242	Reduce parking limitations from 4 cars to 2 cars. With an already limited parking area within Old Town, allowing 4 cars is unrealistic, and doesn't encourage use of public transportation or other environmentally friendly means.
243	Nonr
244	see above
245	
246	Implement a high tax rate on them. The rate should be such that only top rate units are available. Others would be forced to sell and would add housing units to the market. There should also be a limit to the number of single family homes that a person can own as rentals.
247	Have a time limit so can't occupy long term
248	
249	Two persons per bedroom plus two additional people and allowing a total of 4 cars seems a bit challenging in most single family neighborhoods where the majority of STR's are located. Please think again.
250	Ensure existing parking regulations are enforced.
251	
252	Short term rentals take away from housing regardless of how you skew data. If those rental were used for housing we would have more units available. Leave the short term rentals to hotels.
253	Respect current home owners
254	Tougher penalties for repeated violations.
255	I think noise is the most common problem and is well worth regulating
256	Implement limits on how many can exist in the city / how many people can own. There are far too many short term rentals here and they prevent people from buying homes to actually live in. Alexandria should adopt the model present in NYC.
257	Honestly, scrap it. Stop wasting time and effort. The city has much bigger problems to deal with than this.
258	I'd really like a way to verify if the short term rental near me is registered with the city. I don't think it is.

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
259	There need to be enforceable regulations, as mentioned. There is a full-time airbnb 3 houses away from us. Trash is constantly spilling over, attracting all kinds of insects and animals. It's an "upscale" rental, so many cars can be there - limiting parking in an already crowded area. (Side note - they don't have parking passes, and there is no enforcement by the traffic patrol on a routine basis - for them or for the City!) The renters feel like it is a vacation, and just wander outside in pajamas and underwear. A lot needs to change.
260	That they do not do more. The City should ban single-family housing from being used as short term rentals due to the shortage of supply of single-family homes in this area.
261	On our cul de sac, the rentals are for recreation. The noise levels, multicar parking, smoke, and speed of vehicles are NOT in keeping with neighborhood. We no longer feel safe, as we dont know who belongs here and who doesnt. No smoking on the property means renters smoke on our property or public property. This is not a nightly party neighborhood. Renters congregate in the middle of the cul de sac. Our dogs are always on alert to the stream of unknown people.
262	Limit maximum cars per property to three
263	
264	
265	Don't allow any permanent short term rental properties. A maximum of one weekend or 3 week days a month for an owner occupied dwelling (say, when the owner is out of town) is all that should be allowed.
266	Banning all short term rentals as illegal motels.
267	- Subleased STR should be banned. Only the owner of the property should be able to convert into a STR. - Saying no parties, providing quiet hours, and replying on the noise ordnances aren't enough. I would like to see something that indicates guests must act in accordance with the character of the neighborhood. None of our other neighbors bring over friends every Friday or Saturday night for even a small get together. The unit we had next door could, under your regulations, legally fit 8 people. In a townhouse 8 people staying in the unit having a bit to drink, listening to music, and just catching up is still loud and disturbing my family's peace. We had several "girls weekends" that did end up being louder than we were comfortable with, but they were not throwing a party. They were all staying there and just enjoying a night together. How to balance that with the character of the neighborhood (quiet nights with neighbors occasionally getting friends together) is the real challenge for noise. - With the noise ordnance there is a sense that neighbors should work it out. But with STR you don't know the guests and it's not up to the neighborhood to police people who are only going to be there for a very short time. They aren't being considerate of the environment they are coming into and we should not have to place ourselves at risk to ask nicely for someone to turn down their music. I think this is your idea with the hotline, but there has to be action taken that the person complaining can see. Otherwise they just give up reporting. - I want to know what happens when a neighbor complains of noise, but an internal noise monitor isn't registering it as problematic. We know noise can travel in unexpected ways and I don't doubt someone may be within the limit in the house, but it is traveling in a way that impacts others greatly. This gets back to maintaining the character of the community. - In condos/townhouses TVs should be required to be mounted on an internal wall or freestanding. The neighbors was mounted against the wall and we could always hear exactly what was playing. I don't think they were turning it up too loud - it's just the way acoustics work. - Ban smoking (pot or cigarette) on all STR properties (at least condos/townhouses). Let them go to a sidewalk or alley further away from windows. Some of my ideas may seem big brother, but this is a business being run out of a neighborhood. These guests change the feel of the neighborhood each time a new person checks in. From taking our parking, leaving trash, being noisy to being downright menacing at times, the neighbors don't know what to expect with each new guest. For me (and others I've talked to) this is extremely anxiety producing and severely impacted my quality of life. So yes, I think they should be HEAVILY regulated. We don't have enough decent hotels priced reasonably (and NONE currently near Del Ray/Lynhaven), one reason I believe these units have flourished. If someone was coming to Alexandria and spending time at a hotel, how much would the city make off of those taxes and fees? What regulations do you impose on that business? I'm assuming Alexandria would make more money and that business would have a lot more oversight of how it's operating. Based on my experiences and the need for a larger business tax base, I would ban STR and invest in other hotel/rental options run by actual businesses and not people trying to make an extra buck who don't even live here and don't contribute to our community. I realize this probably isn't going to happen and I think your proposals make a lot of sense and are certainly a good start, but I don't think they will curtail the issues, especially noise, that can be subjective.
268	I would love to see higher fees, or some other disincentive, for corporate owned short term rentals. A homeowner renting from time to time is a different situation than a corporation holding housing stock when residents can't afford homes
269	Only enforcement can make a difference
270	While 1 hour to resolve complaints is ideal, it is not sustainable. Many hosts like my wife and I have jobs. While we have never had complaints as hosts from neighbors (and we do check up on them), if a complaint were to come up, we'd expect 24 hours to resolve it. 12 hours is enough of a window to reach out to guests, reach out to handymen or contractors, and coordinate fixes.
271	Limits or prohibitions on the use of apartment units as short term rentals without notification of other tenants on the property.
272	Stiffer penalties. Fewer cars permitted to park. Actually, with a housing shortage, how can short term rentals be an option for the City, other than a room in someone's house?
273	Putting a cap on the number of units.
274	A residency requirement to prevent full time SRTs.
275	Hosts host to help pay for expensive mortgages.Simplify things, not complicate them...
276	We are a young couple who depend on short-term rental income to afford our home in Old Town. This business has allowed us to invest in beautification of the property and make significant improvements in keeping with the historic character of our neighborhood. We recommend removing the proposed licensing fee and process, which has no effect other than to discourage investment in Alexandria through small business owners like us.
277	Fines and a limit of the amount of STR in Alexandria. Building more boutique hotels. Building more affordable housing
278	
279	Any regulations need to be enforceable and that has to be paramount in implementing new rules.
280	see 6
281	Not sure yet. The ones in our neighborhood have not been disruptive. Guests are generally well-mannered and aren't much of a burden to residents (both owners and renters). There is the occasional issue of a party or maybe trash, but it's not as if the residents are "that" inconvenienced.
282	Enforcing the same rules for homeowners as for homeowners who have ABNB. Enforce trash, parking, parties and occupancy the same!
283	Ban short-term rentals all together.

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
284	Removing the short term rental program from the city as done in other dense cities with high housing costs and low housing supply; or require owner-occupied short term rentals only.
285	
286	
287	The rules should be no different than existing ordinances for all other properties and rental arrangements.
288	Like I said ...I have a parking place. I see a "no win" for residents regardless of permits, rules, and regulations! That's my \$.02 worth!
289	As mentioned in the slides, parking BUT actual enforcement especially in restricted areas. We have 2 AirBnBs listing free parking despite the permit only restrictions. Owners must 1) notify / revise advertisement; 2) owner must provide a parking pass. Currently, no action is being done and city enforcement is non-existent
290	The annual registration fee should be increased significantly to ensure enforcement and reporting is funded by the STR owners not taxpayers. \$200+/month is more than reasonable given the income generated by STRs. Parking should be required to be 100% onsite ensuring there is no impact to residents who use on street parking. STR operators should be required to file annual reporting with occupancy rates, complaints, etc. which is provided to neighbors and community associations.
291	Here are MUST haves for Short Term Rentals if they are not barred full stop. 1. Owners must reside within a 5 mile radius of rented property or be on site during the rental period. 2. Occupancy of historic structures must be halved because of shared beams and general noise of very very closely connected properties 3. Taxation must be doubled on current hotel property rates. Most tourists need to be directed to the expansive new hotels in the area where noise and crowd control are implemented. 4. Firewalls must be installed on connecting properties in historic districts. I am attached to an AirBNB and the fire alarms from the property have sent me into panic as random individuals do not know how to work gas cooking and old home radiator systems. These historic properties take A LOT of monitoring and care to not have us all go up in flames. Old Town owners spend multi millions on these properties and cannot have the insurance risk.
292	
293	Prohibit short term rentals.
294	- need to define short term rental in comparison to rental. Seems like this allows STR to be a permanent option which then really becomes a rental. - need to limit parking and address parking zone requirements. If you have multiple STR on a street and allow 4 cars per unit, this will create major issues - need to ensure owners address pets and pet litter. nearby STR to me has had pets and renters do not pick up. -is there a way to view STRs on city web - so permanent residents know and can help monitor issues? There should requirement to register with city and info accessible. -
295	The notification should extend beyond 200 feet. Other homes are affected, not just ones next door.
296	Make them more restrictive. Increase fees and other charges to increase city revenue. This would help compensate for removal of the rental from housing stock.
297	Make them a lot costlier for the owners!!!
298	Stop with the over- regulating!
299	Maybe limit the number of short term rentals people can own.
300	See above!
301	Limit the number of rentals per owner, must live in area so they are invested in area, larger yearly fee to be a rental.
302	no changes are needed.
303	Some consideration of how much of the housing stock is "too much." Maybe target a percentage and structure the registration fees to disincentivize new STRs if the percentage gets too high.
304	
305	I would like to see a way to report neighbors who interfere with my ability to use my property in a way that allows me to afford to live in the city and afford the absurdly high property taxes. If they can report me, how do I report them? What consequence (3 strike/5 strike) do my neighbors face for not complying with city ordinances? Will they lose the ability to work in their home? To make money to afford a high cost city? To use their property as they see fit? If not, why not? Also, I don't agree with the notification requirement. It interferes with my privacy and my guests' privacy (targets them as tourists) when they are wanting to live like a local. If they wanted to be easy targets as tourists, they would stay in a hotel.
306	
307	
308	
309	See #6. Allowing an exception to the \$400 penalty for owner occupied homes with STRs.
310	Supports
311	I some think better. Parking options for street parking for guests would be very helpful
312	We are already well regulated by Airbnb so I believe we leave things as they are.
313	Make no changes to the CURRENT short term rentals. Making changes is only giving in to a minority of loud complaints. We have run our AirBnB since 2008. We never once had a complaint from a neighbor. Our unit generates approximately \$15k in tax revenue for the city. The city should perform a revenue assessment to determine what the proposed regulations will do the city's income via fees and taxed. The increased regulation will likely lead to increases expenses to the city and therefore reduced overall income. The expectation of the "probable short term rentals" all converting to registered units is inflated. There will likely be several in the "registered units" group that will cease operation with the increased regulation.
314	
315	
316	We suggest that an appeal process be introduced to allow hosts to address and contest any erroneous or biased claims. Additionally, we recommend that all complaints or reports of violations meet a certain burden of proof to ensure fairness and accuracy in enforcement. This approach would help guarantee that penalties are just and that genuine efforts to comply with regulations are recognized and protected.
317	Need to add restrictions on one-night rentals and two-night on weekend to limit partying. They should disallow sub-letting for STRs also. The rental next to us had most of these regulations in the listing but was still a terror to the neighborhood.

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
318	Adjust noise hours. 7am is awfully early on a weekend. Aren't we expected to wait until 8/9 to do yard work or construction? Add something about limits on vehicles that need to be parked off property (on street) in neighborhoods.
319	Very strict regulations requiring owner on site and no parking
320	Owner occupancy required to operate an STR. Hotels & BnBs have staff on site to manage issues, STRs should also require onsite staff. Parking permits for street parking should be required. Improved safety standards for STRs. The house attached to me has an addition built on stilts. The illegal construction changed the way the noise flows throughout the house and it often sounds as though the guests are jumping around inside my home and it is very disruptive.
321	Greater detail on the parking restrictions (e.g., cars must fit on driveways, owners must provide a parking tag in neighborhoods that have those). Public notification of requests with an option for neighbors to request a hearing where they can voice concerns. Also a way to voice concerns remotely in the absence of a hearing> Limits to how many short term rentals can exist in a given area (e.g., no more than one per street). Require owners of short term rentals to live within the City of Alexandria.
322	Doing a phased rollout of the regulations.
323	Education to the community on where to go with complaints when they happen. Presentation alludes to 311 but when you're ticked you're calling the Cops. Very clear instructions on when trash can be put out, not just when the cans must be brought in.
324	Do not allow it, let individual condo associations make their own rules about it.
325	No 3-5 strike your out. Way too extreme. I think you could fine/charge, and keep track of the history of a "bad apple" but to simply close them down, seems way too extreme.
326	Perhaps consider an overall cap on how many individuals could be in a house as well -- not just the proposed 2/bedroom x number of bedrooms + 2 overall. That could be a lot of people in a 4-bedroom house, for example. Also, how about limiting how many short-term rentals are allowed in any particular area? Would that be feasible? Having a parking "plan" sounds nice, but is meaningless without facts and a better idea of what people would be held to. Better, tighter enforcement would be a plus. Overall, there seems to be a heavy emphasis on the financial aspects--as in tax benefits for the city--and not enough focus on the gamut of other issues. It sounds at times as if you are simply paying lip service to resident concerns over the impact on the community of these short-term rentals.
327	<p>First and foremost I agree with having some form of regulation but I feel alot of these policies are too restrictive. Short-term rental operators' policies should follow the same regulations as Long-term rental operators, there shouldn't be a huge difference because at the end of the day both Operators are functioning as one and the same business practice. 1. Recommendation: Removal of the operator having to live 15 miles from the residency Or Edit it to if Operators live more than 30 miles from the residency they should be required to have a business license such that their business information is public and easily accessible by the city. Reasoning: Personal/Buisness contact information should suffice to serve as an emergency contact whilst also providing a mailing address(that isn't a P.O box but an actual location) While the intention makes sense this immediately restricts and blocks operators that do not live in the same state, or live 20 miles out, for example, an operator may live in Reston VA and live 30 miles away but will be able to get to the home within 30 minutes the same time someone that may live in Washington who lives 10 miles away but traffic leads them to get to the property within 30 minutes also. There are landlords/management companies that have properties that are able to conduct management of their normal long term rentals perfectly by having cleaning teams, maintenance men/women, and so on. Especially since covid we have alot of systems now where homes can be managed remotely. I believe this will result in not only operators falsifying their address but add another stress that is not needed when we already have proven systems that landlords/management companies already practice in Alexandria VA which may live in different states, countries and so on. A better replacement is sharing the personal address/business address will suffice. 2. Resolving an incident within 1 hour or attempt *in-person*, Recommendation: Increasing 1 hour to 24-48 hours within business hours (except for emergencies), and removing the wording of "In-person" Reasoning: This brings my same point outside of emergencies this seems a bit too extreme, the operator because of being far away may not be able to resolve the incident within 1 hour *in-person* the wording can be used against an operator easily by neighbors that may not like the idea of STRs, this will result in desperation in some operators the same idea of businesses saying "we deliver pizza within 30 minutes or your money back" drivers have been shown to break local traffic laws and other things to accomplish this limiting factor. You do not need to be in-person to resolve these issues, operators make use of their cleaning staff and handystaff or even request their neighbors that they know to resolve the issue. Also there are already systems in place for hosting platforms like Airbnb for example that already have systems that will ban hosts for not resolving incidents within a limited time but you are not required to be there in person as long as you're able to resolve the issue there shouldn't be an issue whether the operator was there in person or not. Also 1 hour is not enough time if there's an issue at 3 am, the operator may be asleep automatically giving them no chance of resolving the issue until normal operating hours 3. Recommendation: The removing operator must maintain a log of all occupants for one year. Or Edit the policy to require hosts to maintain records of each booking for one year rather than a log of all occupants. (Washington DC has a policy such as this and it works seamlessly) Reasoning: This is too ambiguous and the effort of keeping these logs is a bit too complicated and will automatically complicate a process that should be seamless for both the operator and the city. Which will result in extra management that is not needed. For all hosting platforms all a guest has to show is the identification of the person booking the listing, including the number of people themselves who will be staying at the unit. It is the same as trying to keep track of every single customer that has made a purchase in a business, which may have bought multiple items for different people but it is extremely hard to keep track of every single person who may be potentially a part of the transaction. Also hosting platforms such as Airbnb already keep track of all this information for the Guest who is booking the unit. Almost all of the operators will not be able to log all occupants just based off how the hosting platforms work by default, this is only possible usually by Hotels, but for STR this system is a lot different. 4. Recommendation: Removal of a Parking plan if parking is not available on the property Reasoning: should not be dictated by the operator, Old town Alexandria by default already has public parking and private resident parking that is maintained by the city by default which has been carefully constructed by civil architects who spent years acquiring the skills to provide a parking system in Old Town Alexandria, I believe leaving it up to the operator may result in further complicating the process of operating in the city. This should be more so as an option rather than a requirement.</p>

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
327 cont.	<p>5. Removal: Description and photos of the STR Reasoning: This is a bit unique to Alexandria only a small amount of cities try to implement this policy without success. Descriptions and photos of STRs always change on a monthly basis for alot of operators this would just result to an un-updated record of photos and descriptions, also a majority of STR-friendly cities do not implement this mandate, this is unneeded and redundant, as long as a permit and address are given to the city that should suffice enough. You can find these descriptions and photos on the hosting website if need be but other than that it should not be a required option as it is not needed. An STR is the same as an LTR operations-wise, and you do not need to provide the same information because you trust traditional landlords this should be the same for STR operators.</p> <p>6. Adding more processes in the Enforcement of violations leads to a 12-month suspension. I believe adding more citations, fines and other processes then finally implementing a 12-month suspension on an operator's permit. For example, if they violate a policy but make active changes immediately this should not result in them gaining a mark or a fine but if not resolved asap then a citation and fine should be given, if those are not paid or acknowledged then can be escalated to applying fees on and so on. Reasoning: A 12-month suspension should be for only extreme cases the same way we suspend licenses for businesses, driver licenses and so on. There are processes before that lead to the suspension of permits there should also be an appeal process incorporated for these cases before the 12-month suspension is issued. This also leaves an incentive for local residents to use this policy against to STR operators, some STR operators sublease properties where they have only a 1-year lease with the landlord where they operate an STR operation at the home they're leasing. If a resident that by default does not agree with STRs they can use this as an incentive to try to "clear" STR units out of the area. I have met my share of residents that go out of their way to bother local travelers that are staying in the area simply off the fact that they do not support the business. I believe this enforcement wording works more in favor of residents who are looking for ways to negatively impact STR operators in general. A 12-month suspension is a bit of an extreme, and again when it comes to extreme cases, the bad apples of the system will most likely just find ways to just not register and ignore all these policies all-together which will further separate trust between local residents and STR operators and the city</p> <p>7. Recommendation: Removal/Edit Neighborhood guide notification Reasoning: STR Operators should not have to indicate the property is an STR the same way LTR (Long-term Rental) Landlords/Operators do not have to disclose that their property is a rental. This can lead to a direct privacy violation towards the guests. Guests on hosting platforms care about something extremely important to them, which is privacy, if other residents know they're travelers, from out of town or renting a unit this makes them feel uncomfortable as they feel like they may be treated the same or quiet frankly they deserve to have the same type of privacy because this can lead to local residents having some form of "target" towards travelers that stay in an STR. Which does and has happened consistently for disgruntled local residents who are not in support of STR. If anything there needs to be an anonymous notification but never showing the address and such</p> <p>8. Recommendation: Removal of requiring to have insurance, Reasoning: Hosting platforms such as Airbnb, VRBO, and Booking.com already have insurance that automatically covers each reservation with a 1 million liability insurance, also all homeowners already have home insurance on the unit by default once they list a property on these units. Please refer to https://www.airbnb.com/help/article/3218 As an example.</p>
327 cont.	<p>9. The fee is estimated to being \$300-\$400 annual. I believe this fee is too expensive for only 1 year. I believe this should be \$100 for 1 year and \$150 for two year permit and so on. There should be an option to pay more for a two-year - 3 year and so on permit.</p> <p>10. Further research: Prohibit weddings, parties, special events, or any gathering exceeding the maximum occupancy Reasoning: Some homes are mansions that specifically get booked for special events or weddings. All hosting platforms already ban parties and have intricate systems that block Operators from allowing parties. But some homes that are huge and have alot of land host events or weddings, exceeding the maximum occupancy but the actual occupancy are perhaps only the family of that is hosting the event as they will be sleeping at the home but they may have guests. This process is already managed by Airbnb for example I believe adding the city to an already intricate process may result in overcomplication when the hosting platforms already have systems for these cases. In summary STR's are not hugely different from LTRs the same policies we apply to LTRs (long term rentals) should be applied to STR's (short term rentals) without over complicating regulations as it feels a bit targeted towards STR Operators. Some of these policies are good ideas but need more edits as they will directly affect over 1k STRs in Alexandria, I personally feel that the current system is fine as is, but completely understand the appeal of providing regulations, but it makes no sense to overcomplicate some of these policies, the more limitations will lead to more confusion and more administrative management. Given that Operators actively generate over \$1-\$3 million dollars of Tax revenue to Alexandria, supports local businesses in the area. We need to make sure that we do not add policies that will negatively affect operators dramatically and coincidentally affect Local business owners, and local economy of Alexandria. As the estimated affect of 20% of the hosts to be filtered out after a change to regulations, I believe if all of these policies are applied, this would increase to over 43% of hosts being filtered out. Alexandria is an amazing city and I know officials will choose what is in the best interest for all parties. You can contact me at floydsfreedom@gmail.com 914-294-1722 I would love to be apart of the planning sessions or add more insight on my recommendations thank you!</p>
328	Implementation of consequences to neighbors for unnecessary and unwarranted complaints.

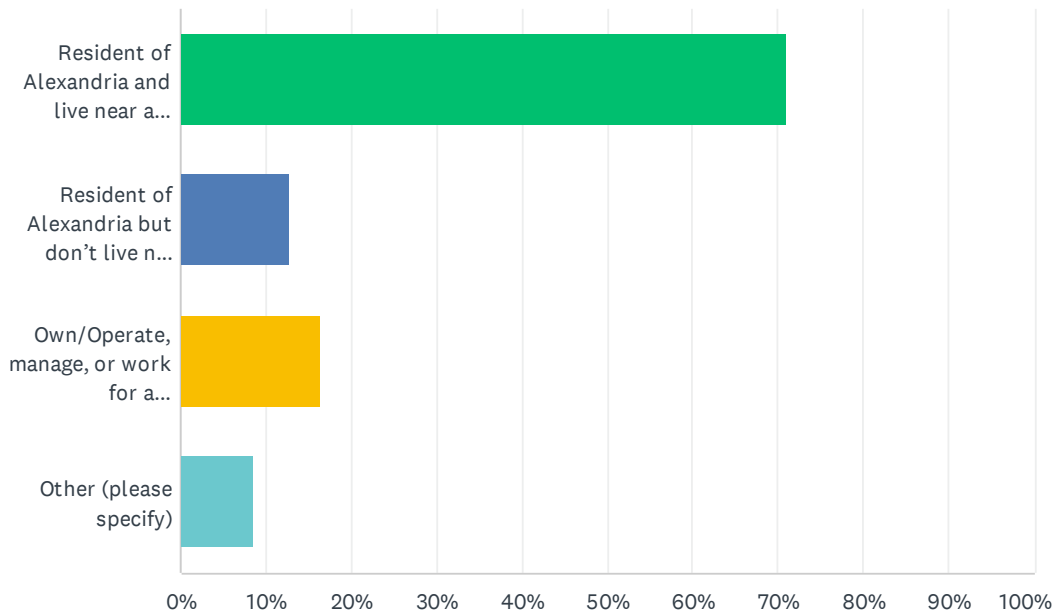
Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
329	<p>Start over with an entirely new regulatory framework. First, the City glosses over its failure to enforce the more than one-third of suspected STRs in Alexandria that have not registered under the current system. That is the first problem that new regulations should address: universal registration of STR and enforcement of penalties for non-registration. The City should charge \$300 annually to register an STR, and it should require universal registration. A requirement of registration should be mandatory acceptance of City-directed mediation to address valid complaints raised by neighbors. The City should give permit and code enforcement officials the responsibility to identify STR registration violators, and it should charge 10 times the annual registration fee (\$3,000) as the penalty for non-registration after identification by enforcement officials. If, after the fine is levied, a host still fails to register or to pay their levied fine, the City should first temporarily and then, for repeated violators, permanently bar the host from operating an STR in Alexandria. For any STR that remains in violation, the City should condemn the property and evict inhabitants until fines are paid and it no longer operates as an STR. The City can also work with large scale platforms like Airbnb and VRBO to delist properties or hosts that consistently violate registration requirements or fail to pay fines, and the City can also work with these platforms to garnish payouts to cover fines. The City could even work with large platforms to register and pay the fee on hosts' behalf, thereby increasing compliance and reducing non-compliance. Once all STRs in the City are registered with the City annually, the City should create an option for STR-related complaints under 311. The City, not the complainant, should contact the host through the contact information provided during the registration process to convey a complaint and request a remedy. If the complaint is criminal in nature, such as a noise complaint, it should be noted and referred to the police for follow up. If it is non-criminal in nature, such as trash bins not being relocated after trash collection, 311 officials should reach out to the host through the contact information provided by the host during the registration process. The City should not provide citizens' contact information to one another in order to resolve complaints. On the basis of registration and complaints, the City should categorize STRs as Good Neighbors, and Not Yet Good Neighbors. Good Neighbors are any duly registered and paid-up STRs that have one or fewer complaints to the City per calendar month. The only requirement for Good Neighbors to remain so is to register annually with the City, pay their annual registration fee, and have fewer than two complaints in any given calendar month. As soon as two or more complaints are raised in a given month, either by multiple complainants for the same issue or instance, or by an individual complainant more than once in the same calendar month, a City mediator will reach back out to the complainant(s) to gather more details on their complaint and desired remedy, and then the City mediator will reach out to the host to schedule a mediation session between the host and their neighbors with a complaint. Participation in and acceptance of the results of binding mediation is a requirement of a host to register and operate an STR in the City of Alexandria, and participation in the mediation process is a requirement of the complainant(s) to have their complaints addressed with the host through binding mediation run by the City. The City mediator will determine the validity of complaints raised about the STR and the appropriate steps and timeframes to resolve these complaints in a manner fair and reasonable to both the host and the complainant(s). If, during the mediation process, a City mediator believes either the complainant(s) or the host is acting in bad faith, that City mediator has the authority to disregard complaints or to revoke the license to operate of any STR either temporarily or permanently. While the decision of the mediator is binding, both complainant(s) and hosts always have the right and option to raise their concerns to the City Council to address any flaws they find in the City mediator's process or determination. The three-fold goal of the mediation process is to quickly identify the "bad apples," hosts operating in bad faith with their neighbors, and bar them from operating STRs in Alexandria. For complainants operating in bad faith, either because they dislike STRs in general or enjoy making a nuisance of themselves, the mediator can disregard their illegitimate, bad faith complaints. And for STR hosts operating in good faith with their neighbors but needing a bit of guidance or improvement, the mediation process will restore them to Good Neighbor status through a remediation plan to address their neighbors' legitimate concerns. Because of the very limited number of STR-related complaints in the City, the role of mediator is likely only a part-time position requiring only a modest amount of additional training for an existing City employee. No additional record keeping or enforcement resources beyond those that already exist are required. And this approach will more than cover its own costs and thus will also generate additional fee resources for the City. Furthermore, it will eliminate only "bad apples" and will not lead to a reduction in STR supply and thereby worsen the housing affordability challenges that the City already faces. If in the future a larger percentage of the City's available housing supply becomes STRs, such that STRs are likely increasing the costs of housing in the City, the City can revisit how to control the overall supply of STRs to reduce the market pressures they might create for affordable housing. At present, however, that is not an issue, so it does not need to be addressed.</p>
330	I think that the built in systems of rating the apartments does a very good job of weeding out the bad actors. No system is perfect, but this is pretty good.
331	None at this time.
332	
333	No changes. The city is already making millions of dollars on STR's, no need to price gauge your residents that own these homes and already pay taxes on them.
334	Allowing owner or agent to resolve issue by phone; not have to be in person. There should be a hearing for violations before one is found; irascible neighbors can complain 3 x and the STR owner/operator seems to have no recourse or opportunity to be heard. Should require all STR owners to have STR insurance on top of their homeowners of at least 500,000, preferably 1 mil. Thanks for the opportunity to share my thoughts. Maria Getoff, Harmonized Getaways. 703.338.7748
335	Rethinking the penalties is needed. Strs are a difficult business with less rewards than a few years ago. Most hosts are careful who they rent to because they don't want their property damaged. Airbnb also has a party ban. So things have changed a lot in a few years. I have 4 neighbors. One of them sends complaints frequently. The others have never complained. How do you create a fair process that addresses the possibility of unreasonable complaints?
336	A clear timeline on the permitting process and steps that will be required to comply.
337	Dropping the registration fees and the requirement of being within 15 miles of property. Hefty fines for those not registering with the city.
338	Something needs to be included to make sure the neighbor complaints are valid. We have a neighbor who is out to make the Airbnbs go away. If given the opportunity to lobby complaints to ensure Airbnb next goes away, she will. When Airbnb receives a complaint, they launch an investigation and give both sides of the situation an opportunity to share their experiences.
339	Develop regulation in the ordinance to regulate short-term rentals. Consider a resident bill-of-rights in terms of short-term rentals considering the impact these can have on parking, noise, management of properties, and neighborhood impact on full-time residents. Consider designating certain areas of the City as appropriate for zoning of short-term rentals and provide a clear and concise policy that renters can follow.
340	None. There isn't a problem with STRs that appears to impact anyone in my neighborhood or that I have heard from.
341	Removing the 3 strikes/5 strikes or adding over a certain time period (ex: three strikes over 12 months or 5 strikes over 18 months) Absolutely must remove the notify neighbors within 200ft of short term rental. One cantankerous neighbor could unfairly impact a family's livelihood with unreasonable reports. I see this firsthand as someone who lives on a block with a short term rental that someone else owns - we have one awful neighbor that calls the police routinely for unreasonable things unrelated to the Airbnb (elementary school children riding bikes in the street, for example). If she were one of the neighbors on the street where I own a short term rental I'd be unfairly targeted.
342	More monitoring that doesn't rely on surrounding residents calling the police/hotlines.
343	Leave everything as is. Looks like someone had a bunch of time on their hands, so decided to mess with something that is not a problem
344	Adding parking restrictions!!!

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
345	None, just enforcement for city codes and rules on the books.
346	I missed it - will there be an occupancy tax charged to STR guests?
347	Reduce the maximum number of cars allowed at each property.
348	Improving Alex311 reporting (and response time) for short term rentals is a great way to streamline requests and provide data for further improvements.
349	Larger occupancy limits. More support for str and the benefits they bring to Alexandria. Good Airbnb operators should be embraced, not shunned or discouraged.
350	Absolute and total prohibition.
351	See my answer to question #6 above. I believe the permit fee should be scaled for each owner instead of fixed.
352	Limiting how many nights a month can be used as a short term rental. Or come up with regulations to how frequently there is turnover on them For example, I don't want new Air BnB tenants every few days. I feel unsafe at home with so many strangers coming in and out.
353	Make even more regulations.
354	
355	Apply regulations to long term rentals!!!
356	Ensuring compliance with enhanced regulations and increasing oversight of these properties.
357	Nothing would be an improvement, it would all impose an undue burden on hosts that help tourists experience Alexandria
358	Occupancy
359	Some definition around what "parking plan" means. If there's only street parking, what plan is there other than "park on the street?"
360	Deny them.
361	see answer to question 5
362	Consider enforcing existing regulations, codes, ordinances (most of which meet the perceived need) before creating new ones and prove that your existing staff is not capable of managing the workload before growing the government. Consider 2 or 3 night minimum stays and minimum age of 25 for guests in order to limit potential for parties. Consider limiting the number of properties that one person can operate. Consider different and less oppressive rules for owner-occupied properties as we speculate that the small number of issues are most likely occurring at STRs that are not owner occupied. If you do not want to consider different rules for owner-occupied STRs, consider only allowing owner-occupied STRs to operate; similar to Arlington County, Montgomery County, and Fairfax County. Consider standing up an advisory committee comprised of hosts to discuss/propose regulations and enforce regulations (like an HOA) instead of doing this in a vacuum with no local industry members and using this study of local STRs. Consider a requirement for "Minut" detectors that alert hosts about prolonged noise disturbances. Consider requirement for external cameras at property entrances and exits so operators can properly monitor and enforce occupancy limits. The memo states, "Unfortunately, short-term renters may not always know or follow city regulations, resulting in these types of complaints." Indeed, this statement is also true and more perhaps truer for "regular" city residents so why, again, are STR operators being singled out. I can assure you that my wife and I are very familiar with city regulations as are the other STR operators on our street. Enforcement of existing city regulations should be applied equally to ALL residents of the city. I strongly recommend that before the City Council considers new regulations, the city should provide existing regulations to STR operators at the time of registration and then the city should enforce existing regulations, which seem to satisfy the limited number of concerns from city residents who may or may not comprise the "recent calls" for regulation as again the need for this study and proposed regulations is not clear to this resident.
363	I like the proposed regulations.
364	Deny all uses of ADUs except for immediate family member occupancy.
365	Prohibit owner-unoccupied short-term rentals.
366	There are 3 homes on my short block (Vernon St.) Not long ago, 5 cars were associated with this one house! There aren't enough parking spaces for people that live on this block full time . So when 3 more homes have renters , we are at a great loss for places to park. We can try parking on Colonial Ave. but they have several rental house there too. Also all of the new homes and apartment that were built behind us on 1st Street and beyond park on Colonial Ave. and then Colonial Ave. residence try to park on Vernon Street . I am 81 years old. I never went anywhere in the late afternoon and evening unless someone picked me up. ...fearing I would have to walk long distances after dark. We, on Vernon Street , put up with workmen parking here while building all of the apartments across Henry St. in both directions. Side note. Vernon St. is the first street from the Metro Station that doesn't have timed parking. We also have homes with permanent residents who have more than 2 and in one case 5 automobiles/ trucks! I live in the home that I grew up in and worked for 38 years in the Alexandria Public schools.
367	Parking is already bad in some areas. Short term rentals should be required to provide off-street parking in those areas where parking is already stressed by residents alone. Also, probably need two tracks, one for whole home and another for someone renting a room out of thier house.
368	I don't think any of the regulations are going to improve the existing situation; if folks have specific problems with units, they should go through the channels we already have in place with code enforcement and other departments.
369	The three strikes/five strikes, direct lines of communications. Stricter noise ordinances, smoking rules. Keep in mind in Alexandria city, a lot of these airbnbs are in older row homes environments where the walls are thin and residences are close to each other. It would be interesting to understand how many airbnbs are for standalone homes versus townhome or apartment style properties. It's frustrating to have a revolving door of people next door to you when you're on a residential environment. There are safety concerns and an overall lack of respect. I would also encourage making requirements in longer lengths of stay. In our experience, those staying longer seem to be more respectful of the properties, versus those that are staying for 2-3 days.
370	Annual fees + etiquette enforcements to assist in bringing revenue to the City. Responsible allocation of this revenue, perhaps to other Housing needs.
371	1. Formal publicly accessible application process in addition to permit payment and good neighbor stipulations, which must be submitted yearly (including anonymized guest log, revenue [for data comparison purposes based on LTR], proof of good neighbor guidance dissemination). 2. Consideration for how owners must operate under circumstances such as gathering limits imposed during the pandemic. 3. Limits on how many units can be STR based on housing density/ limits on how many STR units one owner can have in a single zip code. 4. Penalty guidance for unauthorized STRs.
372	not sure but the 3/5 strikes make a lot of sense. if there's a distinction between standard complaints and rental related (of it pertains to email or phone hotlines) complaints it needs to be clarified

Respondent	Question #7: What changes would most improve the proposed short-term rental regulations?
373	See above suggestions
374	The requirement to notify everyone in a 200 foot radius of a property is too difficult to comply with. Meaning no one will be able to comply - which is unreasonable. Recommend removal of requirement to notify all civic associations, and stick to just property owners being notified.
375	
376	
377	The city really doesn't have a good way of enforcing noise ordinance violations, might be worth thinking of a new way to do that.
378	Create a 'bright line test' for violations. If the owner exceeds X number of reported violations that are documented appropriately, then impose a fine on an escalating scale.
379	Get rid of the guest log requirement, significantly lower the annual fee.
380	
381	
382	The proposed regs seem to require that an operator be able to physically drive to the site to resolve a problem within one hour; this strikes me as unreasonable. What if I rent out my house and take a trip during the rental period -- must I hire an agent who is able to drive to my property to resolve a problem in person within one hour?
383	Consistency and enforcement of the regulations
384	
385	Eliminate short-term rentals in the City.
386	Many communities across the world now die because of too many rentals. The figures quoted in this report are for the City as a whole but it would be foolish to allow STRs to create local concentrations - Old Town for instance. Renters add nothing to community life.
387	I would only allow short-term rentals for shared-space situations where the residents live on-site (i.e. not renting out the entire house). I would also stipulate a maximum amount of time each year that people can list their home as a short-term rental (i.e. to account for vacations and things like that). However, I firmly believe that people should not be able to buy a house just to rent it out as a short-term rental. We should NOT allow people to profit off denying long-term housing to local residents.
388	remove any permitting requirements and fees and any required notifications to civic associations that you're not a part of

Q1 Please select all of the following that apply to you:

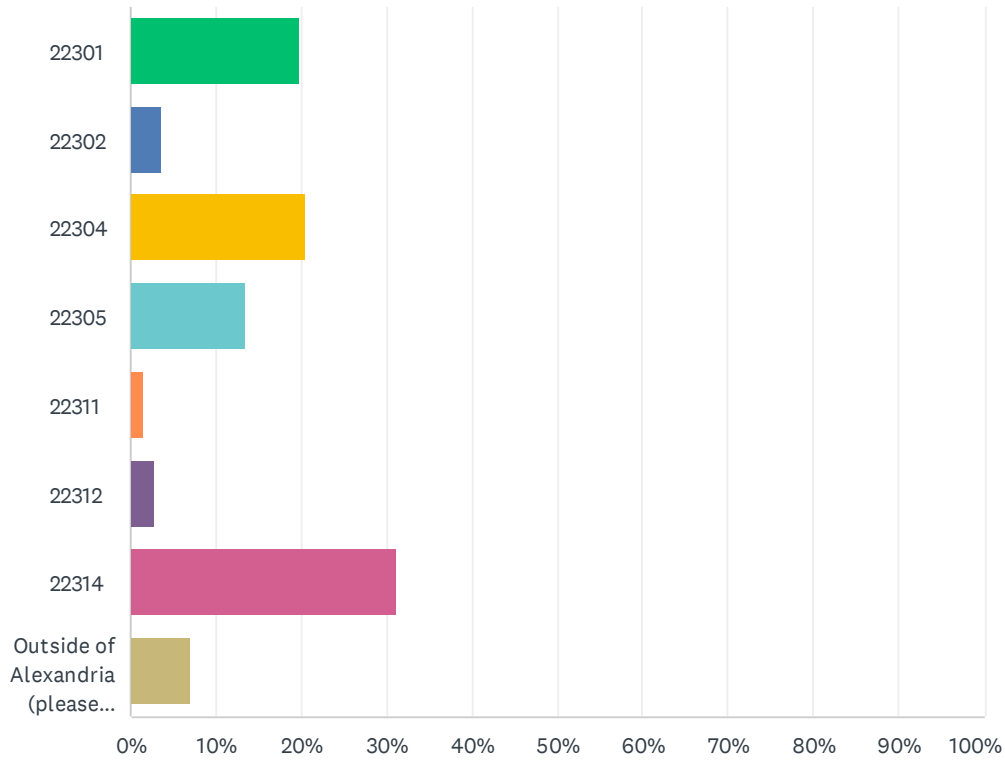
Answered: 141 Skipped: 0



ANSWER CHOICES	RESPONSES	
Resident of Alexandria and live near a short-term rental	70.92%	100
Resident of Alexandria but don't live near a short-term rental	12.77%	18
Own/Operate, manage, or work for a short-term rental operator	16.31%	23
Other (please specify)	8.51%	12
Total Respondents: 141		

Q2 What is your zip code?

Answered: 141 Skipped: 0



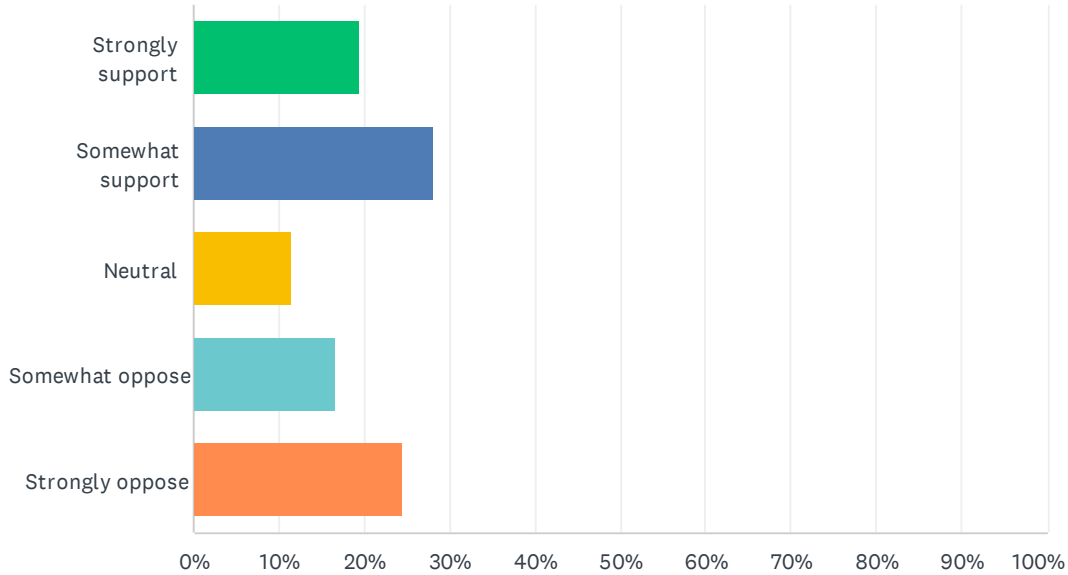
ANSWER CHOICES	RESPONSES	
22301	19.86%	28
22302	3.55%	5
22304	20.57%	29
22305	13.48%	19
22311	1.42%	2
22312	2.84%	4
22314	31.21%	44
Outside of Alexandria (please specify):	7.09%	10
TOTAL		141

Q3 What is your email address? If you choose to provide your email address, we may use it to follow up for more information and/or keep you informed on this topic.

Answered: 78 Skipped: 63

Q4 How do you feel about the proposed standards for operating a short-term rental in Alexandria?

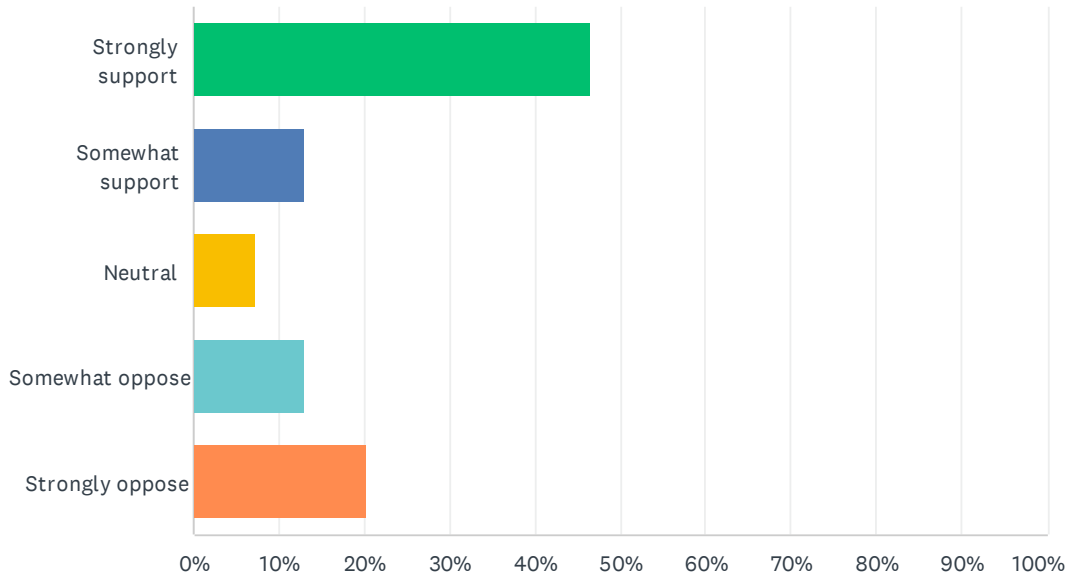
Answered: 139 Skipped: 2



ANSWER CHOICES	RESPONSES	
Strongly support	19.42%	27
Somewhat support	28.06%	39
Neutral	11.51%	16
Somewhat oppose	16.55%	23
Strongly oppose	24.46%	34
TOTAL		139

Q5 How do you feel about the proposed permit requirement to operate a short-term rental in Alexandria?

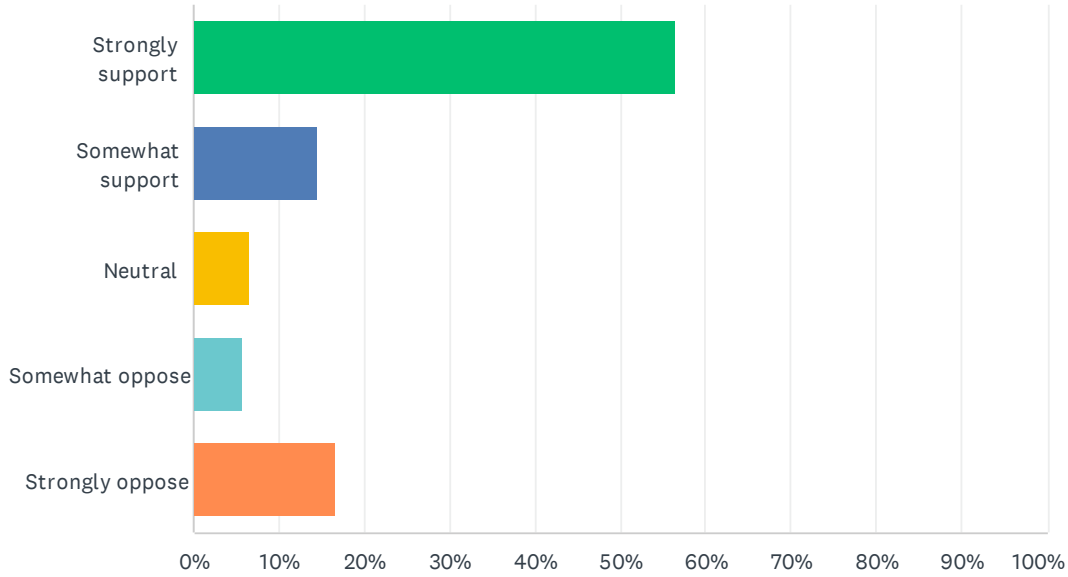
Answered: 138 Skipped: 3



ANSWER CHOICES	RESPONSES	
Strongly support	46.38%	64
Somewhat support	13.04%	18
Neutral	7.25%	10
Somewhat oppose	13.04%	18
Strongly oppose	20.29%	28
TOTAL		138

Q6 How do you feel about the proposed regulations that would allow the City to revoke or deny a short-term rental permit?

Answered: 138 Skipped: 3



ANSWER CHOICES	RESPONSES	
Strongly support	56.52%	78
Somewhat support	14.49%	20
Neutral	6.52%	9
Somewhat oppose	5.80%	8
Strongly oppose	16.67%	23
TOTAL		138

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
1	Do these requirements also address property maintenance standards? We have large trees in our neighborhood and at one house that is a 365 day/year rental, an adjacent neighbor had issues about unkept/overhanging trees in the backyard. How can issues like that be rectified?
2	
3	The city needs to specify who is responsible for what. For example, with the neighbor notification, is the city going to do this or are they expecting the airbnb owner to. They should also give details on enforcement. How are they going to make sure every Airbnb owner has a Good Neighbor Guide, occupancy limits in place, etc?
4	More regulation the better. Short term rentals can be a neighborhood nuisance; not always, but regularly enough.
5	i am disappointed the banning of parties in short term rentals was removed was removed from the proposed regulations. i strongly support the city providing sufficient resources and staff to enforce the new regulations.
6	The proposed need to hold owners more accountable. It does not do enough to keep the short term rentals accountable for renters that litter, illegally park, are loud. Short term rentals need to also be more accountable for shoveling sidewalks in the winter. They don't do it.
7	Tired of insensitive and disrespectful STR owners, who have no stake or regard for the neighbors whose livelihoods are directly affected. Please do more to enforce. Also SO frustrated by the STR visitors who bring dogs and NEVER clean up after them! It's a health hazard and so disgusting!
8	All the regulations we can get are great. The rentals are getting out of hand! We're losing our neighborhoods.
9	Please make sure the regulations and enforcement have some teeth. The rentals in our neighborhood cause much angst and there is no accountability for the owners or the guests...
10	I fully support regulations, assuming there will be clear paths to enforcement. I live near multiple STRs and they are often a total nightmare for our block. Would also like to see regulations include pet policies for STR guests; we have recurring issues with visitors bringing dogs and failing to clear up after them. Thank you.
11	Being able to have autonomy while keeping fees low over short term rentals is peril to successfully managing them. Prefer the city to engage a little as possible
12	Leave homeowners with flexibility to Air bnb homes. I would like to be able to do this if I leave the area with my current property. Air bnb rentals have not caused any issues in Del Ray where I live.
13	
14	There are 9 STRs (full homes) within 300 yards of my home in warwick village. To my knowledge 8 are not on airBnB but operated by realtor/managers who are unresponsive. Parking, parties, trash, noise, are recurring issues. When we shared a wall with an adjacent STR (since sold to an occupant owner) there were 3-5 different cars parked in our parking every week and guests used our trash and recycling when theirs filled. Although we solved this issue, we see the piles of trash in front of the other STRs around us every week and it's a constant topic of discussion on Ancell and Kennedy Streets. This is unsustainable in the longterm.
15	Concerned about the fee for the permit. Would also like to see more about the process to reapply for a permit if revoked.
16	I think short term rentals should be regulated as it can impact residential life. I don't oppose them as they have market place, but is should not be every home on every block.
17	In addition to 311 - which can take over an hour to respond and limited to the tech savvy - include ALX PD non-emergency line as another option to capture complaints and respond
18	I wish short term rental was allowed in my area

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
19	For a city making \$3M dollars in tax revenue for providing no services of its own, any permit fee should be negligible such as \$25.
20	I understand the need to regulate STRs, but the study has discounted the benefit to travelers who get to feel like a local. Also, the city is already gaining huge revenue boost from the operator and shopping taxes, plus revenue to restaurants and retail, why tax the operators again with fees, particularly residents, we're struggling small businesses.
21	Please clearly define the impact on the rental of Timeshare time units. I own vacation time with Wyndham Vacation Resorts. The resort is Wyndham Old Town Alexandria located at 1757 King Street Alexandria, VA 22314. I rent my units through the AirBnB platform but have none of the impacts addressed in the video with residents of Alexandria. What exceptions can be made for AirBnB hosts that rent out units that are part of a commercial entity? Sincerely, Jorge Garza
22	Not supportive. Don't over regulate.
23	
24	
25	
26	The proposed regulations and permit requirements do absolutely nothing to address the real and significant parking concerns caused by short-term rentals. I live on a street in the Taylor Run area. The building next to me is a small, 9 unit apartment building that was purchased by a developer two years ago and turned entirely into short-term rentals. Although the building has a parking lot that provides each unit one parking spot, there are no restrictions on the number of cars guests can bring. That has severely exacerbated parking issues on my street which does not have any other permitting requirements for parking. Prior to this unit being entirely short-term rentals we did not have any issues finding on-street parking. Now there are multiple cars parked on our street that do not get moved for days/weeks at a time and it is extremely difficult to find parking near my home. Even if each unit brought one additional car, that would still be nine new cars that need to find parking on my street. This is not an instance of one short-term rental mixed in among dozens of other units where the additional car can likely be facilitated. This is an entire building filled with short-term rentals, all of whom can bring as many cars as they'd like. At a minimum, the city should limit short-term rentals to two cars per unit and short-term rental operators should be required to collect car make/model information from their guests. Furthermore, these regulations do nothing to address the fundamental issue plaguing my neighborhood: an entire apartment building has been purchased by a developer and is now operating strictly as short-term rentals. This is no different than a hotel being right next door with transient guests coming and going at all hours of the day and night. The city should consider regulations that prevent such a situation in the future.
27	
28	1) You indicated having received extensive input expressing concern about the impact of additional vehicles into already tight street parking situations -- yet you then said one of your modifications has been to remove the proposed requirement for a parking plan. Does that not seem to be a disconnect? Parking is a real concern and rather than stepping away from this issue it would seem a topic meriting increased attention and control. 2) You note that the city can or might issue citations for violations -- but is that a matter of judgment left up to individuals? If part of the effort to seek support for these measures is rooted in the understanding that violators will be held to account, it risks damaging that trust and engendering discontent if it turns out reported violations do not in fact result in penalties. 3) For notifications to neighbors by short-term rental properties, when you note a shift from those within 200 feet to just abutting properties, do you in fact mean those properties that would be subject to notification for city hearing issues, as you mentioned? That is different than what "abutting" actually means to a layman according to the dictionary and would have to be explicitly defined to avoid confusion. 4) This survey unfortunately will not do a very good job of capturing respondent input given that it is structured in a way that, apart from this final opportunity for comment, simply asks three very broadly-focused questions without giving the chance for more nuanced differentiation. Individuals might be quite happy with some of the proposals and have issues with others -- but by allowing for just a generalized reply that might end up as neutral or somewhat support or somewhat oppose, you fail to capture this sentiment.
29	I am strongly opposed to short-term rentals in general, because we are in a housing shortage. These short-term rentals could and SHOULD be available for long-term housing. It also takes these units off the market for sale, which further adds to the housing shortage.
30	
31	
32	
33	Managing a short term rental is already extremely overwhelming and if I had to do it again at times I would greatly appreciate not having to go through more hassle. I have in the past always selected my short term tenants carefully and no neighbor ever had to complain. I want to keep things easy that way
34	Again, I am opposed to putting an additional burden on someone running a small business, a str, such as a yearly fee of around \$400.00. This is an unnecessary tax, when the city is collecting a sales tax already. It is costly to set up a site, and the city should encourage a business that brings more revenue thru restaurants, carry outs, and general spending

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
35	This is too much regulation. I rent a room in my home and this could put be out of business. Don't any want more government interference and additional fees.
36	I don't think the City should regulate short-term rentals.
37	No
38	
39	Since 2018, Our Airbnb has brought thousands of dollars for Alexandria county. Guests loved it and the neighbors welcomed the dynamics of hosting home-away. So far so good. Don't change anything. Thank you!
40	I would not be able to afford my mortgage if I am unable to rent.
41	
42	I believe that the proposed changes are unnecessary as it seems the short term rentals that are operated today are well managed and bring tourists to the city
43	Please don't change our current rights as owners. This is our income and how we support our families.
44	The proposed regulations reduce notice of new permits to adjacent properties. The Lynhaven Civic Association asked that civic associations be given notice. This is important to encourage communication with STR operators and should be put back into the regulations.
45	
46	I would still like to see a mandatory regulation that the person operating the rental lives within 15 miles of the city.
47	Need to provide more information about what kind of violations would result in a citation.
48	Given the affordable housing issues in the city there should be limits on the number of STRs in the city and within a neighborhood
49	Is there a limit to how many short term rentals per block? My block has two and there is also one behind me.
50	We live next to a STR and share a porch with them. We have absolutely no way to get in contact with the actually owners of the house since the owners lease to a group who then Airbnbs. We have various pictures/videos of the guests on our property, breaking steps etc and it seems like there is nothing we can do about it. It's incredibly disruptive!
51	annual fee is too costly!!!
52	remove the STR registration exemption for real estate agents - they should abide by the same regulations
53	
54	
55	Residency requirements need to be in place for multiple short term rental owners. They are hoarding houses that folks could move into.
56	Dear Alexandria City. I read and saw the presentation of the results on potential changes to the short-term rentals here in Alexandria. It doesn't look like much has changed, but I suspect careful consideration went into the results. Considering Alexandria's age and beauty, we want to preserve it for those who want to add to the community and way of life here. Noise, pollution (garbage), and difficult parking (most of us park on the street) can add to the stress of life, and I have seen it/heard it firsthand from a short-term rental. I know that we cannot/should not remove short-term rentals. Still, responsible ownership, with the thought of keeping Alexandria's tax-paying, historic homeowners wanting to continue to live here, should be at the forefront of the government's mind. As this is considered in the future, please know that the people who live near/beside these short-term rentals are those ones who ultimately negatively pay for the decisions made.
57	Instead of only providing notification to directly adjacent neighbors of the STRP, all neighbors on the affected block should be given not only notification of a new permit issue, but contact information for the owner/rental agent for reporting issues regarding new and existing STRPs.
58	This effort seems to be a proposed solution in search of a problem. I would like the City to publish the exact number of complaints received regarding short term rentals in the City for the last year. I would also like the City to publish how many hours the staff has expended on this, what seems to me, non-problem. I don't plan to rent my house. But, I do object to what appears to me to be a total waste of city resources in evaluating this non-problem. Doesn't the existing noise ordinances cover any of these "problems"?

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
59	Noise, trash and parking continue to be problematic with short term rentals in Old Town. And if you are not an abutting neighbor there is no way to notify violators without calling the police, a waste of precious resources. You need to address this.
60	
61	STR operators must be fined if they do not have a permit. It does not seem the current penalties are being enforced. However, there should be no permit fee since occupancy taxes are already significant. Residents should be able to find out if a unit is registered in their own.
62	Definitely need a parking plan to address occupancy of 3 or more bedrooms. Put a limit on number of vehicles permitted? By location? If a 4 or 5 bedroom unit is rented to 4 or 5 couples, each with a car, where will they all park in old town? Also worried about enforcement capability. Who will respond to a noise complaint lodged after quiet time expires?
63	
64	I like the slide with the online survey responses breakdown by zip code. It would be nice to also see the breakdown of STR locations by zip code. You may find that the STR impact some places in the city more than others -- which also impacts the "total housing stock" percentage in those specific neighborhoods. Your calculation on how many STRs are in the City appears to be low (just based on online searches in looking for STRs). Is that just the number of those that have registered? The presentation revealed that the people who live near the STR are the least favorable to them. This part of the population is impacted the most and should carry a greater weight than people who have no experience with them. Otherwise you risk the spread of this dissatisfaction as STRs become more pervasive. The slide covering the removed regulations is startling. All of the items listed for removal are good ideas; and the insurance and parking requirements should remain a must-have. The presentation basically said the City can't enforce, so it isn't going to require. The is not a good reason for why it isn't going to support residents that live near STRs. Regarding only requiring notifying abutting properties, if you live in a condo building, does this mean only the left & right attached units? What about above & below? What about across the hall? Diagonally across the hall? The 200 foot rule is much more inclusive of the people impacted. The Goals of the Regulations are not consistent with the impact of the proposed changes. The most of the changes in the regulations are deregulations of the issues that impact nearby residents the most. Thank you for looking into this important issue. Please keep in mind how you can best support Alexandrians over visitors as you move forward in planning.
65	Owners should be required to be present at the STR when guests are present... similar to DC and NYC. The home attached to mine has an absentee owner and unresponsive operator (Cozy Suites.) Last night, there were children screaming & running. Because the renovations done to the house are not up to code (the addition to the house is on stilts instead of an actual foundation) the running vibrates both houses and echos even louder into my bedroom since it's on the 1st floor. I contacted cozy suites, 311, Norris, and the police. The chaos finally a stopped around midnight but I did not get a response from Norris or Cozy Suites over the complaint. I can also hear the guests shouting again this morning. If the owners were present, this would not happen. I rent a room on Airbnb to offset the cost of living in the area. My guests are never this loud.
66	I live in a condo in Cameron Station. When my kids with grandkids come to visit, there is not enough room for them, and I'd like the rules to permit an easy low cost (i.e. not discouraging to owners) option for a condo or townhouse short term (week or less) rental to host them in Cameron Station.
67	These survey questions seem to only allow for varying degrees of supporting the City's proposal and not actually asking about resident feelings on STR regulations. Questions about notifications, permit fees and parking are all relevant to those of us living close to an STR. This plan seems watered down and weak. \$300-400 a year is an insignificant permit fee and should be increased significantly. If rooms are renting for \$300-400 per night, increasing the fee to a percentage of revenue or several hundred dollars a month is more than reasonable. Eliminating the controls for parking and notifications for residents is a miss for ensuring those actually affected have recourse. A "good neighbor guide" is meaningless and carries no weight in ensuring residents are not adversely affected by these for-profit businesses operating next door. Likewise, removing the insurance documentation requirement removes a safeguard that any damage caused by clients of the STR to neighboring property will be adequately covered. In all, this seems like it is heavily biased to STR operators and away from residents. Drastically increasing the permit fee can enable the City to better regulate these businesses operating in residential areas.
68	Thanks for continuing to regulate short term rentals.
69	
70	I want to better understand how the regulations will limit the use of short term rentals for parties. I want to know how many STRs are ADUs.
71	
72	Your proposal, including the proposed revisions, only increases favors to rental operators and developers (no surprise there), and it makes rentals and their users more of a nuisance for residents who have to live near them. You are taking advantage of your citizens and neighbors. Leave the policy and zoning requirements as is. Having a chipper AI generated presentation doesn't mask your true intentions. Listen to your residents first and foremost. Think about them and not just your developers. Thank you for asking.

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
73	
74	I think the number should be capped, and non-resident owners prohibited. We currently have at least 7 airbnbs w/in a block each direction- and those are just the ones we know about from observation. Most landlords who live locally are wonderful. Even so, we don't want all our 'neighbors' to be tourists or those working at the pentagon a couple weeks. Honestly it is a constant revolving door that gets old fast. The ones not locally overseen and often the ones that are problematic!
75	I don't have an issue with short term rentals because they bring revenue to our community. I understand they can impact the cost of housing but prices will grow in Alexandria regardless.
76	The proposed regulations seem to rely on operators and short-term renters to do the right thing. And it comes at the expense of residents. As we see with dockless scooters and bikes, this does not work. The proposed regulations need more teeth.
77	
78	Although I support shutting down nuisance STRs, quiet hours, educating guests and operators, among other suggestions, requiring operators to respond within one hour 24 hrs/day seems draconian.
79	There should only be one short-term rental allowed per each property. For example, I believe there is a duplex in the neighborhood which are both short-term rentals (or soon to be as one appears to still be undergoing renovation). They are currently adding accessory structures in the back yard that may also be short term rentals. This should not be allowed - especially since there is no offstreet parking for any of the units. Higher density should help people get housing - it should not be used for short-term rentals.
80	Anyone within a block of a STR should be notified of an STR. I didn't know that trash cans must be off the curb so quickly. In future I'll call 311.
81	I think the cost of the permit is overly burdensome, particularly for own-occupants who only occasionally rent their unit out. We should encourage as much flexibility of accommodations as we can (while enforcing rules against nuisances for neighbors). Our economy relies on tourism, and AirBnB stays are an important piece of this; we shouldn't make it overly burdensome to operate one as long as the property is not a nuisance. For on-site owners, the fee should be waived
82	
83	For the most part, the changes seem very reasonable and helpful to owners/agents/operators. Thank you. Please reduce the permit fee from \$300-\$400 to a much lower fee. Suggest \$200 or lower. Also, increase the time the operator/agent has to respond to infractions to 2 hours, rather than just one. Also, please change the operator/agent 24/7 rule to respect the health needs for sleep. Suggest that agents/operators be allowed a grace time of between midnight and 6:00 a.m. where they get a reprieve.
84	
85	There are 10+ short term rentals within one block of my house. Mostly OK although it would help if you limited guest parking passes to 2/property. And actually enforce the rules. The City relies on neighbors for enforcement really increases resentment.
86	This is unnecessary. Just enforce the existing Code regulations on noise, parking etc.
87	n/a
88	We should not allow the STRs when we have several hotels. STRs ruin neighborhoods and communities by having people coming through constantly and not providing roots in the community. It destroys the fabric of our community and makes this city less friendly.
89	I hate short term rentals and don't even want it anywhere in the city. We pay too much money for homes and taxes to have to deal with the chaos, confusion, and constant influx of new short-term guests in our neighborhoods. Short term rentals is a safety risk for home owners and their families in neighborhoods where there is a constant influx of people we don't know. I dislike the concept of short term rentals so much.
90	The city is adding unnecessary regulation and cost. The city must eliminate the permit requirement, permit cost, and neighbor notification. Additionally, the city needs to hold the actual renter, not the operator, accountable for many of these violations, such as noise and parking.
91	
92	
93	

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
94	I strongly oppose any/all overreach by the City of Alexandria with regard to short-term rentals. This is another way for the CoA to make revenue off the back of hard working City of Alexandria home owners. It is unacceptable and a gross overreach. I am vehemently opposed to any/all permits which require landlords to pay the CoA, if they choose to rent out their homes on a short-term basis. My neighborhood has short-term renters and we have never encountered any negative incidents with the landlords or the short-term renters. It's been a positive experience.
95	We would rather not have airbnbs in our residential neighborhoods. I think they could work better in commercial areas.
96	since these are a business, I feel they should be regulated to include having inspections to address safety and compliance adherence, for example uncut grass, etc.
97	Ydjgsjgsjts
98	Once again the reporting is on those who live next to the offenders. That does not add to one's enjoyment. Of course this causes friction. Will the city do unannounced spot checks? I think this should be part of the process. If damage is done to an adjoining property what process is in place to have the damaged repaired, EXACTLY as it was, and paid for? We have already had a fence issue. Luckily we were home and my husband put an end to it. Hitting balls off of our brand new expensive fence and climbing on the fence to retrieve a ball that had been hit into our yard. This had never happened while the original owner lived there for 60 years. This is detrimental to our quality of life. Makes life living in Alexandria not much fun.
99	
100	The homes in my neighborhood are considered starter homes. I would say 4 out of 20 duplexes on my block are short term rentals. One short term rental is actually being perpetrated by a long term renter. So the people Airbnb-I get the duplex aren't even the owner of the house. I think it's a scam and making starters homes unaffordable for the next generation. The market has made it impossible for my family to move to a bigger home in Alexandria. I think that is, in part, due to short term rentals. It also ruins a neighborhood. We don't know who are neighbors are anymore and luckily I'm not sharing a wall with airbnbers it'd be pretty miserable if I did.
101	1) You did not state in the video about revisions whether or not you still want to charge \$400 for a permit. What do you want to charge? I believe that there should either be no charge, or the city should charge a percentage fee or tax based on STR revenues to scale with the level of operation. 2) It's still not clear to me why owners/operators of STRs need a new set of regulations when it seems to be that the biggest complaint is that existing regulations (noise, trash, parking, etc.) are simply not being enforced well. If the city isn't already issuing citations to property owners for code infractions, how does adding new items to the code help? 3) How does requiring a 1 hour response time to city citations compare to requirements of owner occupants? If an ordinary homeowner violated any given city code, how quickly are they expected to respond? Within 1 hour? What if I have a neighbor who is renting, and they commit infractions. What are the requirements for that property owner? I believe there should be parity of availability and response requirements between home owners, ordinary landlords, and STR operators. 4) I support closing down nuisance STRs. But is such a large proposal necessary to achieve this? If the only way to prohibit the operation of a business like an STR is to revoke a permit, couldn't the permit application process be simple and uninvolved (e.g., like getting a library card) and then just wait to see if any given STR operator becomes a nuisance? 5) I'm not sure I've ever visited an STR that didn't already have a binder with information about the neighborhood and about relevant local rules. I don't know why this needs to be required by regulation when so many guests already expect it. Also, when I purchased my home in Alexandria, neither the city, nor the former occupants, nor anyone else provided me with documents—but this is essential for temporary guests? 6) I don't support notifying any neighbors (it's not like I have contact info for any of the small-time landlords renting our their houses as LTRs, nor do I think they are required to do it), but I at least appreciate reducing the requirement for notifying neighbors from 200ft to only abutting properties. But I would like clarification on what counts as an abutting property. If a condo owner decides to operate their high rise unit as an STR, do they notify neighbors they share walls with? Or also across the hall? What about upstairs and downstairs? Or diagonal neighbors? What if your neighbor is a business and you don't know how to reach the building owner? What if your neighbor is an apartment building—do you notify every resident? This will need to be spelled out, as I hope it's clear that some versions of this are much easier to comply with than others. My general feedback remains the same as it was when I previously contacted the city: This seems like a whole lot of regulation to solve a problem that, by the numbers you've provided, doesn't really exist. I have very little idea why the city is spending time on this, particularly when the legitimate complaints sound actionable under existing code enforcement. I think the city needs to justify these proposals by explaining exactly how current code enforcement cannot accomplish the goals of these regulations—otherwise, it's hard to see why this is necessary. And if regulations truly are necessary to avoid problems, they should be minimally burdensome on good faith STR operators. And the regulations should not require anything from them that is not also required from other types of residents in similar situations, whether that be homeowners or landlords. There should be equal treatment between groups to the greatest extent possible.
102	it is still important to NOT allow parties or large gatherings - if you crack that door even a little, renters will definitely take advantage. that is what directly leads to noise violations, parking problems, and excessive trash. please do not allow parties or large gatherings at all - that is the number one problem with STR's nationwide.
103	Short term rental should not be allowed.
104	I'm disappointed that the city will not require a parking plan, particularly for STRs in Old Town. There are 2 STRs on my block of N Columbus. I favor a 1 per block limit.
105	

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
106	
107	<p>The insurance requirement should be reintroduced to the regulations. I believe it IS the city's responsibility to protect third-parties and consumers by confirming operators have appropriate liability insurance. A guest should not have to establish that the owner has the ability to make them whole in the event of a mishap. An example of this type of government intervention is the requirement that car owners carry insurance. The city should require an inspection of STRs to ensure the facility meets building and fire safety code requirements. The city has a duty to ensure STRs provide a safe environment for guests. A hotel or apartment building has to meet code; to do so is not left up to the building owner's discretion. The maximum occupancy formula of 2/BR + 2 likely works well for most STRs. However, the STR on my street claims it has 7 bedrooms. Yes, it is a large house, but it isn't sitting on farm land. Our neighborhood has sub-standard lots so the impact of potentially 16 guests is acute. Parking and noise* become an issue for nearby residents, not the crowding inside the house. The regulations should have some provision to place constraints in exceptional cases such as this. *I understand that the regulation addresses noise. In this case I'm not referring noise such as a party on the patio. Rather, a large occupancy STR presents unique noise issues such as multiple arrivals and departures of vehicles and guests (with and without luggage) at various hours of the day. Reinstate the annual fee for permits. Rather than a flat fee, it could be pro-rated based on expected or historical occupancy rates. The fees collected could be used to off-set the expense of enforcement. My family frequently use STRs when we travel. It's been my experience that hosts are more responsive to guests needs as well as diligent in communicating behavior expectation for guests in those jurisdictions where there is appropriate regulation of STRs.</p>
108	<p>Short term rentals (Air BNBs) should not be allowed in 22304 residential neighborhoods with single-family houses. A major problem is that "improvements" are being made to these rental properties by developers that drive up the assessed value & taxes on surrounding properties. This could be a tactic to drive out single family resident owners. 8 renters could mean 8 extra cars to exacerbate parking concerns. Extra noise could further destroy the quiet of our peaceful neighborhood. The needs of tax-paying residents are being ignored for the sake of this commercial venture benefiting developers. The assessed value of the improved and upgraded Air BNBs should not impact or increase the amounts of property taxes paid by residential owners. For one house a block away, the total rent sought was over twice the cost of my highest mortgage payment. \$100 extra cost for parking in the driveway. This was fir a longer term rental. Senior homeowners are being badgered through calls, letters, and emails trying to get them to sell their homes so that more Air BNBs can be run. I opposed the proposed regulations and revocation rules because I do not want Air BNBs at all. The City has gained several new hotels. Tourists have plenty of places to stay without the Air BNBs which cut into hotel industry profits. We should be reading and evaluating the text of the actual proposed regulations, not being intertwined by the video with "Alex" and "Andrea." The Virginia state legislature needs to impose statewide strict laws and regulations on Air BNBs.</p>
109	<p>I live across from one and the amount of trash generated and left on the curb is a constant issue. No one deals with it or corrects the owner and it's a hazard.</p>
110	<p>The city needs to prohibit parties at Air BnB's. Occupants come in for a weekend, and cause chaos with little recourse for residents. Air BnB permits should be revoked when a noise ordinance violation occurs. Furthermore, the city needs to establish maximum amount of weekends you're able to rent a property to prevent the purchase of affordable real estate solely for this purpose. It's also critical that you're required to have a local area representative so large out of town firms are restricted in their ability to purchase properties. Finally, apartment complexes should not be allowed to operate their non-rented apartments as long term Air BnB's. Carlyle Mill is doing this, and it impacts the availability of market rate housing in the city. It should be a prohibited practice.</p>
111	
112	<p>I think there should be a list of landlords that allow short term rentals in their properties provided to interested parties. Searching for properties and landlords has been challenging.</p>
113	<p>I think more regulations should be put into whether these are not the primary residence of the owner. Housing is already limited and short term rentals, in other than primary residences, are essentially removing those options for the renters/owners that live in those communities.</p>
114	<p>It would be nice if rental companies had to let tenants know that the building they live in is also being regularly used for short-term rentals if that is indeed the case. Specifically, The Foundry at 2470 Mandeville Lane. Residents have expressed curiosity over whether this is happening, would just like to know either way.</p>
115	<p>I am opposed to lifting the prohibition on parties at short term rentals. By doing so, you encourage more large gatherings. The 24-hour mass occupancy rule is not enough. There is a short term rental across the street from us and it is the only house in the neighborhood that is constantly having 10+ people gather, which is loud and disruptive. Removing the party rule will make this worse. However, after watching the informative video you all made, I am now aware that this STR on French Street, Alexandria is in violation of several ordinances (overflowing trash every week; failure to bring trash bins back in every week), which suggests to me that residents are simply not aware of current regulations and are not reporting these violations. I would encourage ALX to more broadly advertise (by snail mail) the current rules and regulations, and how residents can report violations. People specifically use STR in non-respectful ways that they would not use their own properties, and I hope that ALX takes enforcement of regulation seriously and reconsiders the party rule.</p>
116	
117	<p>Strongly opposed to allowing parties and events for numerous reasons- noise, parking, trash, security, etc.</p>

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
118	<p>Once again, the city staff put forward an arbitrary and capricious proposal that is not supported by the very data it collected. As I recommended in the prior iteration of these regulations, the city should not impose this new penalty of \$400 annually on the admittedly small number of owner occupied homes that operate a STR in their home. As the city repeatedly stipulates in its videos, these STR operators are not the problem. The issues of trash, parking, and noise are at what the city calls "party houses," those non owner occupied STRs that rent out the entire home. Simply stated, the owner occupied homes that have a STR within them are not the problem and should not be punished at the expense of the others. The simple and data supported compromise, if any changes are made, is to exclude owner occupied homes operating STRs from these new penalties. Beyond this obvious exception, the city should make clear the following points before it proposes adding any more restrictions on a property owner's use of their own private property:</p> <ol style="list-style-type: none"> 1. If enforcement is lacking now under the existing rules, how does it expect enforcement to increase with only ~1FTE (\$400/yr x 700 units = 280,000/yr). The police simply don't respond timely or consistently to existing issues. The city admits this. Adding one non enforcement (non police) staff will simply not address the issue. 2. Why is the current registry, and existing 3 strikes penalty (see City code 3-2-152(e)) is ineffective, or how these new regulations will suddenly make a three strikes policy effective? Once again, we have the laws on the books. Penalizing residents who simply want to be able to afford to live in this increasingly expensive area is bad policy. And the city's own data doesn't support it. This seems to be an example of doing something for the sake of doing something. We should never enact new policy unless it is supported by data; otherwise, we are legislating based on guess and emotion. Meanwhile, real people will be penalized for this facially appearing "good idea." I applaud staff for conducting this study and making the data available. This is important information. But proposing these new rules, without excepting owner occupied homes with STRs in them, doesn't make sense.
119	It doesn't go far enough.
120	<p>Have the City Council members and Mayor been paid a kickback to revoke all of the initial improvements they were looking to make? This is a disgrace to the residents who live in close proximity or are attached to these properties. There is zero denotation in these policies to address people who live in Old Town and have serious light, noise and historic property issues. My neighbors who have on several occasions asked for historic properties to have different regulations have completely been ignored. It is time to segment different regulations for these properties.</p>
121	<p>The majority of short term rentals that I am aware of (including the two directly next to me) are inconsiderate and unreachable. Their cleaning folks utilize my yard, trash, parking, etc. and they take away from my community by denying other families or people like us to live here and enjoy what we have. The short term rentals devalue the neighborhood.</p>
122	<p>The risk of weekly loud parties is TOO HIGH at short term rentals. They need stringent, enforceable regulation. Noise ordinances do NOT protect us from invasive noise now. occupancy limits may relieve parking but NOT NOISE. Noise comes primarily from loud SPEAKERS. I should not have to cope with the weekly visitors who smoke in my air and blast their music into my private home. They wouldnt behave this way in their own neighborhoods. There is no recourse Short term rentals are the worst, most frequent offenders of good-neighbor behavior.</p>
123	<p>Proposal to change from 200 feet for notification to "abutting" properties is a mistake. I live on a corner and directly across the street is an STR. I presume that my property would not be considered an "abutting" property, but I can directly see it, hear it, and am affected by parking etc. I should be notified as if my property is "abutting". Also, I would support a scaled licensing fee based on number of days per year of operation, and whether it is a 'mom and pop' property owner, as compared to a corporate entity (as the case of the STR by my house).</p>
124	<p>You have removed the biggest issue which is parking plan. We currently live where permits are required but no enforced. We have three STRs on our street and they tend to park in front of our house at the end of the street, leaving us without parking near our home. Parking permits are needed after 5pm - not before. The permits do not help in anyway. The STR parking has been very difficult and reduced our quality of life.</p>
125	
126	<p>I do not think think the 200 foot neighbor notification should be revoked as in OT narrow lots mean close proximity even if not abutting. I also strongly believe that the continuous "small" celebrations that are likely by changing sets of guests are disruptive as this exceeds typical resident practice. Stronger regulations should be promulgated and enforced.</p>
127	Prohibit multiple str's within 100yds of each other
128	Tour video doesn't explain the current standard. Only that it's not going to change.

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
129	<p>Why are parties back on the card!?!? This is total insanity. If you add the majority who wish to revise regulations and those who want it banned entirely THEY are the majority. You are driving any families completely out of the city. As you know I live next to an Airbnb and it has been complete hell—I elected Aliya and the city council based on the fact that the city seemed to care about all of the issues true residents face and I am unsure how we are going backwards? Come visit my residence if you wish to see how me, my husband and daughters are affected or reference all of my zoning commission and mayor late night 3 am emails. 305 N Washington. You all have completely ignored separate regulations for historic properties which is ruining old town. Please at least revise the occupancy difference for historic districts so they don't destroy our joined beams and properties. I am begging you at this point..... Any violations must be resolved within one hour," staff said. —this is a pipe dream if you think that passing short term rental owners to do their job is effective. And if good neighbor guides worked we wouldn't have these problems to begin with. I feel the " all are welcome" approach you are trying to convey is instead isolating all of the people who want to truly have a life in Alexandria, not just a holiday. I am so severely disappointed that all of my cries of desperation have fallen on deaf ears. Please please please listen to us and represent us—the excruciatingly worn out and tired residents who now have no voice. Who made this??? I will happily throw a party outside their home at 3 am and see how well they sleep. I this is totally untrue and the source of all problems that have tortured old town residents—"The prohibition on parties and special events removed," staff said. "The 24-hour per day maximum occupancy limit will be enough to control and enforce against the large parties residents are concerned about. It would be a bit of overreach to stop guests from having small celebrations."</p>
130	<p>Our ADU is on our property where we reside, and we take great care in managing it and ensuring that it does not impinge on our neighbors or their daily ongoings, because we care about being great neighbors which I believe is probably the case for anyone else who manages an ADU on their property where they reside. It is explicitly stated in our ADU site on Airbnb to respect our neighbors and their properties, and we have already instituted quiet hours from 10pm-8am which we feel is reasonable and honor ourselves. I do not feel it is reasonable to burden those in this same situation who take great care of the ADUs and emphasize positive neighbor relations. Nearly all of the neighbors on our block have my phone number, including those directly adjacent to our property on all corners. I would appreciate the city making some differentiation in these regulations between those who live on site as opposed to owners who are not resident/within a specified range. Those who live on site are more invested in ensuring minimal disturbance and positive neighbor relations. Certainly a neighbor should have the ability to file a complaint to the city, and the city should make that available. But for individuals who live on site with an ADU, it is a great overreach to make individuals jump through these hoops just to operate a short term rental. Perhaps, non-residents and residents with a certain number of complaints should be subject to these regulations, not those who are already doing a good job. Thank you for considering and for asking for feedback.</p>
131	<p>Parking plans should NOT have been removed. Have you all not heard the city residents complain we don't have enough parking as it is in the places these short-term rentals are most prevalent! These are non-residents which means they will more often than not come with vehicles. We just keep adding to the problem with no solutions offered by the city.</p>
132	<p>I do not support an annual fee that is quite large. Owners already pay real estate tax. The quiet time is a bit much. 10 pm is sufficient. And we already have noise ordinances. Seems like this is a bit of overkill on everything. And is there a limit on guests? This was not clear? Two per bedroom and then again a total of four? I have 4 bedrooms, and limit guests to 8. Are you proposing a limit of 4 guests per night in a STR? I would suggest that the city encourage STRs, not inhibit them. The city could create a map of restaurants and museums for STRs to encourage guests to spend money in the city. Highlight what is attractive to guests. I thought the city already had a permit requirement, in the form of registration with the city? Have there been problems with STRs? thank you</p>
133	<p>I want the ability to easily check if a house is permitted (if the neighbor notification thing doesn't go through). The house behind me is a STR but I don't believe it has a permit on the books. I want to make sure it's fixed but I don't know who or what to contact. 311?</p>
134	<p>The number of STR rentals should be limited so blocks do not become over burdened by them. Issuing parking permits should be limited. Parking enforcement needs to be more frequent.</p>
135	<p>NO Short-Term-Rentals in neighborhoods. Period.</p>
136	<p>Short-term rentals should not be allowed as they create nuisances for neighbors.</p>
137	
138	<p>As a resident with 2 short-term rental properties as direct neighbors, I feel that there needs to be an even higher bar set for operators. One operator of a fairly new short term rental knowingly deceived our family and "acted" as if they were going to be moving in when in fact they were operating the property as a short term rental. There was outright deception by the operator thus setting up a scenario for animosity from the start because the operator mislead multiple neighbors. I believe written notification to property owners directly abutting the property AND directly across the street should be provided notification (if that is not currently in the regulations). Since this property has begun short term rentals, there have been some family friendly renters but there have been 2 occasions where there were late night parties and I had to contact Airbnb as I was unsure of who/how to contact the city to report these violations. That is why alerting the close in neighbors is critical to create a successful outcome for these short term rental property operators. If I had been aware that I should also report these late night parties to the city, this operator would have 2 strikes against them based on our experience in the last year since this property began operation.</p>

Respondent	Question #7: Do you have any additional comments regarding the proposed short-term rental regulations or permit requirements specifically?
139	<p>If you are looking for more unregistered short term rentals, I think you will be successful. I have considered renting part of my residence but am totally turned off by the overstep of the City government (and, for the record, I'm a liberal). You are using a ridiculous example of San Bernandino County where the percentage of STRs must be greater than 1%. They worry about STR impacting the housing market because rich people are buying in lower cost areas and then renting to people who are also likely wealthy. In our high cost area, having a STR may actually make housing stock more affordable. I have lived here all my life and my father was helped to remain here until his death because of the income from renting part of his house. Aren't there already regulations regarding noise and trash? Can I park my car on the grass in the front yard? I hope not. I always that this was so Fairfax County. You are giving grouchy neighbors (who might not even be owners) the power to make other homeowners (and City staff) miserable with potentially frivolous complaints. I wish there was something to protect my tenants from such a tenant in a neighboring unit who complains he can hear the people push the chairs under their dining table and that he can hear the kids during bath time. I'm sure the hotel lobby would enjoy further restrictions on STR but I believe STRs bring more tourism to our City and the hotel tax is not the only benefit. With less than 1% of housing stock in this category you are proposing solutions in search of a significant problem. If Old Town people are most grumpy about it make sure you are enforcing the current laws which likely apply to all residents of Alexandria. Thanks to the outsourcing of parking enforcement, your parking regulations are finally being enforced so that should go a long way in solving the parking issues.</p>
140	<p>The City is short on housing as it is. The last thing we need is short term housing.</p>
141	<p>After living through too many parties hosted by short-term rental people resulting in noise, trash, and drunken participants, I strongly oppose ANY short-term rentals in my community (Dowden Terrace). The dearth of police officers on the West End has resulted in NO follow-ups.</p>

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 3, 2025

TO: CHAIR NATHAN MACEK
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #7 – ZTA#2024-00011
SHORT-TERM RESIDENTIAL RENTAL EVENTS

This memorandum outlines staff-recommended changes to Zoning Text Amendment #2024-00011 for events held at Short-Term Residential Rentals. The changes have been developed in response to public comment received prior to the February 4 Planning Commission Public Hearing.

The proposed text amendment includes a prohibition on parties and events which exceed the maximum occupancy at all short-term residential rentals, regardless of the zone. Since the release of the proposed text amendment language, short-term residential rental operators in commercial zones have requested staff address a potential conflict so they may continue to offer lodging in compliance with short-term residential rental maximum occupancy regulations but also continue to offer their properties for event rentals which exceed the permitted maximum occupancy.

Given that residential properties in commercial, office, and mixed-use zones may be converted to a variety of commercial uses, and may have greater impacts on neighboring properties, staff propose allowing events exceeding maximum lodging occupancy requirements provided operators comply with regulations pertaining to hours of operation; loading, unloading, and deliveries; storage; trash; and litter removal. Accordingly, staff recommends replacing the exiting proposed language in ZTA#2024-00011 Section 7-1403(B) with the following:

7-1403– Regulations.

(B) Events.

- (1) Residential zones. Activities, including luncheons, banquets, parties, weddings meetings, fundraising, or any other gathering of people exceeding the maximum number of occupants are prohibited at all times.

- (2) Commercial, office, and mixed-use zones. Short-term residential rentals located in commercial, office, or mixed-use zones may host occasional events as an accessory use and must comply with the following:
- (a) Hours of events shall be limited to 9:00 a.m. and 10:00 p.m. Sunday through Thursday, and 9:00 a.m. and 11:00 p.m. Friday and Saturday.
 - (b) Loading, unloading, and deliveries for events shall be prohibited between 11:00 p.m. and 7:00 a.m.
 - (c) Food, beverages, and other materials associated with events shall not be stored outside.
 - (d) Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. Trash and debris shall not be allowed to accumulate outside of those containers.
 - (e) Litter on the site and on public rights-of-way within 75 feet shall be monitored and picked up at the end of events and more often, if necessary.

From: snouts-falls0e@icloud.com
To: [PlanComm](#)
Subject: [EXTERNAL]Comments concerning Zoning Text Amendment #2024-00011 (STR)
Date: Saturday, January 18, 2025 12:55:33 PM

You don't often get email from snouts-falls0e@icloud.com. [Learn why this is important](#)

My comments relate to the parking regulations regarding Short Term Rentals

In the “At a Glance” attachment to the E-mail I received from the City (dated Jan. 15), it indicated that “A STR located within a Residential Parking Program (RPP) district may use up to two visitor permits to meet parking requirements.”

The corresponding “At a Glance” document posted on the “Proposed Short-Term Residential Rental Ordinance” page at alexandriava.gov states that “A STR with no parking or one parking space on site, including those in RPP districts, may count up to two on-street parking spaces toward required parking.”

Two thoughts on that:

1. It isn't clear to me why they would be different. Clearly any permits for parking would be visitor permits (short-term renter is not a resident). I ask that this be clarified.
2. The Residential Parking Districts 1 through 4 largely cover a portion of Old Town where the row house lots have approx. seventeen feet of frontage — about the length of one parking space. This is quite different from other RPP Districts which are more amenable to two cars per home. I strongly recommend that the city consider taking less of a one-size-fits-all approach to the RPP Districts and designate RPP Districts 1-4 as being approved for one car per STR unit.

Thank you for your time and service to the City.

V/R,
Steve Davidson
535 N Columbus St.

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January 26, 2025

Anthony Lacolla.
Land Use Services Division Chief
City of Alexandria, Virginia
Department of Planning and Zoning

Dear Sir,

I am writing to express my concerns with the proposed regulation governing Short-Term Residential Rental (STRR) properties in the City of Alexandria. My comments provided during the initial survey process were apparently unconvincing. While I greatly appreciate the intent to rid the City of so-called “party houses” that impinge on certain neighborhoods, the regulation as worded constitutes an overreach with unintended consequences for small business owners operating ethically, legally and providing quality services to the community.

Duvall House is commercially zoned and is sited on a commercial block - the 300 block of Cameron Street across from City Hall.

Duvall House was first established in 1783 as Duvall’s Tavern and famously hosted General George Washington on New Year’s Eve 1783 celebrating his triumphant return from the Revolutionary War. Ironically, under the proposed regulations, this fete hosted by a “grateful nation” would not have been allowed.

At many points in its storied history, Duvall House was available commercially as an event space, including when it was home to El Alcaraz Antiques & Fine Arts from 1998 - 2000. At that time, it was advertised as “accommodating 65 seated and up to 120 for a standing buffet”.

Duvall House is quite spacious at over 4,000 sq-ft and features a 450 sq-ft ballroom on the second floor.

For the past 8 years, Duvall House has quite successfully been operated as a short-term rental, available through both the AirBnB and VRBO platforms and has amassed 130 reviews, 100% five stars to date. Approximately one third of Duvall House’s guests host some form of event which would otherwise violate the proposed regulations by exceeding the maximum occupancy of 10. In the eight years that Duvall House has operated and hosted events, we have had exactly zero

complaints from neighbors or other concerned citizens of Alexandria for excessive noise or for any other reason.

Examples of the events hosted at Duvall House include:

- the annual fundraiser for the George Washington Birthday Celebration Committee
- the 250th anniversary of the Fairfax Resolves
- an annual open-house brunch for wreath layers volunteering for the Wreaths Across America event at Arlington Cemetery
- a retirement celebration for a decorated US Army Colonel
- innumerable small weddings, rehearsal dinners, bridal and baby showers, graduation parties, reunions, and business meetings

Alexandria is lacking in intimate, historic event space and Duvall House's business model effectively addresses that market void.

The owner lives within 3 blocks of Duvall House and is available 24x7 to address any guest or neighbor concerns with the property in real-time.

Solutions to this problem could include the proposed regulation applying exclusively to Residential properties. The actual proposal speaks of Short Term **Residential** Rental regulations. (Emphasis added).

It seems clear that there was an intention to address residential versus commercial rentals. To simply waive in commercial would effectively make this Short Term Rental. There are many good reasons to treat these two types of ownership and operation differently. The proposed regulations restrict use and devalue this commercial property.

Moreover, guests and visitors to Duvall House spend considerable amounts of money going to bars, dining out, buying clothes, art, etc., in addition to the occupancy taxes paid directly to the city.

Another line of thought is to amend the regulation to address the real perceived problem: rentals of residential properties in traditionally quiet neighborhoods. The reasonable expectation of quiet and privacy is very different there than it is in downtown Old Town. The city should identify zones - as they do for parking, etc. and set different rules accordingly.

Alternatively, and as a last resort, a process should be created to grant exceptions to the proposed regulations for corner case properties such as Duvall House.

I appreciate your attention and consideration of this appeal.

Chris Marzilli
Owner/Operator of Duvall House at 305 Cameron Street

cc:

Gloria Sitton
City Clerk and Clerk of Council

Mayor Alvia Gaskins

Christine Macey
Assistant to Mayor Alvia Gaskins