

Hague Short Term Rental Committee

August 25, 2022

Participants

In Person

Joshua Patchett <patchettjoshua@yahoo.com>

Edna Frasier <supervisor@townofhague.org>

Alice Patchett <alice.patchett60@gmail.com>

Bill Fritzky <billfritzky@gmail.com>

Chris Richards <chris@promracing.com>

Frank Burkle <monk@madriver.com>

John Macionis <macionis@kenyon.edu>

Sandra Rust <sjrust@gmail.com>

Tim Fiallo <highwaysuper@townofhague.org>

Via Zoom

Jonathan Smith <jonathansmith.221@yahoo.com>

Review of Ordinance

Article 1

Prior to the meeting Sandra shared by email a rewrite of Article 1. There seemed to be a willingness to accept the rewrite; support was offered and no objections raised. Jonathan did some proofreading and wordsmithing, which Sandra acknowledged.

Article 7

Section L

Frank said limiting a tax map parcel to only one rental would limit him since he has three rentals on his property and his property cannot be subdivided. Sandra said this is where grandfathering comes into play; we need to decide whether we will permit grandfathering. Josh said this may require people to subdivide their property. Chris said is this is what we want, to encourage more owners (and more housing stock).

Sandra proposed saying "only one rental permitted per single-family home". This is to be added as a separate clause, clause (P).

Josh said we want to keep investors from buying but don't want to complicate things so much that we need to have a grandfathering clauses.

Open Discussion

Josh questions whether we could limit how much time an STR could be rented.

It's difficult to enforce a requirement to limit the number of weeks that an STR can be rented.

Chris: The real issue is non-resident owners.

Bill: We need to go after the “bad eggs” instead of taking away business opportunity for owners.

The committee likes the idea of new owners having a waiting period before renting, e.g. three years.

Jonathan asked if the committee would be open to having the company Granicus present information about STRs in Hague at an upcoming meeting. The committee agreed to this provided the presentation is short, e.g. 15-20 minutes, and not take the whole meeting.

Summary

- The committee agreed to include the following in the ordinance:
- Three year waiting period for new owners before a property can be rented as a short term rental.
- Minimum rental period of 5 or 7 days. Shorter rentals would not be permitted.
- No more than one rental per single family home.
- Significant fines to motivate compliance.
- Three-strike rule for ordinance violations.

Next Meeting

Thursday, September 8, 2022 @ 4:00pm-5:30pm EDT.