

**From:** [Janice Herrmann](#)  
**To:** [PlanningAgency](#)  
**Subject:** Comments for the SoCo Panning Commission meeting 11/18/21  
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EXTERNAL

I would like to add input concerning the proposed changes to the vacation rentals on the Sonoma Coast/ Bodega Bay.

1) The 90 day rental limit is impractical and would damage the economy of the coastal area. Many of us with Vacation rental homes are renting them to help pay for our future retirement home. The extremely high taxes, cost of fire services, increasing expenses of maintaining a home on the coast will result in many of us losing our retirement homes we have worked so hard to acquire.

90 days of rental a year will not offset the cost of the homes. Owners rely on these rental days to keep their homes maintained and affordable. Restricting rentals to 90 days would greatly decrease coastal access for the public.

Part of the ability to keep our retirement homes is the tax deduction our rentals afford us. Federal tax laws greatly limit this deductions if a home is not available 365 days/year. Often we are not covering the expenses of the home by renting. However, these tax deductions enable us to keep our homes and the expenses down. These loses can no longer be claimed if the county limits our rental days.

This loss of rental days will not only effect the public's general access to the coast by restricting the rental days, it will also result in many homes being sold due to unaffordable expense (most at over \$1,000,000 - not adding affordable housing) further decreasing the public's access to the coast.

This reduction will further damage the coastal economy for those individuals that do live at the coast full-time. The stores, restaurants, and local services will suffer (and possibly close) with a decreased number of vacationers to the area. Likewise, the property companies who do rent and service many of the homes & are Sonoma County residents themselves, will lose their income or possibly even close without enough rental days. These companies employ many local residents on the coast.

I think the general economic fall out of reducing the rental days is greatly being underestimated. Additionally, the large amount of TOT which the county receives from the coastal area will decrease 75% as the area currently has an 85% occupancy which is an average of over 300 days per year for a rental home.

Thank you for your consideration,

Janice Herrmann. 916-849-0455 (Responsible VR owner since 2010)

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