

**From:** [Cris Rys](#)  
**To:** [PlanningAgency](#)  
**Subject:** dual use vacation rentals should not be treated the same as 100% vacation rental  
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## EXTERNAL

I am a home owner in Sonoma county, and I sometimes rent my house. Dual use.

The complaints I've generally seen on vacation rentals are they have owners who don't care about their community, and or vacation rentals take away housing from full time residents.

Vacation rentals that are 100% vacation rentals take away from local housing. Vacation rentals that are 100% vacation rentals, the owners do not know their neighbors, typically do not know their community.

Vacation rentals that are a 2nd home, (dual use), are typically used by the owners but the owner rents from time to time are not the same.

A (dual use) owner knows their neighbors, and their community, and is part of their community.

These do not take away from local housing because people buy 2nd homes for vacation homes, it has been this way for many years before airbnb and other online services have existed.

100% rental and dual use should not be treated the same.

It seems fairly easy to limit vacation rentals to 26 weekends a year (or some other number) would be beneficial to the Sonoma County Community. It could help lessen the houses that are 100% vacation rentals and open up more housing for people who would be invested in their community.

Thank you,

-christopher rys

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