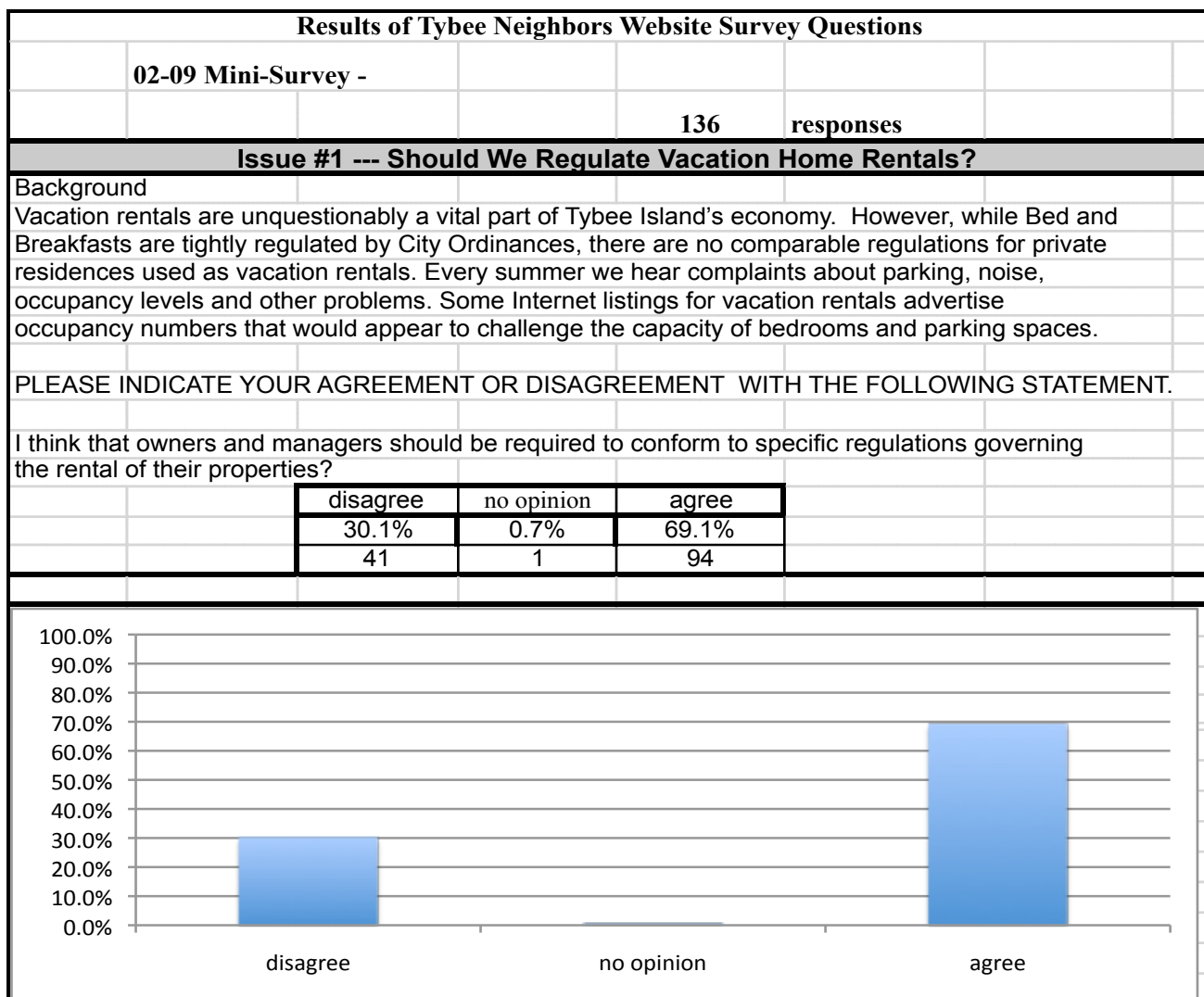


Results of Tybee Neighbors 02-09 Survey on Regulating Vacation Home Rentals

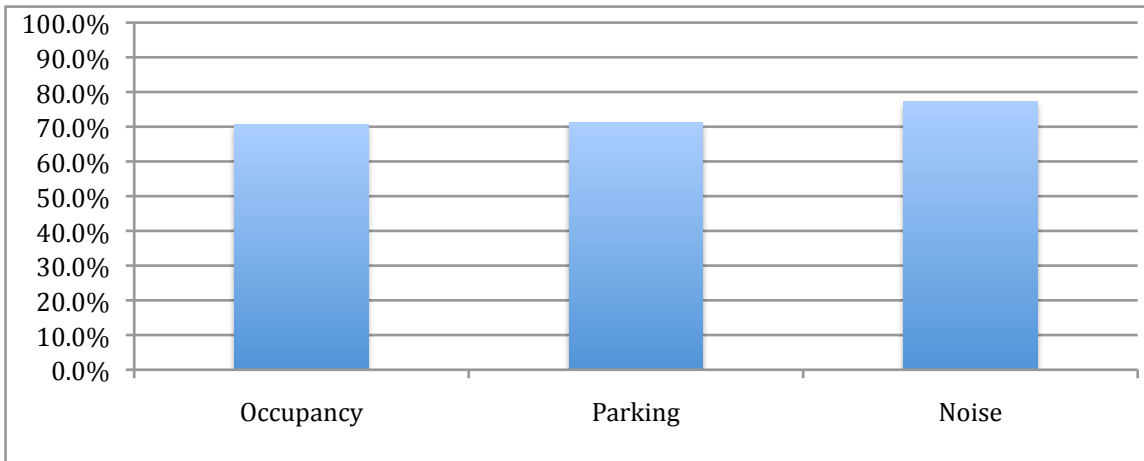
Our response to this survey was unique because we had a large number of people respond who do not live on the Island but who do own property on the Island. We also had several respond who do not currently own property or live on the Island. We decided to include all the responses in our totals because it seemed to best represent the interests of all. While 69% of all of those who responded agreed that vacation rentals should be regulated, 78% of those who live on the Island believe that vacation rentals should be regulated. As the numbers indicate, some respondents said "no" to whether or not rentals should be regulated, but then said "yes" to regulating one or more of the categories (occupancy, parking, noise).



I believe that the following should be regulated for vacation home rentals.

	Occupancy	Parking	Noise
% agree	70.6%	71.3%	77.2%
# responses	96	97	105

Number/Percentage of Participants Who Feel We Should Regulate:



Comments on Regulating Vacation Rentals

I have mixed feelings on the above. I do agree that they are all often a problem and a nuisance and I would love to see the nuisance go away. That said, just how can it be regulated. Often I know renters are given false information and have no idea that 14 instead of 4 will be renting. Sometimes even people who are given references don't turn out so well. We have had problems in our neighborhood, particularly holidays. Police come etc etc, but the nuisance damage is already done.

Specific Licenses could be issued for vacation (short term) rental homes. Any infractions above a certain # could result in revocation of the license.

This topic has long been an issue with me and what's left of my R-2 neighborhood. Since my neighborhood is on the South End, close to the beach, over the past 6 -8 years we have seen a dramatic change in the nature of our block, from quiet residential, to loud, noisy commercial vacation rentals with overflowing people, cars and trash all summer long. We are told by the City that our only recourse to these problems is to call the police and report them as "a nuisance or disorderly house"; thus, in effect, forcing us to police our own neighborhood.

I know of no regulations in the City Code which attempt to regulate these absolute commercial abuses of residential neighborhoods on the island, especially neighborhoods on the ocean side of Butler Ave. Furthermore, the term "vacation rental" cannot be found anywhere in our codes.

So I agree that we need ordinances to limit the use of houses in R-1 and R-2 neighborhoods. I also agree that vacation rentals are a big part of Tybee's economy, but I further believe that the home owner who is paying heavenly taxes to enjoy the promised quiet

of a residential neighborhood is being denied his/her rights by these unregulated rentals.

All that said, I want to complement several of our "vacation rental companies" on the island for also recognizing and addressing these problems with nuisance rentals. These responsible companies have published rules (occupation limits, parking limits and appeals for noise abatement) on their websites and rental contracts and they make a sincere effort to enforce them, without involving our police department.

I would ask the City to host a series of public meetings to explore solutions to this ever-growing problem. Working together with residents and rental companies, I believe we could find a solution to benefit all. Thanks for giving us all an opportunity and a format to speak to this vital, quality of life issue.

It is no fun for the renter either. How do you regulate and how do you punish? Sometimes it is just a misunderstanding.

Unfortunately this is a behavioral issue and some people do not know how to behave but I'm not sure regulations will improve that. I would like some more specific suggestions to consider.

Any regulations imposed must be reasonable to allow for the ability to rent the property but yet protect the rights of neighbors at least to the level they would have if rental units were owner occupied. There is always danger of over regulation that among other things would decrease revenue to the city. Without any regulations the danger is a few poorly managed rental units will drive over regulation.

Many times I have heard of rentals that were booked by one party and then occupied by others. This has especially happened on high school prom nights and maybe college fraternity/sorority weekends where there was lack of supervision.

I believe that professional property managers are doing an excellent job regulating the vacation homes they manage. They have occupancy rules in place, require signed leases, collect security deposits, inspect their properties, and enforce company policies and local codes. Many homes on Tybee NOT in Rental programs, or rented by absentee owners (vrbo) can be more problematic than professionally managed properties. Property managers are on call 24 hours a day, 7 days a week and respond to any issues if any are reported. As with ANY property (rental or not), noise ordinances and parking rules must be obeyed and enforced. EVERYONE on Tybee, regardless of whether it is a vacation rental, long term rental, primary residence, secondary residence, whatever, should be a good neighbor.

Passing laws specifically targeted to vacation rental homes is not the best way to address nuisance type issues. ALL properties - have to obey the current codes that ALREADY address noise, parking, trash, etc. The City has a "nuisance home ordinance" already in place to address these issues being brought to light in this survey by The Tybee Neighbors. Perhaps the Tybee Neighbors should review our current codes before targeting a responsible industry that is so vital to our fragile island economy. In these challenging

economic times, negative anti-business surveys can be counter productive. The Tybee Neighbors should rally behind our small businesses and our visitors, not send out surveys that are worded in a slanted negative light. I am a long time Tybee resident and think we all have a responsibility to be good neighbors. Most of our guests that stay in vacation homes are the best type of visitor we could hope to attract. Not only are they paying rent, hotel taxes and other fees, but they also shop in our businesses, dine in our restaurants, and many of them actually decide to move here and become our friends and neighbors. This type of visitor is precious to Tybee and we are so fortunate to have so many travelers that view our island and our properties as their home away from home.

Vacation home rentals are a key part of the overall Tybee vacation marketing plan. Hotels, motels, B&Bs, and vacation home rentals all appeal to different groups of potential visitors and to have such a choice helps Tybee compete with other tourism destinations. However, vacation home rentals need to be regulated so fellow visitors and permanent residents are not unduly inconvenienced. Summer on Tybee will always be crowded, but a house that can hold 8 should not be the scene of a drunken debauch of 28. At that point, summer fun could become something much less wonderful.

The question is: Should Tybee's laws apply differently to "people on Tybee"? If I park illegally, then ticket me--whether I am a renter or a resident. If I am making noise, call the police. I should be cited whether I am a renter or a resident. If there are 20 people in a 1 bedroom house, cite me whether I am a renter or a resident.

If the laws are followed and enforced, renter or resident, there should be no problems.

As far as noise goes....what is "noise"? Is 3 people chatting on an open deck "noise"? To some, yes, to others, no. If I am a renter and 3 people are chatting on a deck and they are residents, and I think that is "noise", they should be cited the same way.

We don't need new laws and regulations....just enforce the laws that are in place!

My experience with seasonal rentals has been very good. I have explained the parking restrictions and noise restrictions up front. I don't care how many stay in the apartment, as long as they don't damage anything and observe the other restrictions. I have seen other rentals who were not so lucky. The neighbors report barking dogs, damage, improper parking, etc. There probably should be some "teeth" in the lease agreement that defaults when a complaint is made. As long as the renters realize that they are renting a home in a neighborhood and there are penalties for violators, TIPD should not be bothered. We want our visitors to have fun...and us too.

I feel that the City needs to enforce its own codes as well. Such as noise and crowds lingering around pier, private streets, Tybrisa and Stand streets, etc. If this was done we would reduce the problems also.

Vacation rentals in residential neighborhoods have driven the building of MacMansions on Tybee Island, thus destroying the scale of our residential streets. I remember hearing a developer, arguing for a variance on set-backs before, that he couldn't sell a house smaller than 3000 SQ. Ft. Auto manufacturers built big cars, marketed them thus creating the demand, and then argued that they were only building what the public wanted. Similarly,

developers marketed the structures as "paying for themselves" to create the demand. As the speculators have washed out of the market these monsters, plus condos, are becoming white elephants. Just watch what is going to into foreclosure these days.

I think our local government has done us a disservice by allowing this to happen to our residential neighborhoods. There has been a total disregard for our ordinances as they now stand and a repudiation of developing architectural standards. So long as citizens do not demand that their quality of life be maintained you will see little cottages dwarfed by megahouses, losing their sunlight, their view, and their property rights.

I'll leave it to others to describe what then happens when the hoards arrive for their vacation.

I also strongly believe that trash should also be addressed. Renters and/or rental companies should assume the responsibility of putting out trash and recyclables on the proper day, (in the proper enclosed containers) and removing the containers after pick-up. I would like the city to consider offering the option of side/back yard pickup (from enclosed areas hidden from street view) to rental properties for an additional monthly charge. Having trash, etc. on/in the streets is a health hazard, a safety hazard (it's hard to see people, especially children, who enter the street next to the containers) and esthetically unappealing. As a permanent resident, I am tired of moving trashcans and recycling containers out of my street 3 days a week as well as picking up the uncontained litter which blows down the street with our ocean breezes!

Garbage is also a problem. Overflowing bins are left on the street for days waiting for pickup. Extra fees for backyard pickup would help.

I rent one house (across street from me) year round through ----. Only once did a past resident have a party that lasted to 0300. I and -- put a stop to that, quickly. Current renter ok. The city manager should task the police department to record houses from which noise emanates after 2400 ... and, if need be, close the party down immediately. Info to city manager for appropriate action. The council needs to pass proper ordinance that the city manager can enforce w/o initially taking draconian measures. A phased disciplinary schedule would be needed.

Thank god for rentals in this disastrous market. Without this income stream, we at tybee would be in a mess especially with the disproportionate lack of movement in property taxes (most people's taxes have actually gone up even after appraisals have dropped by up to 40%). If you are going to regulate owners "vacation rentals" then you have to regulate all private homes. The larger problem to me is the locals (or sav. residents who have a second home here) who have parties that don't rent out their homes at all.

While I understand the need to control occupancy level, unlike hotels, there is no on premise staff at each of this location. This allows people to allow people to stay at a house without the knowledge of the owner or rental agency.

I definitely think some regulations are needed, but I am not sure how they would be enforced. When we tried renting our house a few years ago people lied about how many were staying at the house, about smoking, about how many cars they were bringing, etc. We only found out when neighbors told us or when we observed the damage.

These homes should not have any additional regulations than a home of a resident on Tybee Island. The economy is tough enough now without adding additional restraints on our property owners.

Vacation rentals should not be singled out for "regulation" when these problems occur at non-rented properties as well. Parking and noise are already regulated; those issues need to be enforced. If parking and noise were properly enforced, occupancy would take care of itself. However, any property advertised for rental should only allow reasonable levels of occupancy.

Not that there aren't occasional problems, but vacation rental agencies already deal with these issues. It's the private rentals that have no local monitoring of their properties that are the real problem.

Unregulated properties do not pay 13% bed tax, thereby robbing the Island of needed revenue. Not fair to those of us that do!

not only should rental properties have to conform to the same ordinances that apply to all residential properties, but they should be enforced. additionally, the city needs to address on site storage of trash receptacles at rental properties and ensure their removal from the right of way occurs in a timely fashion.

Please find all the vacation rentals that are operating on without a Tybee business license. Our vacation rental is loosing business due to these illegal rentals. Many are advertising that they do not charge sales tax and we cannot compete with that.

These items are already included in our City's codes (ie noise ordinance, parking on right of ways, etc) and they were written with the intent to apply to all properties. The City and its leaders do not need to form additional residential codes that apply to only vacation rentals. The City and its employees should continue to enforce the codes as they are written regardless of whether the property is occupied by a full time resident or a short term renter. All residents and visitors should be afforded equal enforcement of and protection from the current codes regardless of use.

I'm a condo owner and this is my second home which I do not rent but I give to family and friends as a weekend get away. It is very disturbing to me when we and they have to put up with drunks in the street, in a unit in our building, in a unit across the street etc. Give me a weekend in the spring and summer and I will give you a bunch of college kids and adults, drunk and unruly, SC teachers in the same and folks from wherever drunk and kicking in the walls of our condo and elevator controls. The rental companies need to be held libel as and along with the renter. Then they will draw up contracts with home owners, (which they don't do) make sure that renters are true renters (not the kids mothers) and the list goes on and on.

Tybee is so out of control..... With renters, I have my second home there up for sale..... I thought this was the place but I find I was wrong and I will just move on and

that is a shame. Maybe if the Police were on the street, NOT doing traffic patrol for someone doing 30 in a 25 (PS I have never had a ticket in my life when they say he is a pissed speeder, I'm 64) but neighborhood patrol, picking up drunks (and taking them home as we read in the news but rather putting them in jail), law breakers, etc, etc we would feel save and not need to leave..... Someone needs to get in control of this place and it ain't the Cheetum County law that we pay for who never are there.....

This is long overdue. Control the occupancy and the parking will be much better controlled. Not only are B&Bs controlled but so to are hotel/motel occupancy. The same rules should apply. And the benefit will also go to rental agents who will get more places rented. This is not only an issue for residents, but it is also a health and safety issue. A townhouse rental where I live (3 bdrms, 2.5 baths) has had as many as 24-26 people staying in it. It is a 3 story building with fire suppression equipment, no fire escape, and only one entrance/exit, unless jumping from the 3rd floor balcony porch is considered an "exit".

Upholding standards which improve the quality of life on Tybee should benefit both residents and renters, which should in turn lead to more quality renters.

We have rented houses in Florida where occupancy and parking spaces were limited by size of the house and lot.

People rent vacation homes to vacation ... but they still need to be respectful or at least conscious to a degree of what they're doing while they're renting. There seems to be an attitude of "I'm paying a lot of money to be here ~ deal with me" when they come. If rules are at least out there, then they can be followed up with appropriately and the neighbors who have to put up with this every weekend, over and over and over, will at least feel they have some recourse.

Like most every other full time resident on the island, every time a house goes up for sale in my neighborhood the first thing I think is, "I hope and pray it doesn't turn it into a short term rental property."

It is hard to know where to even start. If I bought a house on say, Lovell Ave, and said, "I'm going to turn this into a 1 unit motel", this would be immediately condemned as an inappropriate use in a residential district, yet we allow precisely that all of the time under the guise of "vacation rentals," but without safeguards that we impose on motels.

If we followed the letter of the law on Tybee, short term rentals wouldn't be allowed in residential neighborhoods, but the cow's out of the barn, and all we can hope for now are regulations to control these nuisances.

We had a situation last year where a lady backed into our fence and knocked it down ~ KNOWINGLY~ with her huge Suburban and 8 kids in the car, right in front of me. She then just drove away. When I caught up to her at the end of the block she huffily told me it was my fault that she ran our fence over because they had too many cars in their parking lot and it was too tight of a squeeze for her to move her car and she had no other choice to get out. It wasn't until I threatened to call the police that she had her husband waddle over and fix our fence. But it was still our fault, just for living across the street ... and having a fence ... and they should have had more parking for all their people. I know for a fact that they had way over the occupancy of the house.

So, yes. Regulated parking, occupancy and noise would be nice, esp. for the people who have to deal with it every weekend.

Regardless of whether or not we have separate regulations for rental properties and private homes, no one should have to give up their privacy, parking area or other ways in which they can have the quiet enjoyment of their property. My right to have a party on my property should not be at the expense of your right to enjoy yours.

I think that right now there are too many vacation rentals compared to citizens that live here full time.

That makes me have the idea that these people don't really care about our city because they don't live here full time.

I only wish that private rentals could be regulated, there are times in the summer when the I wonder if life at Tybee is really worth it.

If someone is going to rent out there house or condo, is it not becoming a commercial use?? and if it is, should they also pay a base rate per bedroom for water usage?? I have several rental homes around me and there is a parking issue and traffic issue. I can usually control the noise by being a good neighbor and asking them to bring the noise levels down, but even that does not get them to quiet down. Occupancy does not bother me as much, as when I was younger I traveled with a group of friends and we often doubled up. But, we were also very respectful of our surroundings and were no a noise problem or parking problem . If guests to the island are not going to be respectful of the locals, then we do need some rules to govern them. Guests are not always right and should not have a blank card to do what they want when they want.

We live in a neighborhood where there are 8 rental places around us. We dread the summer season. We never know who our neighbors going to be, how many of them and what kind of attitude they will have. We hear car doors slamming, people hollering at each other, parking all over the yards, noise at late hours of the night, speeding down our street, and the list goes on. I think Tybee should have an ordinance to where if there are multiple complaints on the rental unit, it should be taken off the rental market. I also commend ---- idea that all rental units should have a business license and if you get 3 complaints, you lose your business license, case closed. We are constantly calling the police on rowdy renters. We love people, but since they infiltrated our quiet neighborhoods, it changes your attitude towards people. Some even bring their dogs and that add to the dilemma. Their dogs bark at almost anything, day or night and so on. We need to have a Big meeting at City Hall about this problem, I will be there for sure.

Maintenance of vacation home rentals should also be regulated i.e. no gardeners, lawn equipment, repairs with noisy equipment before 9am
Aren't all kinds of rentals regulated? Hotels, etc? It's reasonable to ask Tybee renters to distribute fact sheets and agreements, particularly when the rentals are in residential sections.

I had to sell my house and move off the Island because of a Vacation Rental next door. I could not take the noise any more. The anger and resentment I felt towards the renters,

owner and city officials was just too much.

A resident of Tybee should never have to subsidize the tax base or a vacation property owner's investment by sacrificing his or her right to enjoy the home they work so hard for. Trust me, it is absolutely unbearable to have a party house next door. It is not worth the tax revenue to destroy a residential neighborhood.

If you don't think it can happen to you, guess what, that's exactly what I thought too. Ridding neighborhoods of these nuisance properties will only happen with an extraordinary act of courage by city officials, perseverance by those affected and tough enforceable ordinances.

I've heard all the property managers and owners arguments about how beneficial these types of properties are to Tybee. Well, I have to disagree.

If the only way a person can afford to buy a residential home is to turn it into a vacation rental and cause damage to the neighbors then they should consider another form of investment. If your livelihood depends on selling or managing these types of investments I've got news for you. Your renters are not all Norman Rockwell types. I would be willing to bet that Tybee could function just fine without these types of unregulated business ventures and have a more peaceful, clean and safe community to live in.

I invested seven years into the Tybee community only to have my dreams shattered by greed and irresponsibility on the part of Vacation Rental owners.

Get these business/investment properties out of the neighborhoods.

I can hear it now, bitter, angry, anti business, well that is what they will be saying about you too when you try to get a money making rental closed down next door.

Since vacation homes are interspersed throughout residential neighborhoods, it is only fair to be considerate of neighbors. Vacationers should be encouraged to take this reality into account when renting.

Question: If this conformity is adopted, how would/could compliance to the regulations be enforced

While I have answered no to each question regarding the regulation of rental properties, I do believe there should be regulations that apply across the board to all homes, and condos on Tybee.

I own a Condo, which I do rent thru a local agency on Tybee. I use this agency and self imposed regulations to protect my property and my neighbors. I have no desire whatsoever to cause noise parking or occupancy issues that devalue the Island, I love as well.

For example, if I lived in our 3 bedroom condo, two bath, I could easily have 2 additional couples stay with us, without issue. I do have enough parking for two large or 3 mid size cars. I have specific parameters I have set up with my agency, that mandate 6 or less people. The renter must be over 25 years of age, I have no desire to have any wild partys in the condo, I one day wish to live in, and do not want problems that are an issue for neighbors. I have on one occasion in the last 3 years had to evict renters on the same night they checked in, my agency and the police found underage children drinking in my condo. They were immediately evicted.

My point is that, as a property owner who pays the highest possible property tax because I am not a primary resident, and get no exemptions or discount, i.e. homestead etc. I feel it is only right that I be held to the same regulation and laws that apply to any other property owner. Whether it be my family or renters in my condo making excessive noise or impairing traffic flow due to illegally parked cars, the same laws and rules should apply to everyone. If you were to site me, as a permant renter, fine apply those same rules to anyone who rents

from me, that is fine, do not punish me for investing on Tybee, and wanting to live there, real estate values have fallen enough. I wonder if our homes will be reappraised at fair market value, and our properties taxes decrease with the corresponding decrease in value???? Additionally, when my condo is rented, Tybee collects even more taxes on my property. Bottom line is I do not own a bed an breakfast, I own a Condo, which is a private residence I have the right to rent. If you want to impose Hotel regulations on property owners, fine, apply them to every property owner. I think that is silly myself. There are people who own homes in my sub-division and rent them out to other familys that do not own them. Should the police be able to come and site my next door neighbor for occupancy, noise, or parking regulations that would not apply to me in the house next door, because I own and occupy my property and he rents his, identical property. Again Silly, just a way to balance budgets on those who have chosen to invest there hard earned dollars on the Tybee.

One set of laws for all!

ABSOLUTELY YES

Common sense should prevail. If a house sleeps six, then it should be rented for six people, not ten! Renters are in neighborhoods, so they should behave in a neighborly fashion and not party way into the night. Everyone down here is not on vacation, although every night coming home it is like being able to be in a vacation atmosphere. We are opposed to lots of regulations, but the rental agents ought to be available for the neighbors to contact if there are problems. We like the idea that the signs are up so we know who to call if necessary.

We are right next to a rental house with a pool, and sometimes it gets loud, but we realize we live a wonderful vacation spot and are willing to put up with a certain level of frivolity--we are fortunate to have mainly families renting next door and not college age partiers and we appreciate the owners gearing more toward the sedate groups.

Too much government control city or otherwise I believe is unconstitutional. I understand the concern but it should be up to the common sense of the property owner to regulate the conditions, not the city government. My husband and I own our own home on Tybee and also have rental properties. We regulate the number of people and the parking on our property and that is our right not the city government! Noise is another issue if it is way too loud and infringes on the rights of others than yes it should be a concern of the city and isn't the city parking already regulated??? Parking on private property should remain private.

Tybee already has a noise ordinance, so I don't believe that vacation home rentals should be treated any differently than any other Tybee residence.

There should be a standard for the number of people per bedroom and number of cars allowed to park on the street. If a vacation home has enough off-street parking, it should not be a matter for the city to regulate

I have rented out my house and have had better tenants who are screened, than some of my neighbors have been over the past 25 years. The neighbors, who were long term renters, have included alcoholics, drug dealers, owners doing sloppy and illegal renovations, and people with no respect for MY property rights. So if the Tybee council and police won't control THEM why should I be regulated? What is good for the goose is good for the gander!!

Vacation rentals are even more important in this downward economy. The vacation rental

industry will help keep Tybee Island's economy stable when other industries are struggling.

Our Guests pay significant Sales/Hospitality Tax. Our Owners pay exorbitant property taxes.

Our businesses support many entire families who directly impact Tybee's economy. My company markets via many Internet sites promoting Tybee Island as a whole and as a vacation destination. We solstice Guests who are seeking lodging in Savannah bringing funds for our Tybee Market, local businesses and restaurants.

In the past few years our management company has had very few complaints from neighbors. We require that our Guests sign a Registration form and acknowledge that Tybee Island is comprised of many "neighborhoods". They are further advised that being a good neighbor is not only expected it is required. Each lease clearly spells out the number of parking spaces and size of vehicle allowed. This is a crucial part of making a reservation.

Our management company requires that each Guest speak with a member of my staff to assure that we are not making an underage reservation and that the Guest knows about our "Good Neighbor Policy". Should a home that I manage not have sufficient parking our management company has sufficient parking for overflow at no charge to our Guests. Our wedding Guests have located alternative locations outside of our homes for rehearsal dinners, receptions and bachelor parties. Occupancy is adhered to based on the Owner's desire and our company policy.

The economy has directly impacted the type of Guests we are seeing this year. We are getting inquiries from families that wish to vacation together and share the costs of the lodging. More importantly, our Guests are now having to bear the cost of other family members who have lost their jobs. We are sympathetic to these families.

Now is an excellent opportunity to show compassion in this bad economy. We take a case by case evaluation on negotiating rates with the full support of the property Owners who are fearful that they will be unable to pay the property taxes.

Our Owners have sustained tremendous loss of value in their property while the taxes have continued to climb. Everyone of us has lost tremendous value to our entire net worth and need to do no further harm to this island by restricting the vacation rental industry.

We have an "on call" staff for Guests who are lost, for neighbors who have a complaint or question. Our office can be contacted 24 hours a day and my number is available.

The people who come love Tybee and allow us to enjoy the wonderful restaurants which we also enjoy. Without the Guests it would be winter time on Tybee Island all year long.

I am concerned about absentee Owners who rent their homes from Atlanta not being accountable for their Guests, for sales tax and not being able to locate the Owner should the need arise. This is a serious concern in this economy.

I am concerned about nonpayment of sales tax in general. The Vacation Rental Industry on Tybee works in a professional manner with our neighbors in mind at all times.

Vacation rentals are definitely a problem. In order to cover the cost of rentals, several families share the cost of one home. In my neighborhood, we have had safety issues. People climbing up on the roof of a home to get a better view, or just to hang out. In one rental, the air conditioner was turned down so low until the entire unit froze up, causing a fire hazard. Renters had been drinking one night and backed out of the rental driveway and onto my lawn almost to the house. As mentioned, the large number of people occupying a rental unit not built for that excess poses a safety issue.

As with many people on this island, we are constantly struggling with "renters" using our private property for parking. I've had to call the police on several occasions over the years to

control noise from adjoining rental property and the south end beach and to simply provide a "presence" when weekend activities seemed to be getting out of hand. ETC. As Tybee strives to upgrade its services, appearance, activities, this is an area that needs to be addressed as well so we can all be "on the same page". Thank you...

It just makes sense that all aspects of the same industry follow the same guidelines. Allowing me as a home owner to rent out my property without restrictions in a residential neighborhood impacts all residents in that neighborhood. If a B&B has to adhere to the rules, everyone should have to adhere to them - for everyone's rights!

As Chairman of the Tybee Island Planning Commission, I proposed a parking requirement for Vacation Rentals. One space per bedroom, plus one for the owner. On property was to be "Grandfathered". It failed, at Council. Also, there should be a two person limit, per bedroom, on occupancy.

We have a house on Lovelle Av and I think the noise in the summer and the speed is out of hand. The radios are not controlled by anyone. Speed is awful by cars and the radios are awful. I thought radios and speed limits were controlled, NOT. I do not understand why we cannot have golf carts on Tybee back streets, they are a lot safer than bikes and those one wheeled whatever they are called and skate boards. Please give me a reason why NO GOLF CARTS.

I have no problem with vacation rentals as long as the owners/managers are diligent in addressing any problems that may arise with their guests. Rented properties need to be monitored to ensure that the guests haven't brought in extra people and/or too many cars.

On a personal note, I would greatly appreciate it if the companies that manage the properties in my neighborhood would make sure that the trash cans are put out on the day of collection and then rolled back rather than leaving them out for days on end.

While I fully support the right of property owners to rent their properties, I strongly believe that the vacation rental industry must be regulated. I am most concerned with properties that pack way too many people in a single family home or condo. Too many people result in parking problems and tax our infrastructure. With our current and future water issues, our community can not afford the strain this places on our water allotment. I also have a problem with rentals, managed or not, that fail to put up trashcans and recycling bins after pick-up.

The properties that allow dogs need to instruct their tenants to scoop after their pets.

I think enforcement will be difficult. I have had local management companies rent units on short term basis. What a disaster. There was no oversight to any details other than collection and distribution of money. The city ignores the noise ordinance at its leisure for businesses so how will they enforce noise by private residences that are being rented.

I AM A LONG TIME TYBEE RESIDENT AND MY BLOCK HAS SEVERAL RENTAL UNITS AND THEY ARE A PROBLEM. ONE WITH HAS NO AGENCY SIGN HAS RENTED TO A CHEER LEADING TEAM. THE TEAM USED THE STREET FOR A PRACTICE FIELD. ANOTHER TIME A BUS LOADED 32 PEOPLE FROM THE HOUSE. THEY USE THE VACANT LOT IN FRONT OF OUR HOME FOR A PARKING LOT. MAYBE WE HAVE

REGULATIONS IN PLACE THAT ARE NOT BEING ENFORCED, BUT SOMEHOW VACATION RENTAL NEED TO BE REGULATED JUST LIKE B & B'S OR HOTELS. MAYBE THE PROBLEM STEMS FROM PRIVATE RENTALS BUT WE HAVE A PROBLEM AND IT NEEDS TO BE FIXED.

ANOTHER PROBLEM IS THE TRASH BINS. THIS APPLIES TO RENTALS, WEEKENDERS & RESIDENTS. THE CITY PUT NOTICES ON THE CANS SAYING THEY HAD TO BE MOVED IN SO MANY HOURS AFTER PICK-UPS. THE STREETS ARE FULL OF CANS AND IT IS REALLY AN EYE SORE. NO MATTER HOW MUCH MONEY THE CITY SPENDS BEAUTIFYING THE CITY IT WILL ALWAYS LOOK LIKE A DUMP UNLESS THE PROBLEM OF THE TRASH CANS IS ADDRESS.

If there is going to be regulation then property owners should have a say in developing these regulations. We pay very high taxes, but get no say in what is done on the island.

Our master plan calls for low density and that includes short term rentals! These rentals, whether condos or houses, are NOT barracks or hostels and should not have people packed in like sardines. Too many people use too much water, generate too much trash, and bring too many cars.

I firmly believe that failure to regulate the number of guests staying in vacation rentals will jeopardize water conservation efforts. It's hard to fault someone if they look next door and think, "We must not have a water problem if seventeen people can stay in a three bedroom house." Is this the message City Hall wants to send?

When guests arrive in big yellow school buses or 15 passenger vans, we have a problem. I choose to live in a residential neighborhood and don't want to deal with the noise and parking problems generated by the folks who rent to too many people.

The professional rental agencies already have occupants, parking and noise under control through their detailed contracts with owners and renters. They certainly do not need to be regulated by the City of Tybee. You are perhaps looking at "biting off more than you can chew" just to have the manpower to make sure such regulations are adhered to, and it will be the taxpayers who have to pay for extra manpower. Perhaps you should consider fining an Owner if noise issues are reported to the police after 3 incidents at the same location in a calendar year with a Warning given after the first incident. Certainly improperly parked vehicles can be ticketed. The City of Tybee would perhaps take in more revenue if they chose to implement a couple of changes rather than taking on the regulation of vacation home rentals. Kind regards to all.

I believe ALL Tybee homes should have regulations regarding noise, parking and occupancy. Vacation rental homes should be subject to the same regulations as other homes - nothing more.

Problems with noise, parking and occupancy can occur at any home whether it is a vacation rental, a long term rental or an owner occupied property. All homes should be governed by the same regulations.

It is my observation that only a small number of vacation rentals pose serious problems for Tybee neighbors. These problems should be dealt with using stricter enforcement of existing regulations not by putting additional burdens on the many vacation property owners and

rental companies who do a good job managing their properties. Find a way to identify the chronic offenders and make them subject to fines or penalties. Don't burden the many because of the inconsiderate actions of the few.

Existing laws address the problems new regulation would seek to control.

Research other communities for their regulations. A reasonable occupancy rule should be two per bedroom plus two (most living rooms have sleeper sofa). Advertised occupancies have to match these criteria and if they don't, issue serious fines. Fire safety should be factored in. In many cities the local fire marshal has regulations regarding the safe occupancy of a building. With so many of Tybee's homes only having one exit, this should be a major concern. Do we have such rules at the county or state level? I know they exist for commercial sites such as restaurants, why not for businesses of vacation rentals?

Parking: Parking issues are always a concern. Each unit should not allow cars to overflow into the street and onto neighbors' properties. Police should be called when conflicts arise. Towing of cars illegally parked should solve the problem.

Noise: Existing noise ordinances should prevail and be enforced. When parties take over, again, use our police force to handle the problems. Fines to the owners AND the offending occupants should be steep.

While we welcome vacationers to Tybee (after all, many of us were in that category on our first visit here), they need to remember that people live here year round also. We have jobs, we're not on vacation. People with jobs and families with children have to get up in the morning to go to work and school. That's hard to do after spending sleepless nights because of rowdy neighbors having a fun time.

Vacation rentals are businesses—commercial enterprises in residential zones. Many are handled with professional managers and/or owners who specify rules and enforce them voluntarily. Thank you for that! But I feel that the city should do more to regulate this so consistency and reason are the norm.

The City of Tybee already has codes or ordinances to address the issues on this survey, the city and its employees should enforce these no matter if the property is a full time residence or a rental property. I ask, has the current laws and ordinances really been fully enforced?

Tybee has expanded their police enforcement officers in the past few years. (Thanks so much for making sure we have these great folks to protect us). Plus I believe we have seasonal employees and part time employees. Have all members of the police staff new, old, part time and seasonal been educated or refreshed in these areas of concern? If the enforcement officers are quick to enforce, the island will get a reputation for quick enforcement and that will help keep the problems to a minimum. It would be the most efficient way for all to use the rules we already have. All residents and visitors should be given EQUAL enforcement and protection regardless of use.

The vacation rental management companies do education for visitors most have oral and written documentation that requires signature from the renter.

I would like to remind all that the City has promoted Tybee Island as a vacation destination and done good job of it! Does it really make sense to over regulate the very hand that feeds you? The visitors are large contributors to the island economy. Vacation renters not only pay rent but hotel, sales, hospitality taxes and other fees but support Tybee businesses, dine in Tybee restaurants and in general are a HUGE support to the islands economy.

Speaking of economy, many owners of property's are having a tough enough time making the ends meet without adding additional restraints. Please enforce the rules we already have. Equally to all!

I believe that it is important to have rules and standards that are equally administered for both management companies and owner renters. However, that is clearly not being executed as is evident by the numerous numbers of "for rent by owner" properties that have unfair privilege by not paying the Hotel Motel taxes. Before you can police the industry as a whole, you must put all the players on a level playing field. If we can't even generate the appropriate revenue to the city by policing owner renters, then how can anyone expect to police the industry as a whole on issues like occupancy, noise and parking.

As long as there is a fair and equitable program that covers all participants with the same standards, I believe that it will be successful and more important it will encourage everyone to participate.

As a professional manager, I support a program that is capable of being enforced across the board with reasonable requirements.

I think the vacation property managers should follow the rules already in place. This is an important issue, but the rules are already in place. Why make more rules, just enforce the ones already in the code. If everyone follows the rules then none of the above would be a problem.

I agree with the letter ---- with ---- wrote. i have had a home on tybee island for 4 years and have not noticed a problem with vacation rentals. government should listen to all the people, not just react to the vocal citizen. Thanks

Seems to me some of the comments below against further regs are more correct (except the one about how good a job the professional property managers do since we know that some don't). I think it is probably more a problem of not enforcing what is already on the books and also the issue of noise and parking problems can also apply to owners who live in the house as well as rental houses.

We own property on the island, and we have a RESPONSIBLE property manager. We do not allow our home to be rented out during spring break, st. patrick's day, prom season. We limit the rental of our home to a very small time frame during the summer. Our home is our pride and joy and we share our home with responsible adults/families who a thorough background check is done. Our home is right in a residential area and I don't want any of our renters disturbing our year-round neighbors. I would hope that our neighbors would inform us if there were problems with any of our renters.

All of the above mentioned is already carefully regulated by our property management firm. I do not agree that there should be additional requirements added to what already exists.

If we currently do not have ordinances that are intended to control occupancy levels, parking and noise, they should be developed and implemented immediately. They should be clearly posted in each and every rental unit. If violations are discovered both violators, rental

managers and/or property owners should individually be fined.

Our condo complex has units in the rental market. We find that the Tybee Island rental agents are professional and conscientious. The majority of problems are when the owners rent out these units on their own. There is no easy, pleasant way to get them to correct rental issues. (Hopefully, they are paying the extra rental taxes.)

ALL rental units should state in the contract: maximum occupancy (to be defined by city marshal), parking rules (TYB police department can't remove renters' vehicles on private property), noise ordinance, if pets are permitted, grilling restrictions and no parties or special event celebrations resulting in people on property in excess of occupancy limits. If there are minors drinking when police are called, they should be arrested. All rental contracts should state VIOLATIONS WILL RESULT IN IMMEDIATE EVICTION FROM THE PROPERTY WITH NO REFUND OF ANY RENTAL CHARGES (not "MAY RESULT IN IMMEDIATE EVICTION . . .")

We have lots of rentals not listed with rental companies people owning one house renting to friends and neighbors from the town they permanently reside in. We are not receiving revenue from those rentals nor can not regulate them as such. I'm not sure how the city would go about finding those houses that are rented sporadically. I know the houses on both sides of me get rented from time to time, may just be for an all day party, probably not even enough to pay the mortgage for the year but it is income. Sometimes the parking and/or the late night noise does become a problem. Also with absent owners the trash cans are not moved to the curb by the renters when they leave and we finally have to take the smelly cans to and from the curb.