

# Hague Short Term Rental Committee

May 19, 2022

## Participants

### In Person

Edna Frasier <[supervisor@townofhague.org](mailto:supervisor@townofhague.org)>  
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### Via Zoom

Jonathan Smith <[jonathansmith.221@yahoo.com](mailto:jonathansmith.221@yahoo.com)>  
John Macionis <[macionis@kenyon.edu](mailto:macionis@kenyon.edu)>  
Sandra Rust <[sjrust@gmail.com](mailto:sjrust@gmail.com)>

## Similar towns

### Saranac Lake, NY

Identified by Josh Patchett

- Town hired consulting firm to identify properties
- STRs: 117 rental units, 70 properties; 69 listings on AirBnb, 18 on VRBO
- 13 are primary residences; 57 are secondary and investment properties
- Charted the growth of STRs since 2013. Appears to be increasing growth.
- It's notable that most of the properties are rented through social media.

### Lake Placid, NY

Identified by Josh Patchett

- Implemented boilerplate rules, e.g. parking and occupancy restrictions.
- Can rent only up to 90 days if owner does not reside in the rental >184 days. (This effectively restricts properties from being pure investment properties.)

### Sanibel Island, FL

Identified by Alice Patchett; they have a condo there.

- Resort town that acted 12+ years ago because it saw what was happening by people developing STRs and the loss of the community feel.
- Rental minimum time: 28 day for homes, 7 day for condos

## Venice, FL

Frank Burkle; lives here in winter.

- Minimum rental is one month

## Leavenworth, WA

Identified by Sandra Rust

- While Hague's STR ordinance did not propose caps, many of the points made by Leavenworth STR owners & operators can be directly correlated to Hague. What was suggested for Leavenworth very well mirrors what is already in the Hague existing town code.
- [STR Owner & Operator Comments on Proposed Chelan County STR Regulations](#)

## Homeowner Communities within Hague

John Macionis contacted the heads of three homeowner communities in Hague: Forest Bay, Friends Point, Arcady Bay

- There's more concern in these communities than the actual significant renting occurring.
- Forest Bay: 30 homes, 4-5 offered as rentals.
- Friends Point: 26 homes (excludes Commons family properties), 4-5 offered for rentals. Phil White, FP Association President, said it's a hot topic of discussion but muted b/c there's not been a bad renter situation. (Jonathan as an owner in FP has not heard of this as a topic of discussion within the FPA. The FPA board must be discussing it, though. The bylaws restrict this but any restrictions seem non-enforced.)
- Arcady Bay: 69 homes, 2-3 offered as rentals. Community is concerned about it and strongly discourages it. Strong opposition to really short-term rentals. There's nothing in the bylaws restricting STRs. It seemed that the more dilapidated homes were the ones that were being offered as rentals; some of those have been replaced with more substantial houses and the properties are no longer rented.

## General Discussion

Josh: Expressed concern about lower priced homes getting turned into rental properties, thereby consuming the lower cost housing in the community. Maybe we should say that future buyers cannot treat a property as strictly an investment.

Josh: We want to slow the growth of STRs without cancelling them.

John: Any recommendations made now will have an impact but we need to act because things will change regardless. Consider what was found with Saranac Lake with the STR count increasing. We need to get ahead of the transition that is occurring.

Sandra: Hague is a 7-day rental market. Longer rentals do not occur in Hague and requiring 30-day rentals would kill the rental market.

Alice: Trout House does not rent its residential Island View house to wedding parties. They also post rules and contact information for the renters.

Tim: There should be a three-strike rule.

Frank: He has a six-page contract.

Edna: We need to be able to identify how many people to offer rentals. She will contact the county to learn who has registered to pay the county lodging tax.

Edna: Warrensburg has not had any real issues even though their STR Ordinance (Article 3) could be burdensome.

Frank: Have town property owners get to know the rules with a short document. Create a liaison who gets to know the owners who rent; such a person would identify real rental issues. Get more police coverage by contributing to the county sheriff.

Alice: The town already has rules and needs to enforce those rules.

Tim & Alice: Send a letter to all property owners and post on town page to ask people to declare whether they or their neighbors rent. Let them know about the county tax rule.

Bill: Require owners to declare they are renting. Make a rule that undeclared rentals will not be able to get a permit for some duration of time.

Tim: Require a waiting period for buyers before they can rent.

Chuck: We should not allow businesses to operate from residential properties.

Chuck: I came to Hague for a reason and STRs are ruining it.

Indian Kettles/On The Rock ([ontherockadk.com](http://ontherockadk.com)): Property is now officially a residential property. It is currently in violation of occupancy rules, claiming it sleeps 20 when town rules limit it to 14 (# of bedrooms x 2 + 2). However, the owners could simply change the website listing to comply, which doesn't resolve the absentee landlord issue or how it's managed/rented as a full-on commercial operation. (Chuck: The owners are there just two weeks a year.)

John: Before broadcasting [current rules] to the community, the committee needs to be ready to handle a strong outpouring of responses, like occurred at the May 2021 public hearing.

## Conclusion

Committee agrees that a first step is to make property owners aware of the current rules, particularly Hague's [rental regulations](#) and occupancy limits and the [Warren County Occupancy Tax](#).

Town should send a letter to all property owners requesting owners to say whether they or their neighbors rent. A similar notice should be posted on the town website and other means of publication (The Hague Chronicle).

## Assignment for Next Meeting

Come up with ideas or language that would edit the existing document. Think about how we protect the town and the community in which we want to live.

## Next Meeting

Thursday, June 16, 2022 @ 4:00pm-5:00pm EDT.