

**From:** [Cris Rys](#)  
**To:** [PlanningAgency](#)  
**Subject:** short term rental regulations  
**Date:** January 20, 2022 12:21:24 AM  
**Attachments:** [Screen Shot 2022-01-19 at 11.35.24 PM.png](#)  
[Screen Shot 2022-01-19 at 11.35.59 PM.png](#)  
[Screen Shot 2022-01-19 at 11.36.17 PM.png](#)

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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 that renting at 90, or 99 days per year, would encourage people to rent out only for the lucrative weekend rentals. This is not something you should encourage.

You can limit vacation rentals to 26 Saturday nights 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.

Sunday-Thursday nights in vacation rental spots should not count the same as Saturday nights. In fact you want to encourage Sunday-Thursday night rentals so local businesses are able to have more commerce, whether it be horseback riding, restaurants, wineries, antique shops, hardware stores, etc, you don't want empty houses that would otherwise have paying customers because of vacation rental policies. And of course there are taxes paid to Sonoma County for these short term rentals that you would not get.

I've attached some screen shots to show that hosting systems already have registration number requirements built into their system, this is for AirBnB, but exists on others, this can be added as a requirement for sonoma zip codes. And you can have different requirements for different zip codes. Monte Rio is not the same as downtown Santa Rosa, they should likely have different policies.

So tasks to do are:

1. require a registration number in order to rent in Sonoma County. This would get rid of rentals without permits. (It would also educate host of the permit requirement, something I did not know about when I first hosted. ) A rental can not be published without a registration number.
2. Automatically monitor the reports on that registration number, and if too many Saturdays are rented out, perhaps warn, then cancel that number. If there are valid complaints from neighbors, perhaps warn, then cancel that number.

Work with dual use owners, as a partners, and not as adversaries. We want the best for our community also.

Thank you,

-christopher rys

Register 'Beautiful Potrero Hill' x +

https://www.airbnb.com/city-registration/8184928/san\_francisco?source=MYS

There's an error with your registration application  
The City of San Francisco found an error with your application. We sent you an email with the specific errors you need to update before you can resubmit your application to the city.

**Register your listing with the city**

If you host your space for less than 30 days at a time, you'll need to register with the City of San Francisco. We've been working with the city to make the process as easy as possible, and now you can take care of everything right here—no trips to City Hall needed.

[Visit our FAQ about registration.](#)

**Complete your application online:**

- ✓ **Confirm that it's your primary residence**  
You'll provide 2 documents that have your name and listing address on them. You need to live in this residence for 275 days a year.
- ✓ **Add your business registration number**  
If you don't have one, it costs \$91. We'll help you walk through the process.
- ✓ **Submit your application**  
You'll submit everything online, along with the \$450 fee the city requires to process your application. You'll need to certify that you meet the legal requirements for short-term rentals.
- ✓ **The city will review your application**  
You'll get an email from the city in about 30 days.

[I'm already registered](#) [Register with the city](#)


[Don't want to register?](#)

Register 'Beautiful Potrero Hill' x +  
https://www.airbnb.com/city-registration/8184928/san\_francisco/existing-registration

Q Search Add listing Host Saved Trips Messages

### Add your registration number

Your registration number will be displayed on your listing page where guests can see it.  
[Learn more.](#)



**Registration number**  
Make sure the number you enter is accurate. Using this field for any other purpose, like personal contact information, could get you removed from Airbnb.

STR-000

**Expiration date**

September 2 2023

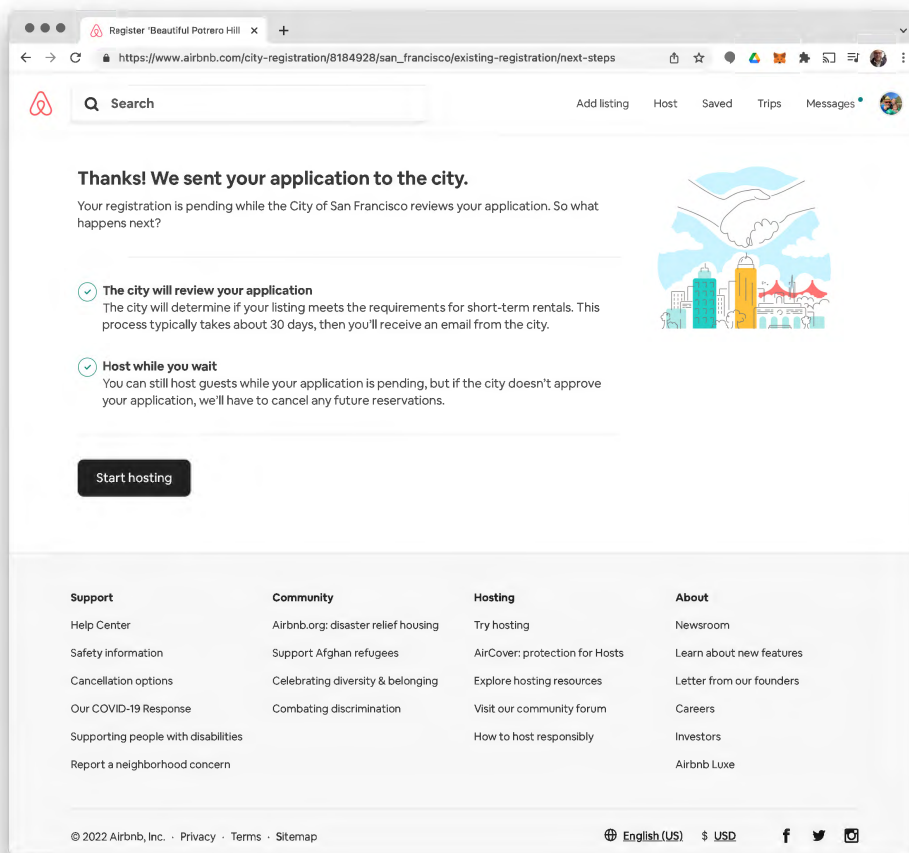
**Zip code**

94107

By clicking Submit, you authorize Airbnb to provide the information about your listing above to the City of San Francisco on a regular basis.

Cancel Submit

Support Community Hosting About



THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.  
**Warning:** If you don't know this email sender or the email is unexpected,  
**do not** click any web links, attachments, and **never** give out your user ID or password.