

To: Whomever it May Concern,

I have owned and operated a LEGAL vacation rental in Bandon, for many years. I have watched our rental prosper and I have also watched our rental struggle. My initial thoughts due to the ebbs and flows of this rental business were due to the economy. Over the past two years, I have watched an influx of new homes available for short-term renting (vacation rentals) on platform AIRBNB.

My legal vacation rental used to have to compete with 100 or so homes in the area. As of today, there are 391 other homes in the area. The list of compliant VRD's in the city limits is far less than the numbers mentioned above.

For many years, I have paid my dues; initial hearing for vacation rental (over \$2,500), annual health inspection, quarterly & annual water testing, been compliant with inspector's requests, etc. All of these regulations have taken money out of my pocket. I have no problem being compliant, as long as everyone whom is operating a vacation rental, is held to the same standard.

I have chosen to write this anonymously because I do know a handful of individuals that operate vacation rentals, illegally. I do not wish to harm their businesses, but in turn, their illegal business is harming my occupancy rate and potential revenue.

When I chose to petition Coos County for the opportunity to turn my home into a vacation rental, there were fines for illegal operations. I remember the first infraction to be \$2,000 and the second to be \$4,000 (those numbers may be incorrect now).

There is a lot of pushbacks from folks in Bandon as to whether they like or dislike vacation rentals. I believe, the majority do NOT like them due to the homes taking away the opportunity for the traditional long-term renting, which is needed in this town.

My solution is somewhat simple and a win-win for the city of Bandon & Coos County.

Even if a handful of these illegal operations were removed, the people whom run legal operations would have more business. Also, the city/county would be able to fine the individuals whom are operating illegally.

Take 50 illegal operations off the map x \$2,000 (assuming this is their first infraction) would generate \$100,000. Maybe 20 chose to continue to operate illegally. That's \$80,000 (assuming my numbers above are still accurate from years ago) in fines for secondary infractions. Of the original 50, we now have 30 that must choose to either petition the county to become a legal vacation rental or convert to long-term rental module. Either way, the city/county would win. Either pay the fees associated and become compliant or open up long term housing for locals. Either way, the city/county would be generating money or opening up long-term housing opportunities.

This could be a grand "snowball" effect that. Word of the streets, is that the process of becoming a legal vacation rental has become more difficult to obtain. Out of the 391 homes listed on AIRBNB, I would guesstimate that 250+ are not legally allowed to operate as short-term rentals. $250 \times \$2,000 \text{ fine} = \$500,000$ in fees alone. Not even going to mention secondary fines or alternative courses.

The city often talks about how they are going to generate money. Well, the money is right in front of your noses. These illegal operations are making fistfulls of money, especially during tourist season. It's time to make them pay up for illegally operating and taking from those who are compliant.

Sincerely,

An agitated legal vacation rental owner