

**From:** [Carl Sherrill](#)  
**To:** [PlanningAgency](#)  
**Subject:** Letter Regarding Pacaso  
**Date:** November 18, 2021 4:11:31 PM

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**EXTERNAL**

Dear Commissioner Helfrich:

I attended your November 18 meeting via Zoom. I applaud your efforts to improve stronger oversight of vacation rentals. It appears that you are taking appropriate measures to enforce reasonable standards, specifically regarding noise, parking, numbers of occupants, and transient occupancy periods.

But there is a potential missing piece in your plan. What happens in the case of *fractionally-owned* vacation properties? As you are surely aware, the Pacaso company claims that their vacation homes are not subject to regulations that apply to vacation *rentals*, because their homes are *owned* by several parties under an LLC.

Pacaso has attempted to reassure community members that there is no need for concern because (1) “owners” are carefully vetted before shares are sold, (2) they sign a *voluntary* Code of Conduct, and (3) property managers are on call to deal with problems in a timely manner. I am highly skeptical about these claims. What happens when one or more of the “owners” is a truly Bad Apple? Pacaso has no effective way of revoking his/her use of the property. Neighbors would actually be worse off than they would be with a typical rental next door.

Please create vacation home ground rules to cover *all types of short-term occupancy*. Don't allow the Pacaso Loophole, which would inevitably result in all the typical problems associated with poorly regulated transient occupancy homes.

Sincerely,

Carl Sherrill and Nancy Gardner

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