



MAD RIVER VALLEY
PLANNING DISTRICT
Fayston • Waitsfield • Warren

2022 Mad River Valley Short-Term Rental Survey

Final Results

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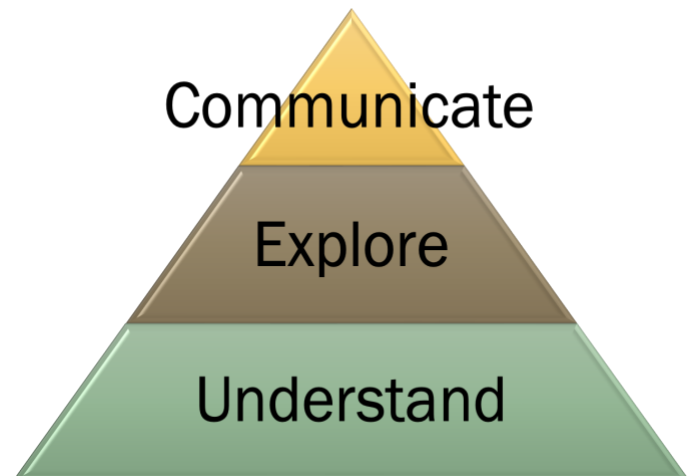
Background

The *2022 Mad River Valley Short-Term Rental Survey (MRV STR Survey)* was developed to provide the Mad River Valley (MRV) community with a deeper understanding of the impacts of short-term rentals (STRs) on its housing stock, economy, people, and community. The survey was conducted by the Mad River Valley Planning District (MRVPD) between August 29 - October 5, 2022.

ABOUT THIS SURVEY

MRV community members and municipal leaders work continuously to achieve a balance between being a welcoming year-round destination for visitors and maintaining a high quality of life for full-time residents. STRs, such as Airbnb, highlight where this balance can become markedly more complex. The MRV has a long history of renting homes to the vacation public, predating the advent of online platforms. However, the popularity of online platforms has marked a new chapter for STRs in the MRV.

Since 2016, MRVPD has endeavored to assist its community to better understand the specific impacts and opportunities associated with STRs. A three-town approach was developed in 2021 consisting of three phases: (1) Understand the Issue, (2) Explore Options, & (3) Communicate Research & Policy Options. Phase 1 consists of three action steps: 1(a) Inventory Community Perception & Issues, 1(b) Gather Accurate & Unbiased Data, & 1(c) Establish Larger Strategic Objectives.



The *MRV STR Survey* kicked off 1(a), serving as the first step in a public engagement process of better understanding the impacts of STRs in the community. Step 1(b), which includes the gathering of accurate, unbiased, and specific quantitative data, is poised to take place in 2023.

For more background on STRs in the MRV, please check out MRVPD's 2021 white paper, *Short-Term Rentals in the MRV* (https://mrvpd.org/wp-content/uploads/2021/09/MRV-STR-White-Paper_9.2021-1.pdf).

WHAT IS A SHORT-TERM RENTAL (STR)?

In the state of Vermont, "short-term rental" is defined as a furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year ([18 V.S.A. § 4301 \(14\)](#)).

Methodology

Survey Development

The development of the *MRV STR Survey* was informed by similar survey efforts in other communities, and feedback from community partners & industry representatives, specifically:

- Review of 10+ surveys used in communities across North America, including:
 - Salida, CO
 - Dana Point, CA
 - Arlington, VA
 - Meredith, NH
 - Ross, CA
 - Yellowknife, NT, Canada
- Discussions with multiple municipal and regional planners across New England;
- Feedback provided by:
 - Local Planning Commission members
 - Interested/impacted community members
 - Vermont Short-Term Rental Alliance (VTSTRA)

As the survey was conducted as part of an information-gathering effort to better understand the impact of STRs on community members, MRVPD staff kept the survey focus on perceptions and didn't explore perceptions of interventions (i.e. regulations). Additionally, the survey consisted of three pathways for different respondent types: community members, STR owners/hosts/operators, and business interests.

Survey Distribution

The *MRV STR Survey* consisted of an online survey, utilizing Google Forms, open from August 29 - October 5, 2022, and was distributed through electronic means, including:

- Emails to Towns
 - Town Admin, ZA, SB Chair, PC Chair
- MRVPD Steering Committee emails
- MRVPD staff presentations at municipal meetings
 - Warren SB - 8/23/22, Fayston PC - 9/12/22, Fayston SB - 9/13/22
- Article in the *Valley Reporter*
 - 9/18/22
- Advertisements in the *Valley Reporter*
- Weekly Front Porch Forum Posts
- MRVPD website, social media
 - <https://mrvpd.org/2022/08/30/mrv-short-term-rental-survey/>
- MRVPD email distribution list

- MRVPD quarterly newsletter
- Emails to those that have reached out to MRVPD about STRs
 - community members, STR property owners
- VTSTRA distribution
- Property Manager Distribution list – sent to clients/homeowners as they are able & willing
- Airbnb host internal communication



A promotional poster for the MRV Short-Term Rental Survey. The background is a teal gradient. At the top, the text "TAKE THE MRV SHORT-TERM RENTAL SURVEY" is displayed in a large, bold, brown font. In the center, a smartphone displays a scenic image of a dirt road winding through a green valley with a red barn in the background. Two speech bubbles are overlaid on the phone screen. The left bubble contains the text "What are the impact of Short-Term Rentals on the MRV community?". The right bubble contains the text "Survey Link: bit.ly/MRV-STR-SURVEY". A curved arrow points from the right bubble towards the phone screen. In the bottom left corner, the Mad River Valley Planning District logo is shown, featuring a stylized green mountain and blue river. In the bottom right corner, the text "Survey Deadline: October 5, 2022" is displayed in a brown font.

**TAKE THE
MRV SHORT-TERM RENTAL
SURVEY**

What are the impact of
Short-Term Rentals on the
MRV community?

Survey Link:
bit.ly/MRV-STR-SURVEY

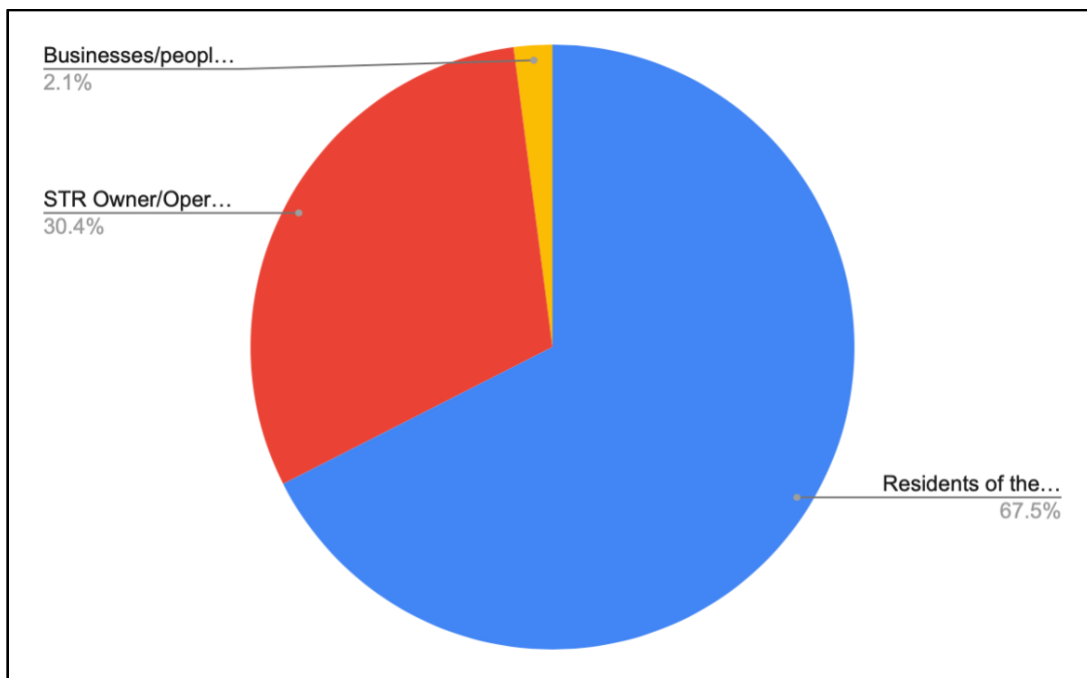
**MAD RIVER VALLEY
PLANNING DISTRICT**

Survey Deadline:
October 5, 2022

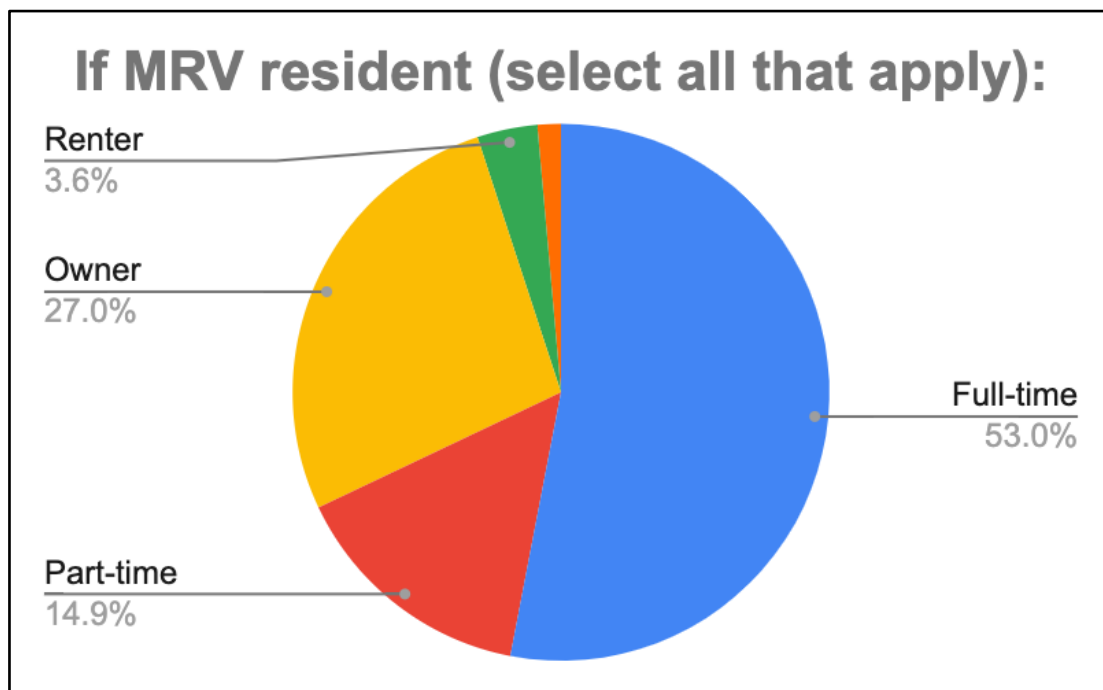
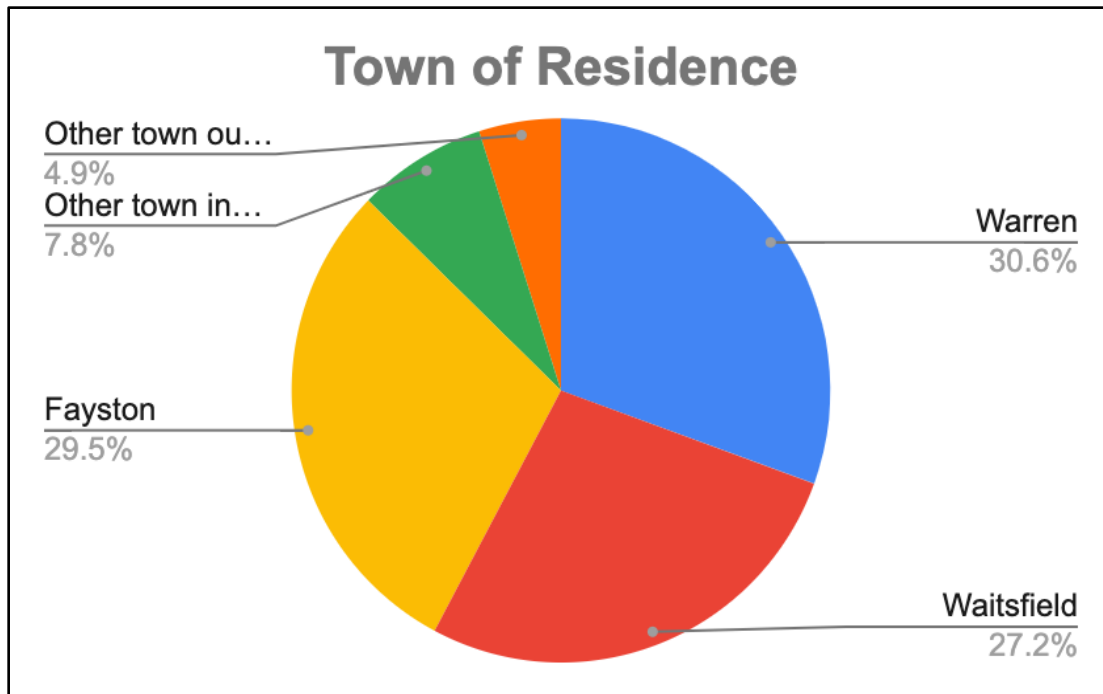
Responses

The survey received a total of 388 responses.

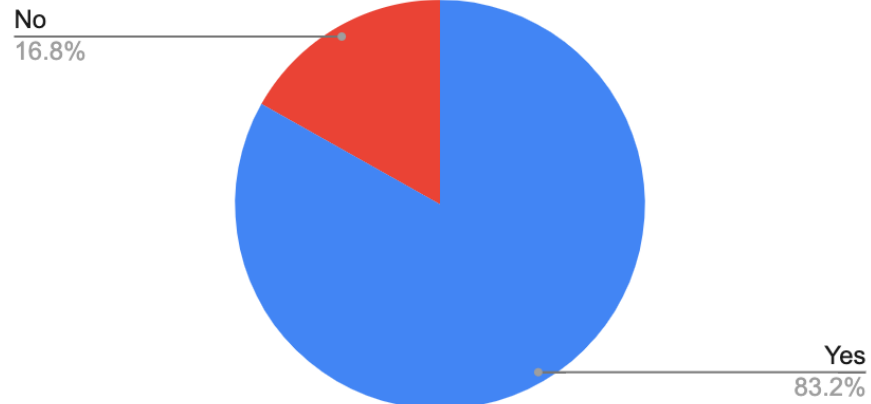
- Community Members (residents of the MRV who do not own/operate an STR and do not have a business interest in the STR Industry)
 - 262
- STR Owner/Operators
 - 118
- Business Interests (Businesses/people in the MRV who provide goods and services to STRs and to guests/visitors who rent STR properties)
 - 8



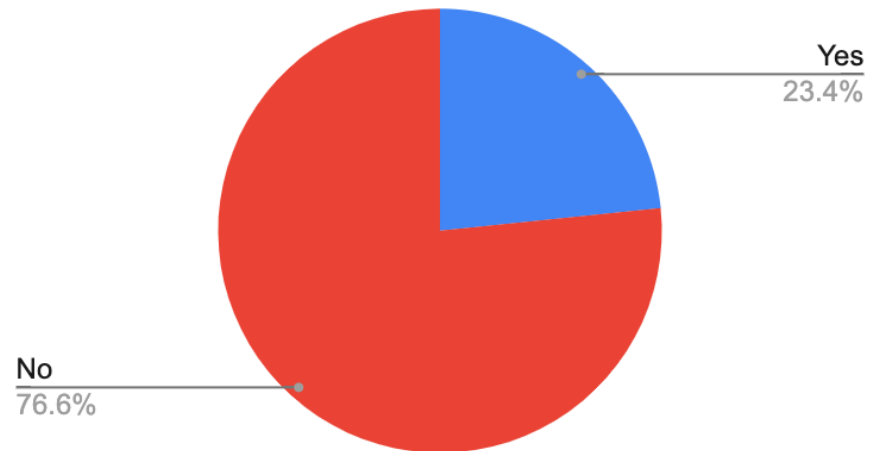
Demographics



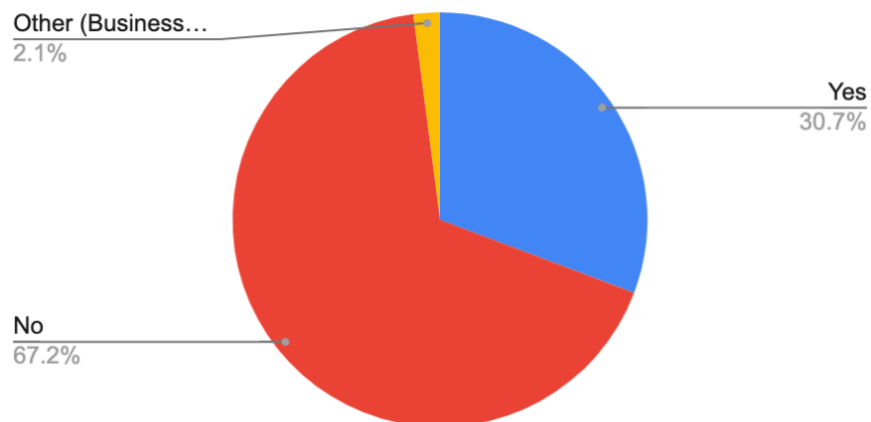
Have you ever been a guest at an STR before, either in the MRV or elsewhere?



Are you an employer in the MRV?



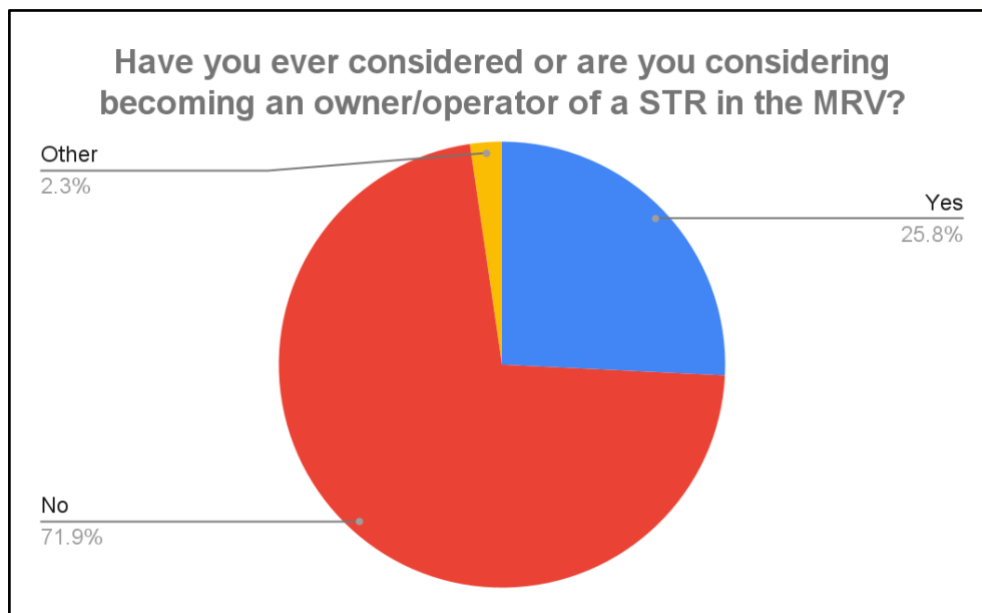
Have you ever owned a short-term rental in the MRV?



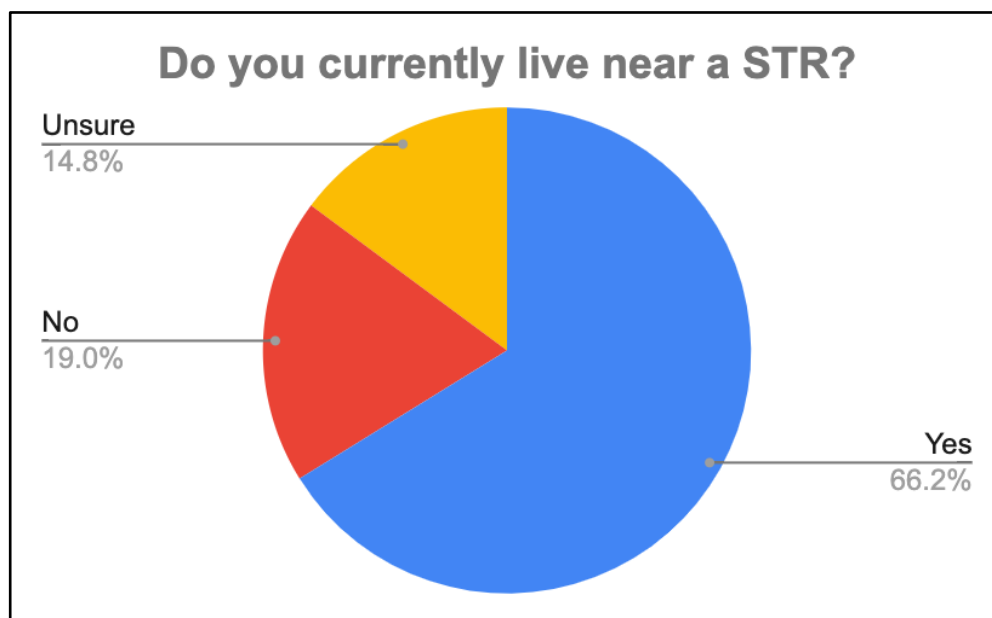
Results Summary

PART 1: COMMUNITY MEMBERS

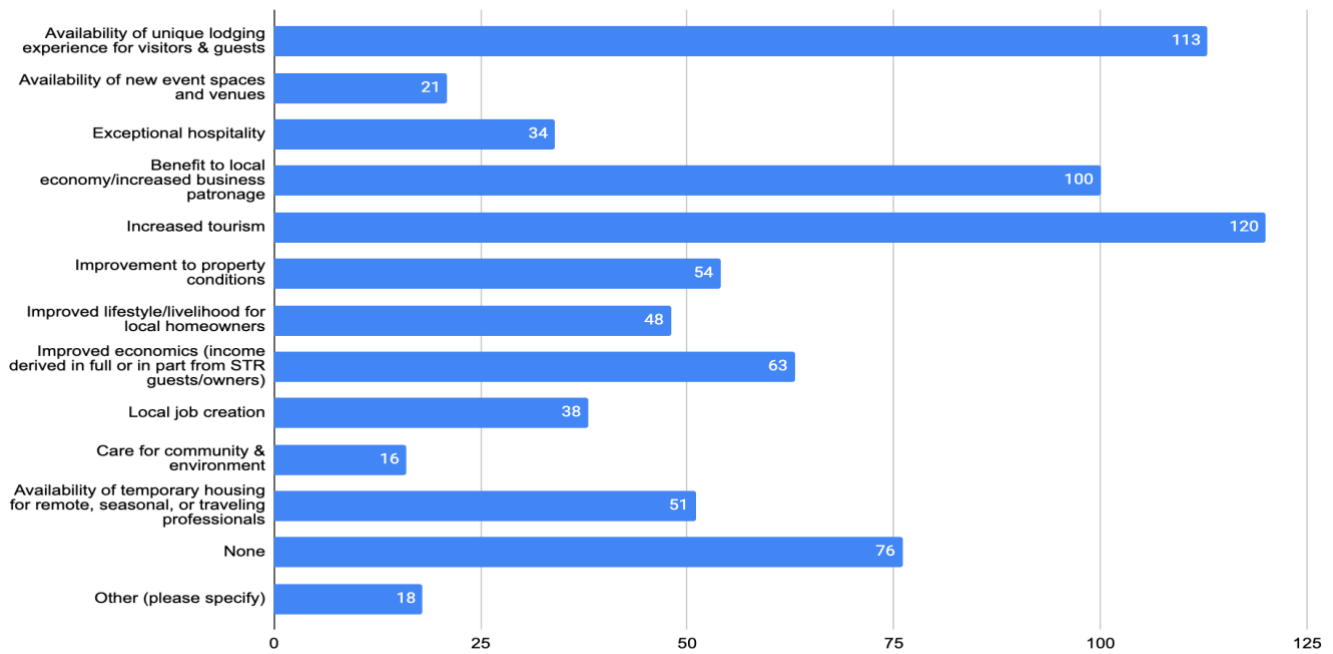
1. Have you ever considered or are you considering becoming an owner/operator of a STR in the MRV?



2. Do you currently live near a STR?

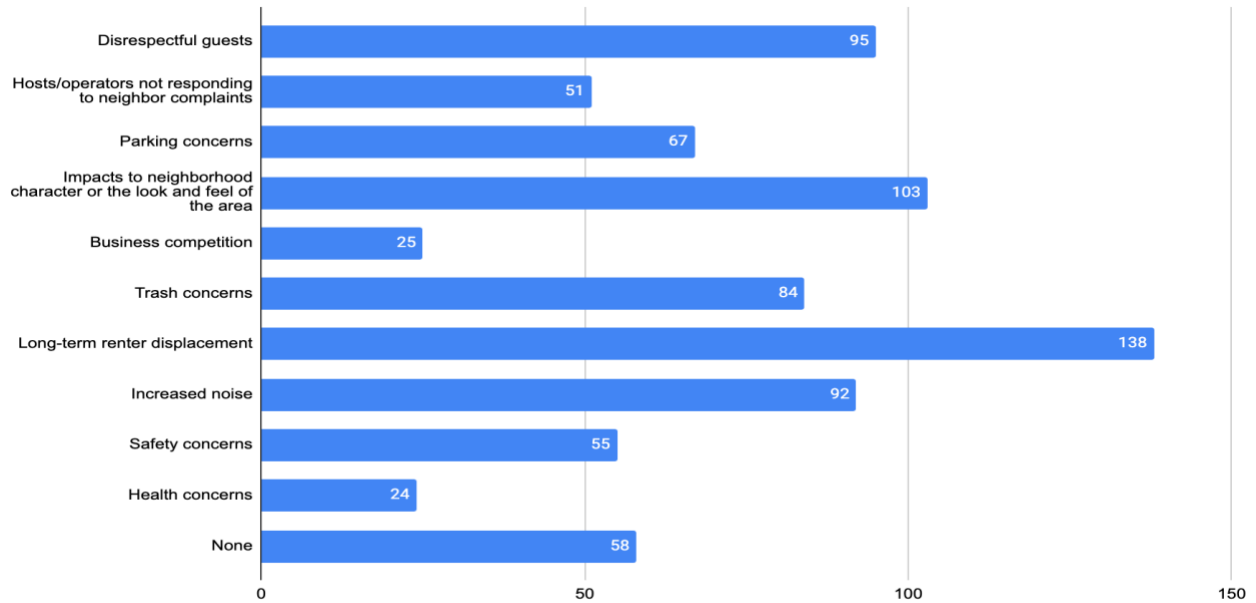


3. Have you personally experienced or witnessed any of the following benefits associated with STRs in the MRV (select all that apply)?



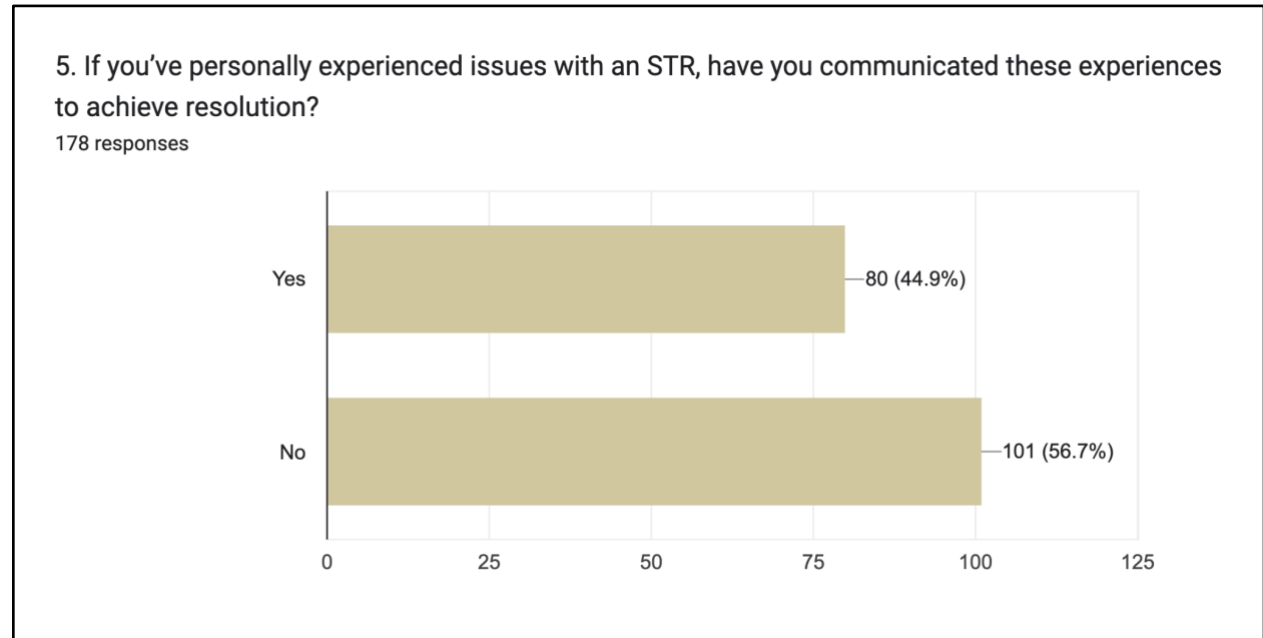
Response	Number of Respondents	Percentage
Availability of unique lodging experience for visitors & guests	113	44.5%
Availability of new event spaces and venues	21	8.3%
Exceptional hospitality	34	13.4%
Benefit to local economy/increased business patronage	100	39.4%
Increased tourism	120	47.2%
Improvement to property conditions	54	21.3%
Improved lifestyle/livelihood for local homeowners	48	18.9%
Improved economics (income derived in full or in part from STR guests/owners)	63	24.8%
Local job creation	38	15.0%
Care for community & environment	16	6.3%
Availability of temporary housing for remote, seasonal, or traveling professionals	51	20.1%
None	76	29.9%
Other (please specify)	18	7.2%

4. Within the past two years, have you personally experienced any of the following challenges that you attribute to STRs in the MRV? (Select all that apply and provide some detail in the Comments section.)



Response	Number of Respondents	Percentage
Disrespectful guests	95	38.9%
Hosts/operators not responding to neighbor complaints	51	20.9%
Parking concerns	67	27.5%
Impacts to neighborhood character or the look and feel of the area	103	42.2%
Business competition	25	10.2%
Trash concerns	84	34.4%
Long-term renter displacement	138	56.6%
Increased noise	92	37.7%
Safety concerns	55	22.5%
Health concerns	24	9.8%
None	58	23.8%

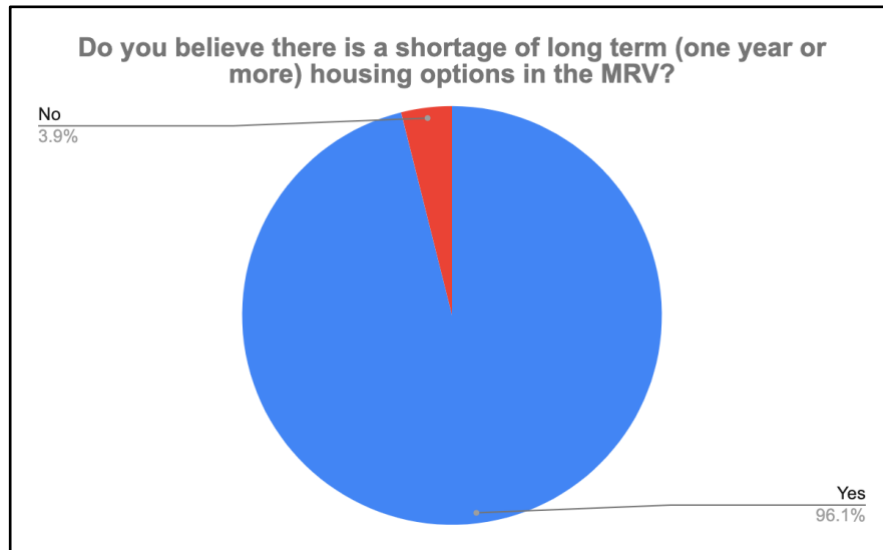
5. If you've personally experienced issues with an STR, have you communicated these experiences to achieve resolution?



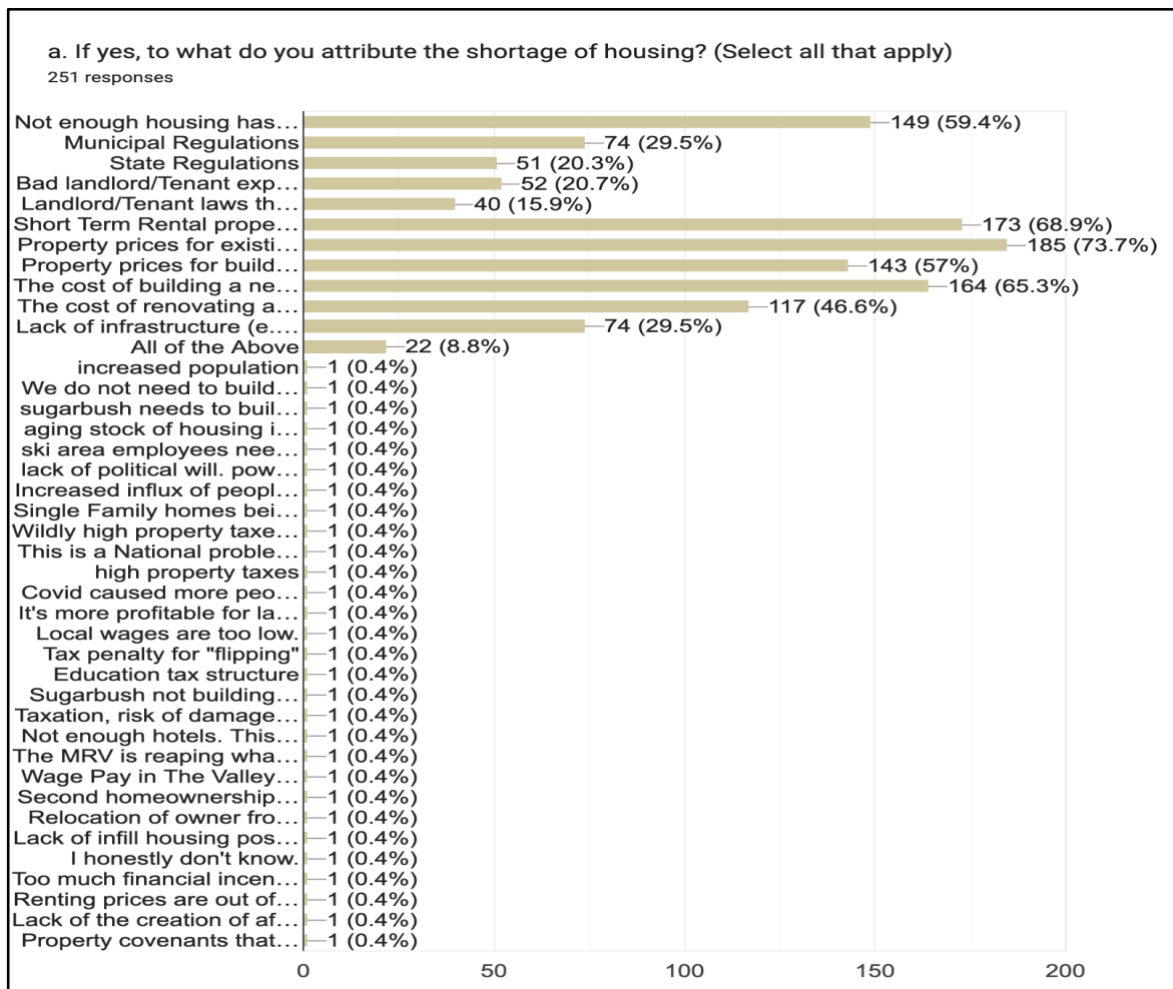
a. To whom (select all that apply)?

Response	Number of Respondents	Percentage
STR host/owner	59	62.8%
STR listing platform	9	9.6%
Property manager	17	18.1%
Law enforcement	7	7.4%
Neighborhood group	21	22.3%
Town staff	6	6.4%
Town officials (selectboard, planning commission members)	11	11.7%
Other (please specify)	14	15.4%

6. Do you believe there is a shortage of long term (one year or more) housing options in the MRV?



a. If yes, to what do you attribute the shortage of housing? (Select all that apply)



Response	Number of Respondents	Percentage
Not enough housing has been built	149	59.4%
Municipal Regulations	74	29.5%
State Regulations	51	20.3%
Short-term rental properties	173	68.9%
Bad landlord/Tenant experiences (e.g., damage to property, nonpayment of rent)	52	20.7%
Landlord/Tenant laws that make it difficult for owners to manage properties	40	15.9%
Property prices for existing homes	173	68.9%
Property prices for buildable lots	185	73.7%
The cost of building a new home	143	57.0%
Lack of infrastructure (e.g., roads, wastewater treatment)	74	29.5%
All of the Above	22	8.8%
Other	29	11.6%

Open-Ended Questions

8. What are your specific thoughts or experiences with STRs in the MRV?

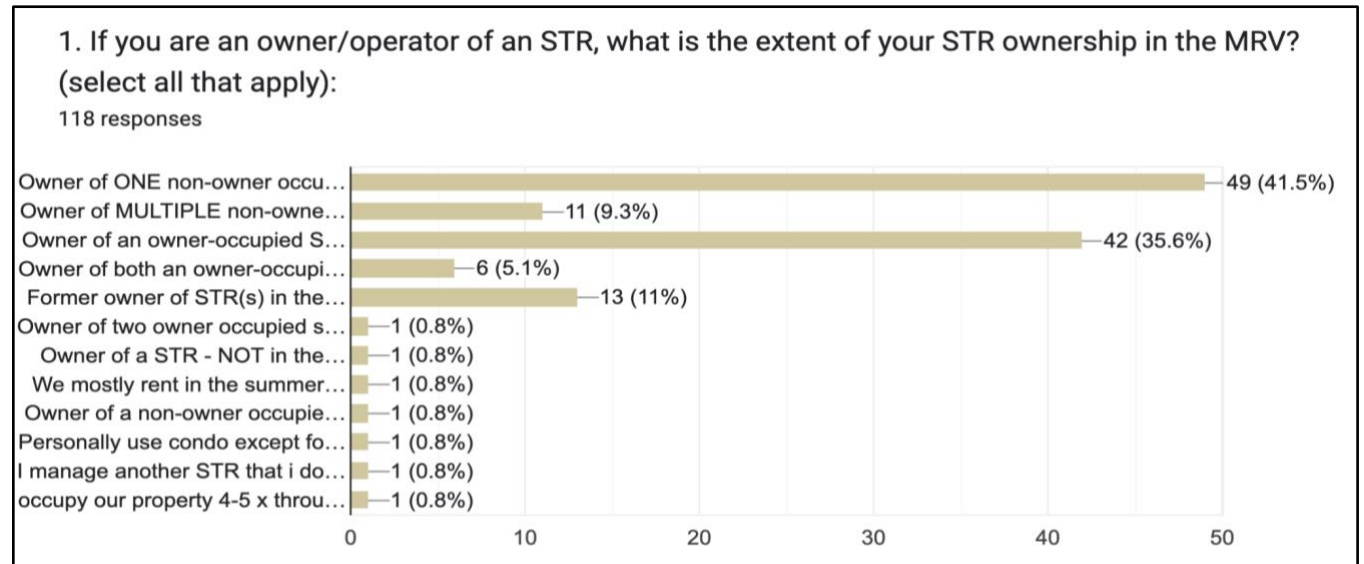


9. Is there anything that this survey did not cover that you believe the MRV should consider in understanding STRs? (Please note that there are separate survey sections for STR owners/operators and business interest).



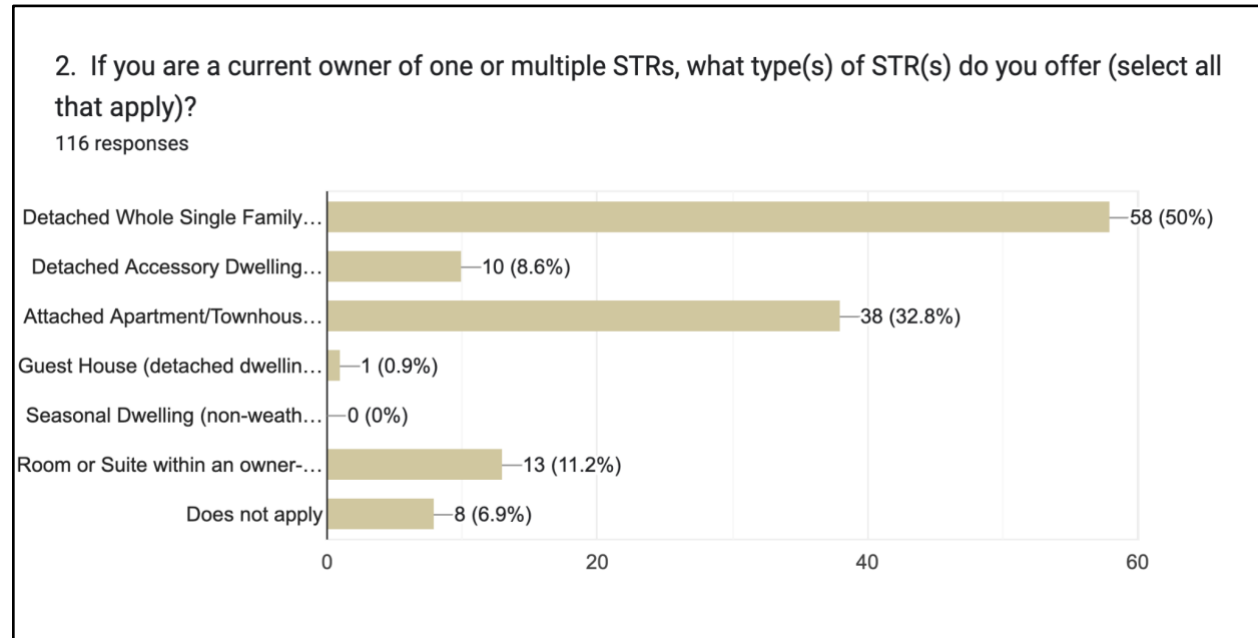
PART 2: STR OWNER/OPERATOR

1. If you are an owner/operator of an STR, what is the extent of your STR ownership in the MRV? (select all that apply):



Response	Number of Respondents	Percentage
Owner of ONE non-owner occupied STR in the MRV	49	41.5%
Owner of MULTIPLE non-owner occupied STRs in the MRV	11	9.3%
Owner of an owner-occupied STR in the MRV	42	35.6%
Owner of both an owner-occupied STR and non-owner STR in the MRV	6	5.1%
Former owner of STR(s) in the MRV—no longer in operation	13	11%
Other:		
Owner of two owner occupied str in mrv	1	0.8%
Owner of a STR - NOT in the MRV	1	0.8%
We mostly rent in the summer and use it all winter	1	0.8%
Owner of a non-owner occupied full-time leased apartment	1	0.8%
Personally use condo except for +/- 21 STR rental nights per year in the same condo. Enough to recoup condo fees.	1	0.8%
I manage another STR that i don't own	1	0.8%
occupy our property 4-5 x throughout the year	1	0.8%

2. If you are a current owner of one or multiple STRs, what type(s) of STR(s) do you offer (select all that apply)?

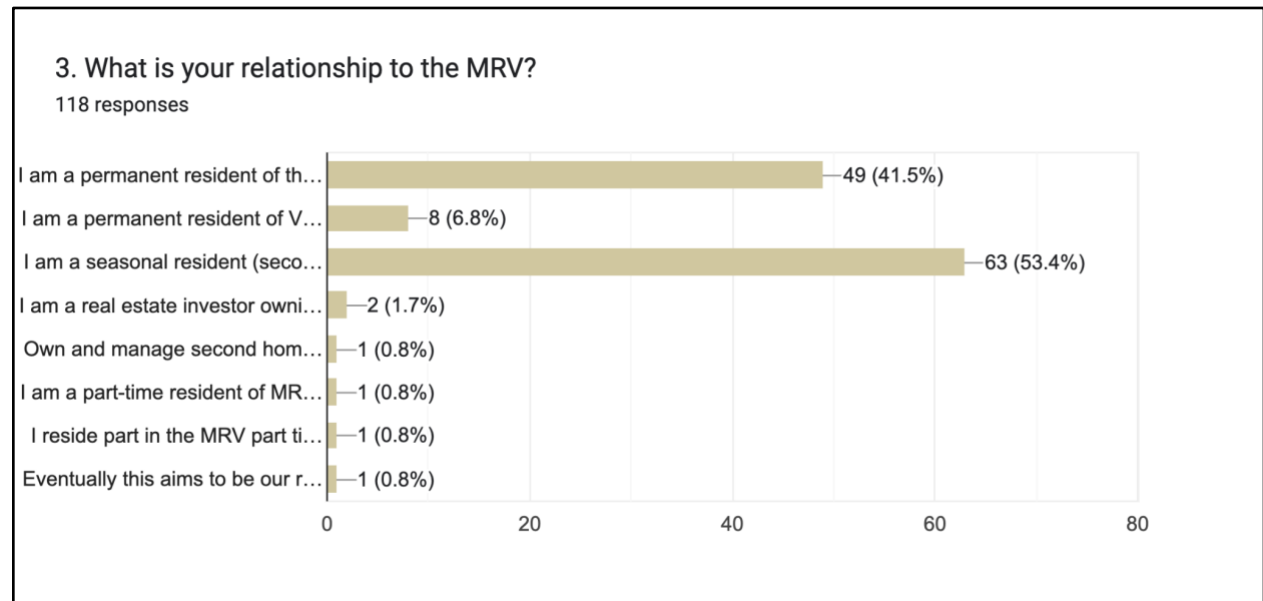


Response	Number of Respondents	Percentage
Detached Whole Single Family Home	58	50.0%
Detached Accessory Dwelling Unit (ADU)	10	8.6%
Attached Apartment/Townhouse/Condo	38	32.8%
Guest House (detached dwelling with no kitchen)	1	0.9%
Seasonal Dwelling (non-weatherized)	0	0.0%
Room or Suite within an owner-occupied dwelling	13	11.2%
Does not apply	8	6.9%

Other (RV, tiny home, treehouse, campground, farmstay, etc. – please specify)

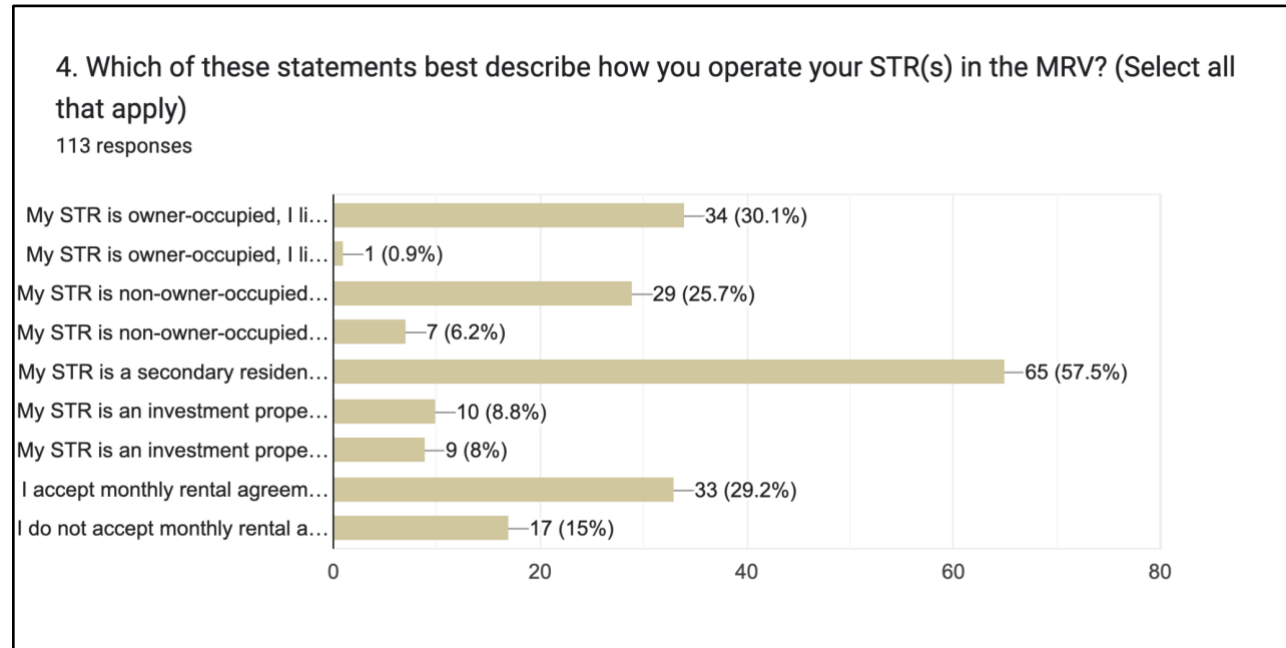
One tiny house, one standard house
I rent out my whole house during ski season
None.
We also have land that could have a summer seasonal use via an RV or farmstay if allowed. Not currently allowed due to less than 5 ac.if permitted

3. What is your relationship to the MRV?



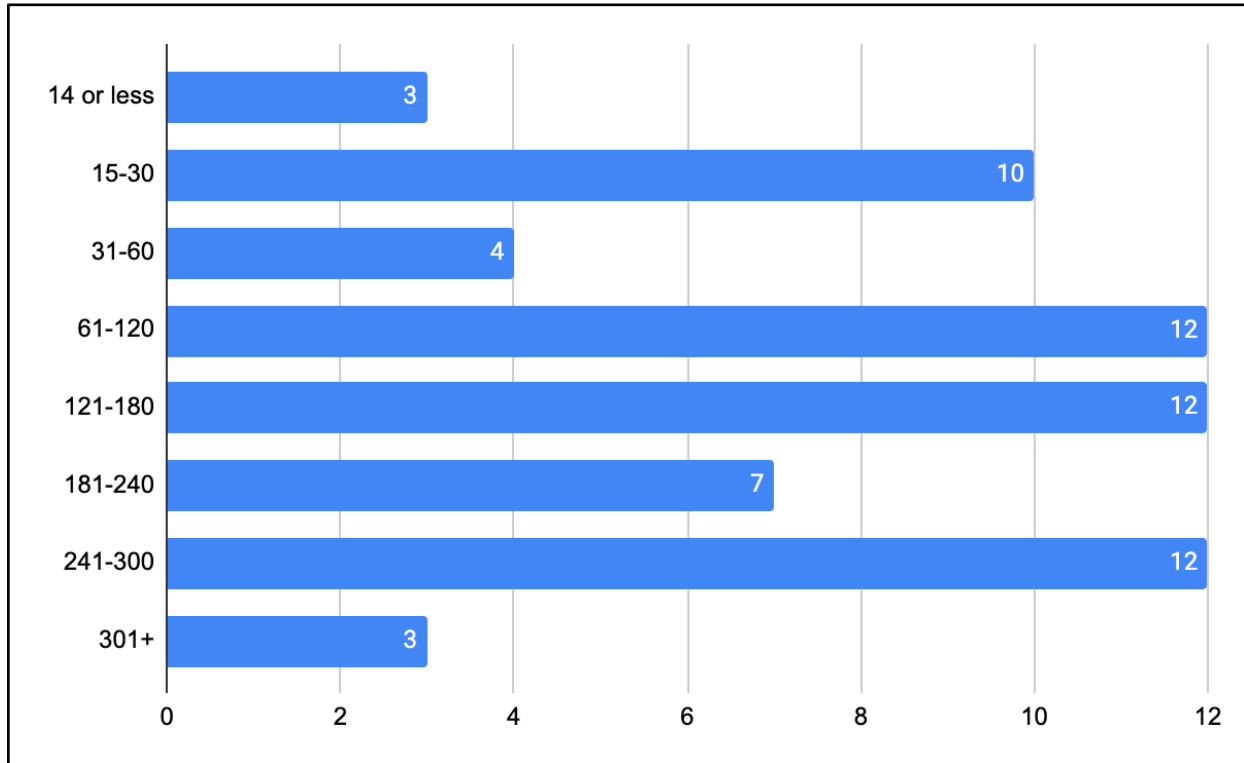
Response	Number of Respondents	Percentage
I am a permanent resident of the MRV	49	41.5%
I am a permanent resident of Vermont, residing outside of the MRV	8	6.8%
I am a seasonal resident (second homeowner) of the MRV	63	53.4%
I am a real estate investor owning property in the MRV	2	1.7%
Own and manage second homes with family	1	0.8%
I am a part-time resident of MRV splitting my time 50/50 in Mass	1	0.8%
I reside part in the MRV part time all 4 seasons.	1	0.8%
Eventually this aims to be our retirement home.	1	0.8%

4. Which of these statements best describe how you operate your STR(s) in the MRV? (Select all that apply)

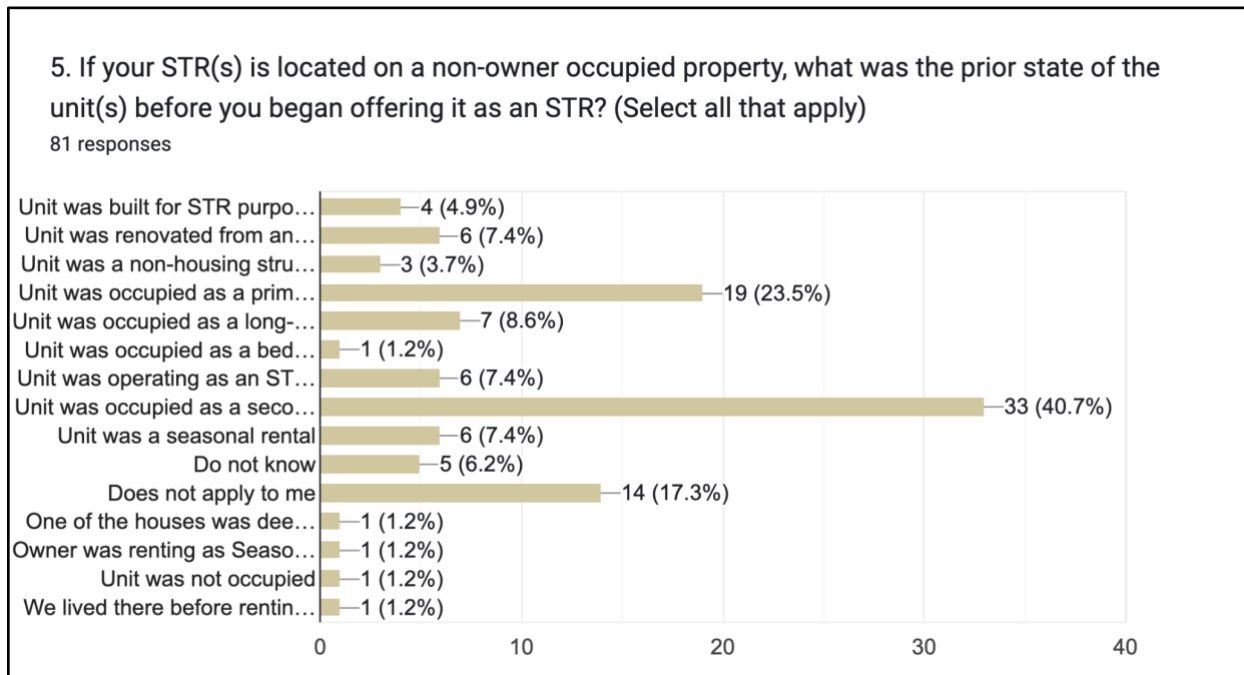


Response	Number of Respondents	Percentage
My STR is owner-occupied, I live on the same property and self-manage the STR	34	30.1%
My STR is owner-occupied, I live on the same property and hire a professional property manager	1	0.9%
My STR is non-owner-occupied, I do not live on the same property and self-manage the STR	29	25.7%
My STR is non-owner-occupied, I do not live on the same property and hire a professional property manager	7	6.2%
My STR is a secondary residence (vacation home), available for rent some of the year when it's not being used by myself or my family	65	57.5%
My STR is an investment property, available for rent year-round	10	8.8%
My STR is an investment property, available for rent seasonally	9	8.0%
I accept monthly rental agreements at my STR	33	29.2%
I do not accept monthly rental agreements at my STR	17	15.0%

a. If your STR is a secondary residence (vacation home), available for rent some of the year when it's not being used by you or your family, approximately how many days a year is your STR available for rent?



5. If your STR(s) is located on a non-owner occupied property, what was the prior state of the unit(s) before you began offering it as an STR? (Select all that apply)



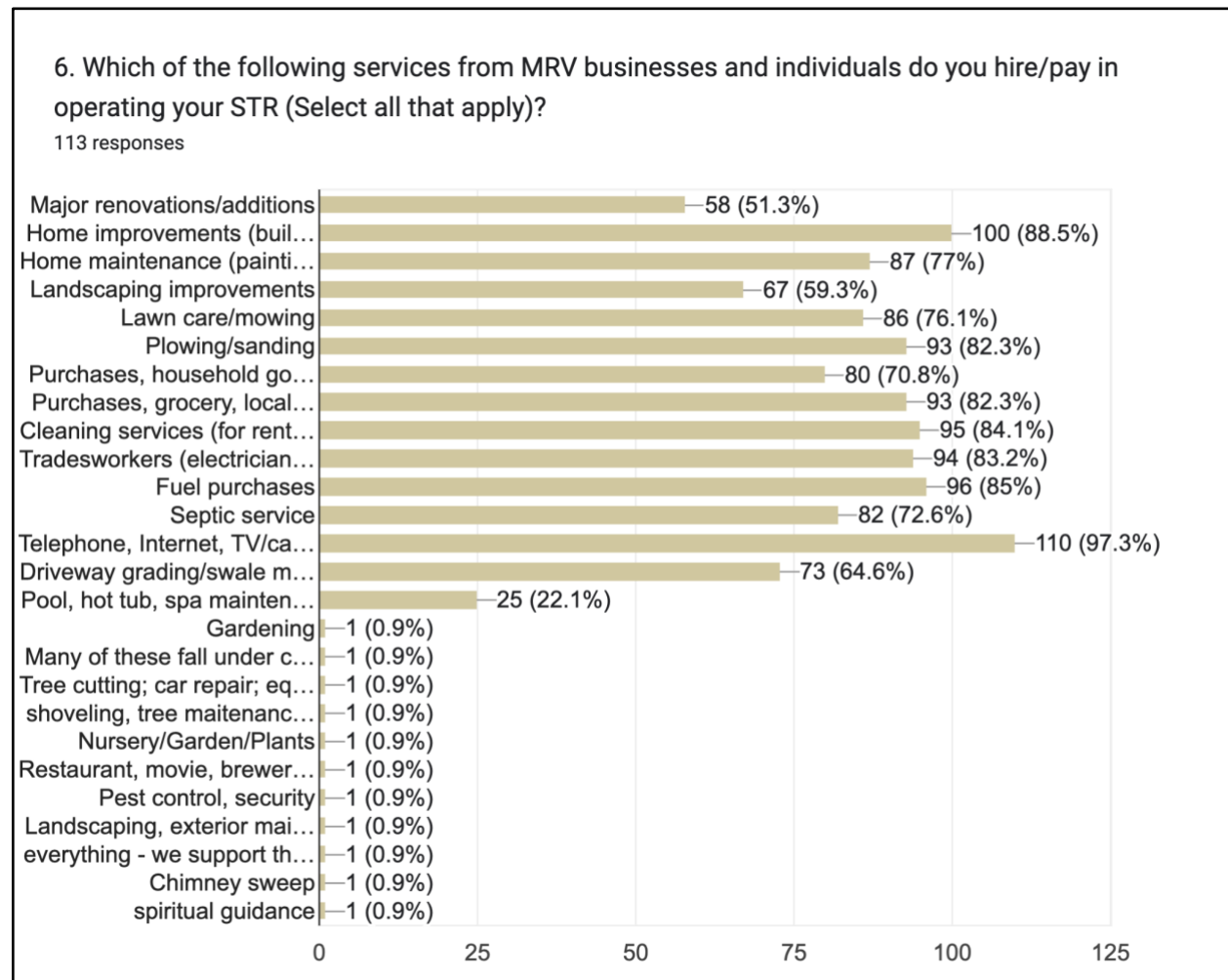
Response	Number of Respondents	Percentage
Unit was built for STR purposes on vacant land	4	4.9%
Unit was renovated from an blighted/abandoned dwelling	6	7.4%
Unit was a non-housing structure (i.e., barn, office space, etc.)	3	3.7%
Unit was occupied as a primary residence	19	23.5%
Unit was occupied as a long-term rental	7	8.6%
Unit was occupied as a bed & breakfast	1	1.2%
Unit was operating as an STR owned by someone else	6	7.4%
Do not know	5	6.2%
Does not apply to me	14	17.3%
One of the houses was deemed uninhabitable without renovations at time of purchase	1	1.2%
Owner was renting as Seasonal and LTR, but was close to uninhabitable	1	1.2%
Unit was not occupied	1	1.2%
We lived there before renting LTR and STR and seasonal	1	1.2%

If you own multiple STRs, please answer question 5 for each property in the space below:

We lived in one unit of a duplex and rented out the other unit.
The second property is a second home that was being rented seasonally
Property #1 was built and occupied by prior owners as a second home since the 1970s. Property #2 was an unfinished primary residence and also had a derelict workshop: we finished the house and razed the workshop to build a garage structure.
2 STRs. One was a primary residence and the other was a ski house.

Both were seasonal rentals
Both houses built by us.
other property - operated as STR by someone else.
One house was owner occupied, the other was a second home.
Adu made from converted storage shed.
one property is the place I raised my kids and hung onto as a second home; another property is an ADU, and the third property belonged to a friend and our family uses it a lot but when no one is there, we rent it out as a STR to pay for repairs
I don't know

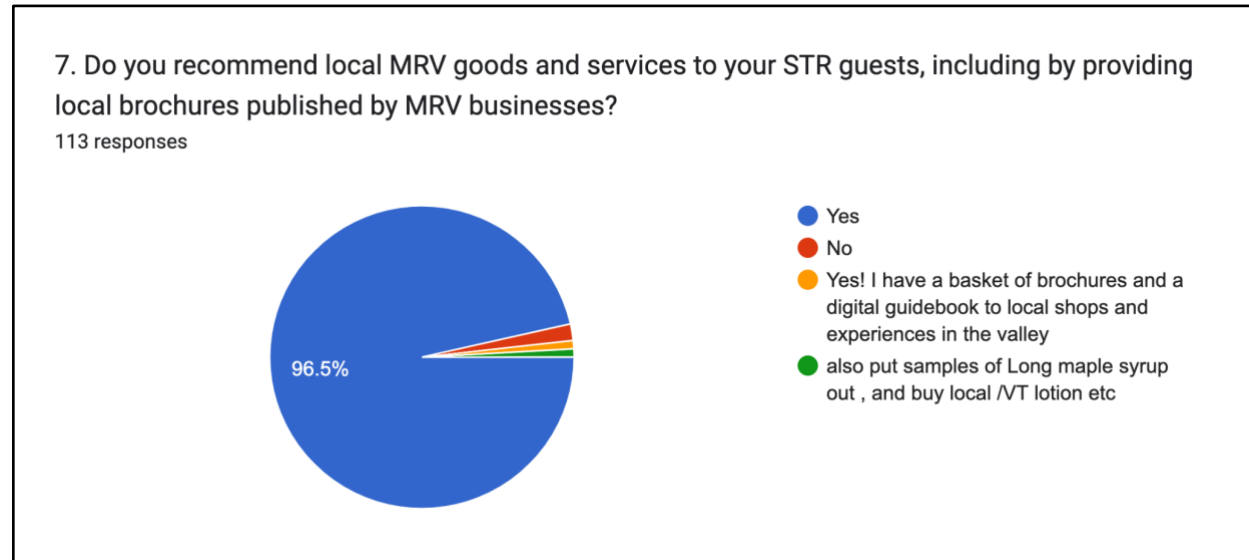
6. Which of the following services from MRV businesses and individuals do you hire/pay in operating your STR (Select all that apply)?



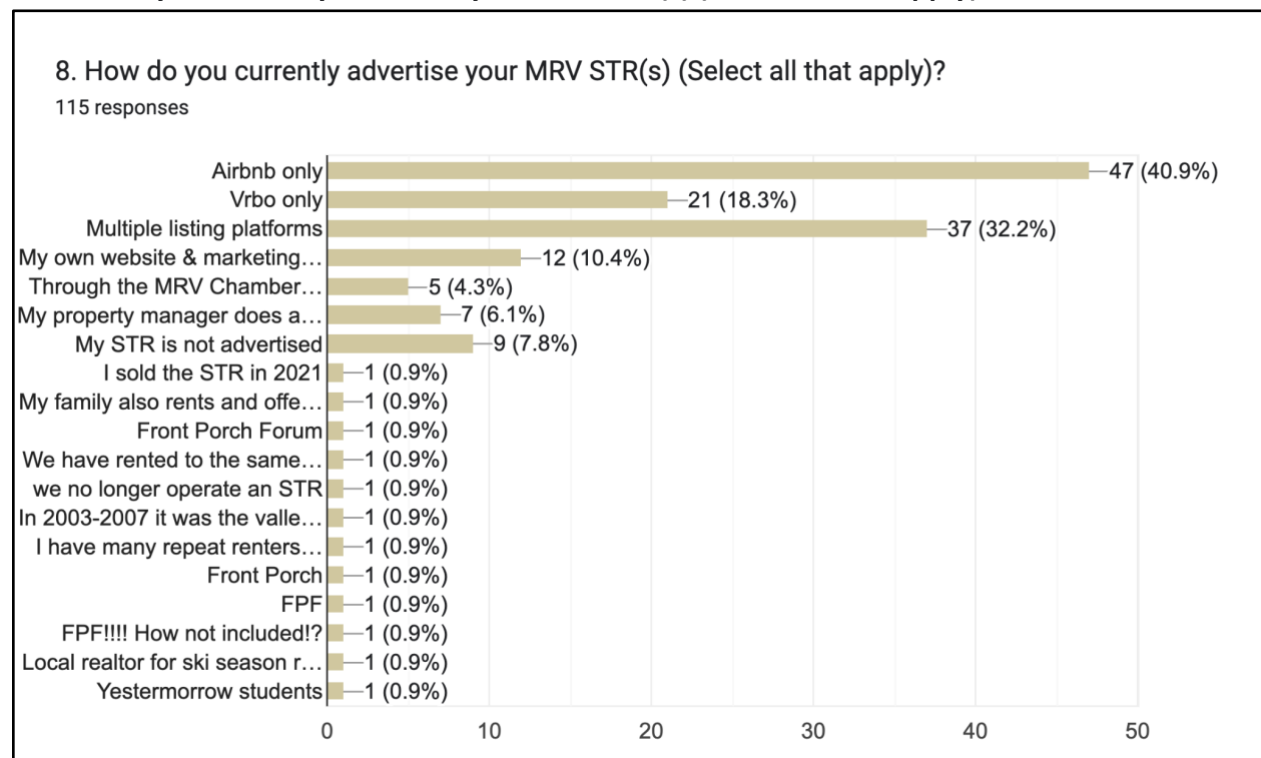
Response	Number of Respondents	Percentage
Major renovations/additions	58	51.3%
Home improvements (builders, carpentry, masonry, etc.)	100	88.5%
Home maintenance (painting, refinishing, etc.)	87	77%
Landscaping improvements	67	59.3%
Lawn care/mowing	86	76.1%
Plowing/sanding	93	82.3%
Purchases, household goods (furniture, kitchenware, bedding, etc.)	80	70.8%

Purchases, grocery, local craft snacks	93	82.3%
Cleaning services (for renter turnover)	95	84.1%
Tradesworkers (electricians, plumbers, roofers, tree services, etc.)	94	83.2%
Fuel purchases	96	85.0%
Septic service	82	72.6%
Telephone, Internet, TV/cable	110	97.3%
Driveway grading/swale maintenance	73	64.6%
Pool, hot tub, spa maintenance	25	22.1%
Other		
Gardening	1	0.9%
Many of these fall under condominium association management	1	0.9%
Tree cutting; car repair; equipment purchase/service/and repair (appliances, tractor, yard equipment); wood and tile and carpet purchases and installation; supplies (e.g., multiple miscellaneous at Kenyons, Bisbees, auto store, et al.).	1	0.9%
shoveling, tree maintenance/cutting, firewood purchasing, generator purchase and maintenance, a/c purchase & maintenance	1	0.9%
Nursery/Garden/Plants	1	0.9%
Restaurant, movie, brewery, massage, ect.	1	0.9%
Pest control, security	1	0.9%
Landscaping, exterior maintenance, plowing via HOA fees, septic/water via Sugarbush Utility	1	0.9%
everything - we support the Valley and purchase whatever we can locally	1	0.9%
Chimney sweep	1	0.9%
spiritual guidance	1	0.9%

7. Do you recommend local MRV goods and services to your STR guests, including by providing local brochures published by MRV businesses?

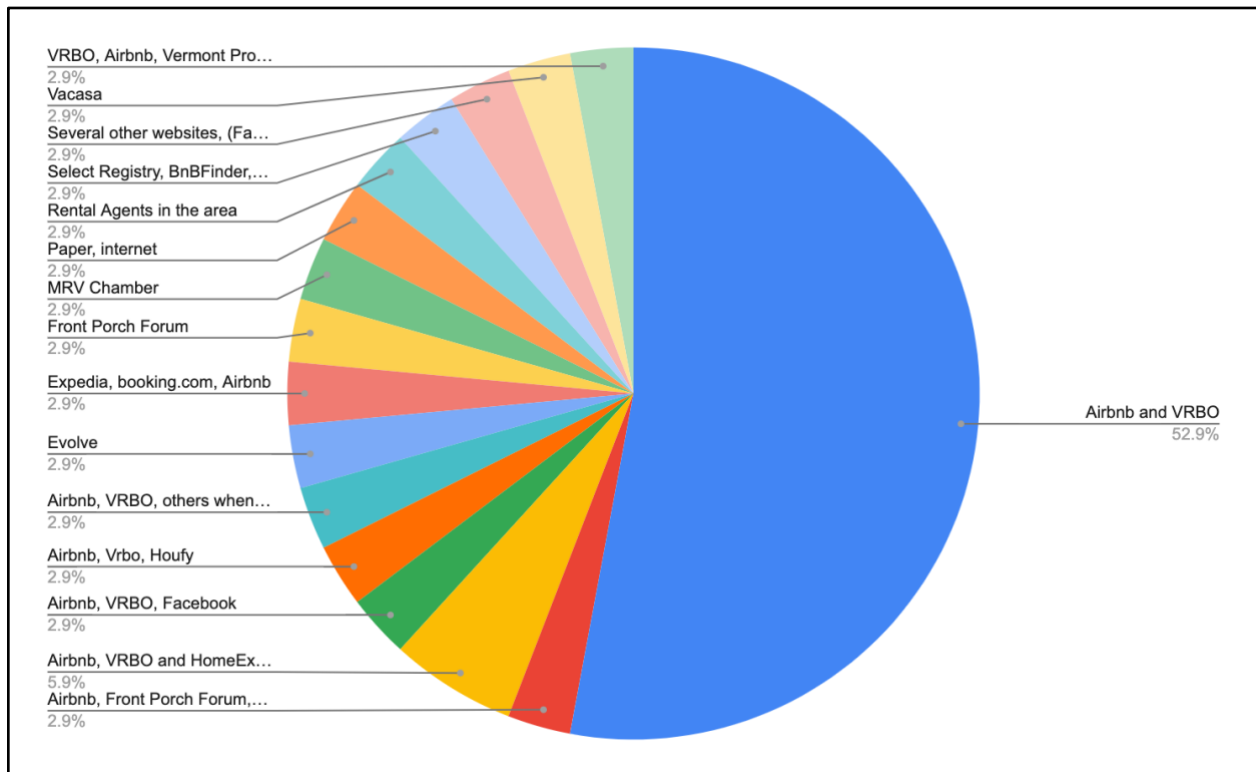


8. How do you currently advertise your MRV STR(s) (Select all that apply)?



Response	Number of Respondents	Percentage
Airbnb only	47	40.9%
VRBO only	21	18.3%
Multiple listing platforms	37	32.2%
My own website & marketing strategies	12	10.4%
Through the MRV Chamber of Commerce	5	4.3%
My property manager does all advertising on my behalf	7	6.1%
My STR is not advertised	9	7.8%
Front Porch Forum	4	3.6%
My family also rents and offers to family friends	1	0.9%
We have rented to the same families for several years	1	0.9%
In 2003-2007 it was the valley reporter advertising and friends word of mouth.	1	0.9%
I have many repeat renters who come to me directly (for example, I have extended families who have been coming for 8 and 12 years, respectively).	1	0.9%
Local realtor for ski season rental	1	0.9%
Yestermorrow students	1	0.9%

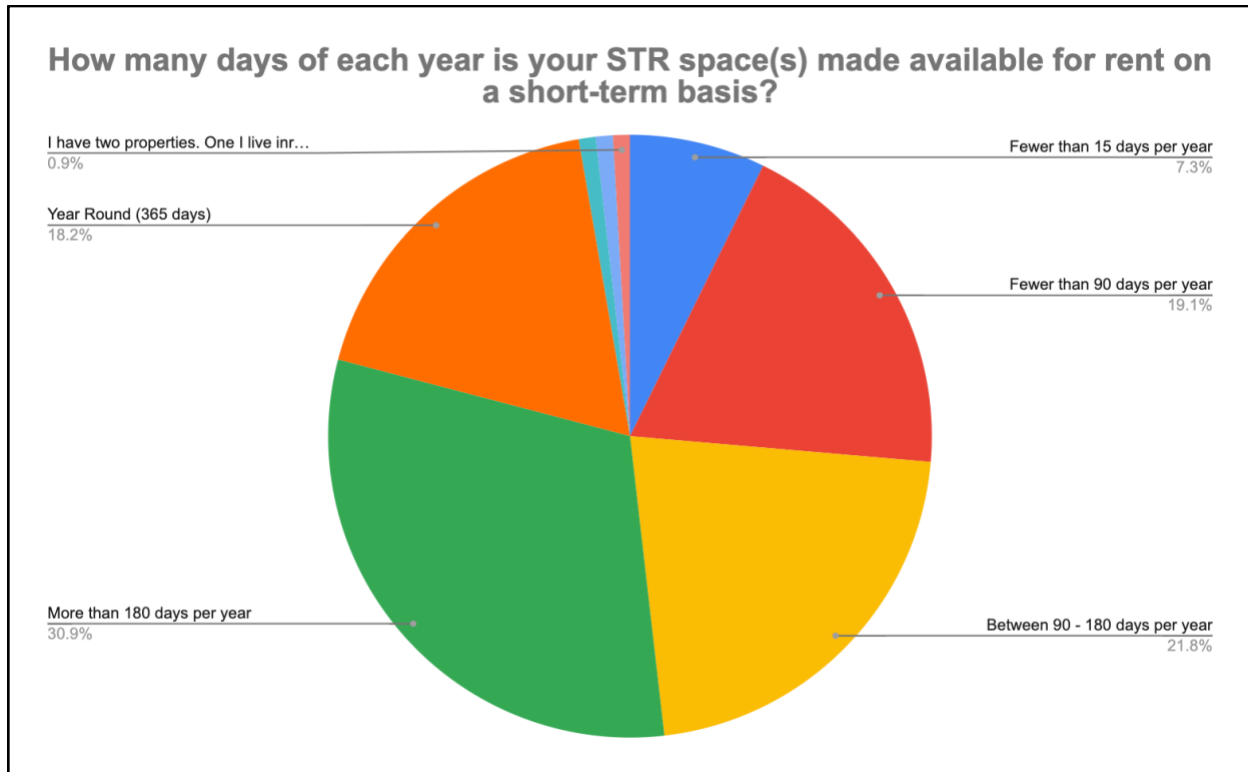
a. If you advertise on multiple listing platforms, which platforms do you use?



Response	Number of Respondents	Percentage
Airbnb and VRBO	18	53.0%
Airbnb, Front Porch Forum, Facebook	1	2.9%
Airbnb, VRBO and HomeExchange	2	5.9%
Airbnb, VRBO, Facebook	1	2.9%
Airbnb, Vrbo, Houfy	1	2.9%
Airbnb, VRBO, others when it makes business sense to do so	1	2.9%
Evolve	1	2.9%
Expedia, booking.com , Airbnb	1	2.9%
Front Porch Forum	1	2.9%
MRV Chamber	1	2.9%
Paper, internet	1	2.9%
Rental Agents in the area	1	2.9%
Select Registry, BnB Finder, Airbnb	1	2.9%
Several other websites, (Facebook and many groups)	1	2.9%

Vacasa	1	2.9%
VRBO, Airbnb, Vermont Properties, word of mouth	1	2.9%

9. How many days of each year is your STR space(s) made available for rent on a short-term basis?

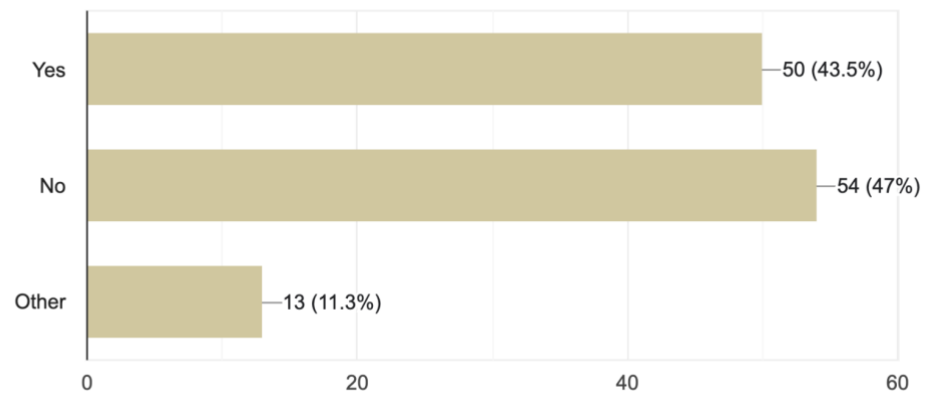


Response	Number of Respondents	Percentage
Fewer than 15 days per year	8	7.0%
Fewer than 90 days per year	21	18.3%
Between 90 - 180 days per year	24	20.9%
More than 180 days per year	34	29.6%
Year Round (365 days)	20	17.4%
Anywhere from 15 to 30	1	0.9%
Depends on the property 90-180 for one and over 180 for the other	1	0.9%
I have two properties. One I live in, rented for 3 months a year, the other is a condo available 9 months a year	1	0.9%

10. Would you consider renting your STR to a long-term renter for part of the year?

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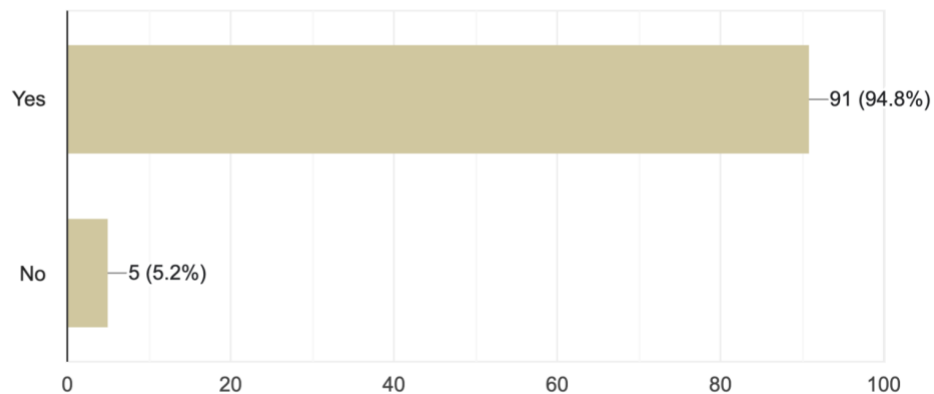
115 responses



11. Do you believe there is a shortage of long term (one year or more) housing options in the MRV?

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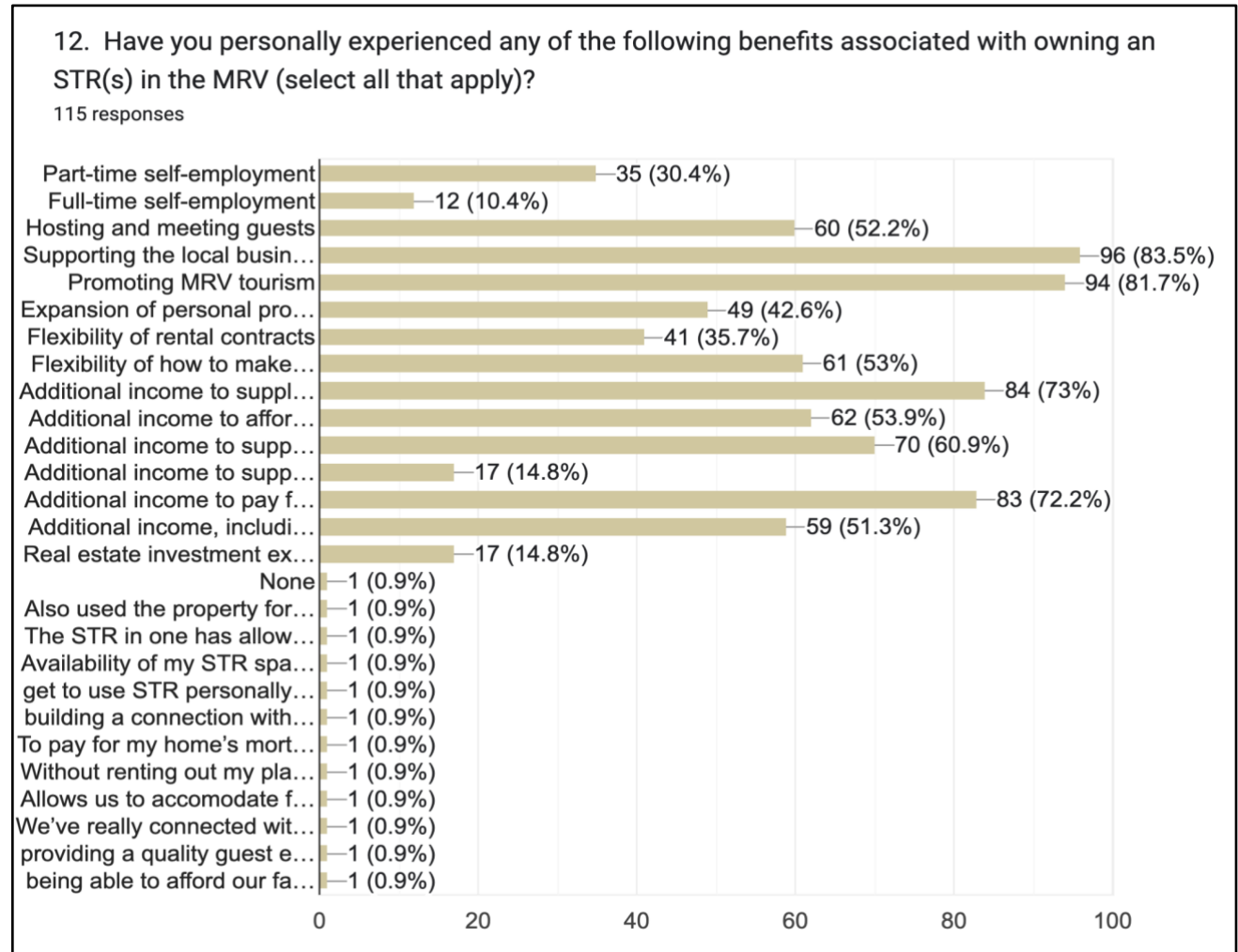
96 responses



a. If yes, to what do you attribute the shortage of housing? (Select all that apply)

Response	Number of Respondents	Percentage
Not enough housing has been built	63	67.0%
Municipal Regulations	27	28.7%
State Regulations	19	20.2%
Short-term rental properties	13	13.8%
Bad landlord/Tenant experiences (e.g., damage to property, nonpayment of rent)	16	17.0%
Landlord/Tenant laws that make it difficult for owners to manage properties	16	17.0%
Property prices for existing homes	66	70.2%
Property prices for buildable lots	52	55.3%
The cost of building a new home	63	67.0%
Lack of infrastructure (e.g., roads, wastewater treatment)	27	28.7%
All of the Above	11	11.7%
Other	23	25.3%

12. Have you personally experienced any of the following benefits associated with owning an STR(s) in the MRV (select all that apply)?



Response	Number of Respondents	Percentage
Part-time self-employment	35	30.4%
Full-time self-employment	12	10.4%
Hosting and meeting guests	60	52.2%
Supporting the local business community	96	83.5%
Promoting MRV tourism	94	81.7%
Expansion of personal property use	49	42.6%
Flexibility of rental contracts	41	35.7%
Flexibility of how to make use of property	61	53%

Additional income to supplement my existing job and/or retirement funds	84	73%
Additional income to afford living in MRV	62	53.9%
Additional income to support my family and well-being	70	60.9%
Additional income to support my other local business	17	14.8%
Additional income to pay for property improvements	83	72.2%
Additional income, including to give back to community charities/causes	59	51.3%
Real estate investment expansion	17	14.8%
None	1	0.9%
Other	11	9.9%

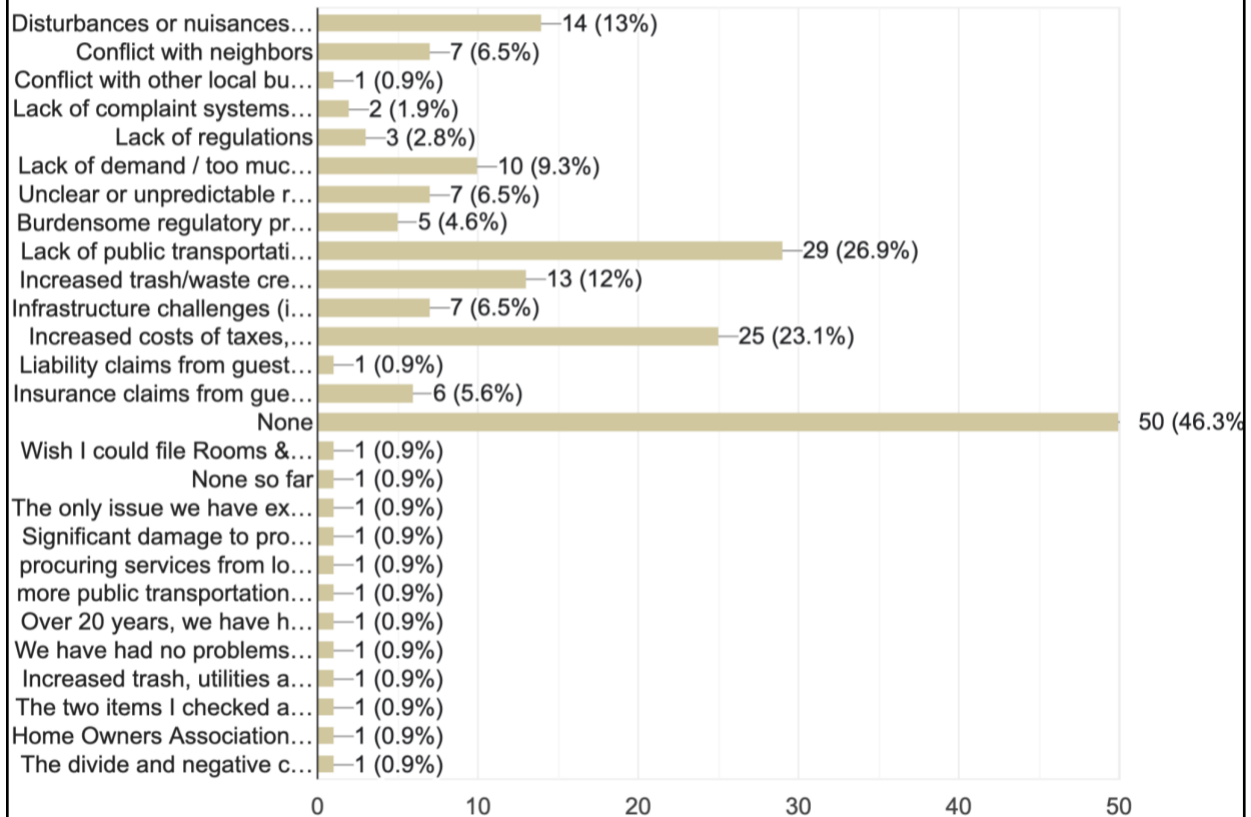
Other:

Also used the property for family members visiting and housed displaced locals as a result of Irene storm
The STR in one has allowed us to renovate a crumbling building and retain ownership within the family. Otherwise, we would have been forced to sell, most likely to a second home owner.
Availability of my STR space for family when needed (visiting)
get to use STR personally when not rented.
building a connection with a community where I will retire
To pay for my home's mortgage, condo fees, and bills
Without renting out my place some of the year, I would not be able to afford to live in the very expensive Mad River Valley
Allows us to accommodate family and friends and share our spaces some of the time
We've really connected with business in the valley, provide free samples of products and make recommendations for services and experiences
providing a quality guest experience for MRV visitors
being able to afford our family come and enjoying MRV

13. Have you personally experienced any of the following challenges associated with owning an STR(s) in the MRV (select all that apply)?

13. Have you personally experienced any of the following challenges associated with owning an STR(s) in the MRV (select all that apply)?

108 responses



Response	Number of Respondents	Percentage
Disturbances or nuisances due to guest behavior	14	13.0%
Conflict with neighbors	7	6.5%
Conflict with other local businesses	1	0.9%
Lack of complaint systems and/or standards for STRs	2	1.9%
Lack of regulations	3	2.8%
Lack of demand / too much competition	10	9.3%
Unclear or unpredictable regulations	7	6.5%
Burdensome regulatory processes	5	4.6%
Lack of public transportation or rideshare services	29	26.9%

Increased trash/waste creation and disposal	13	12.0%
Infrastructure challenges (i.e. septic)	7	6.5%
Increased costs of taxes, utilities, maintenance	25	23.1%
Liability claims from guest injuries occurring at your STR	1	0.9%
Insurance claims from guest damages to your STR	6	5.6%
None	50	46.3%
Other	12	10.8%

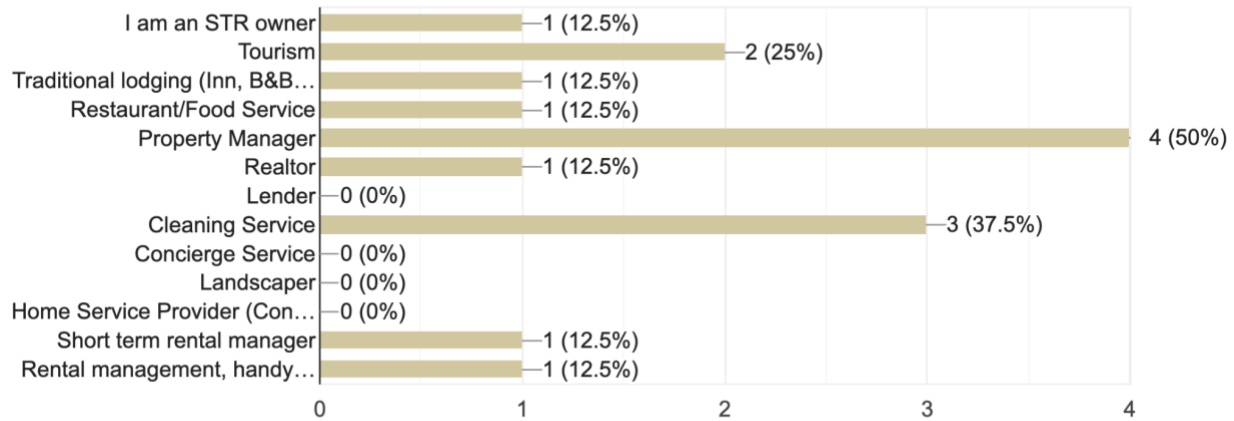
Other:

Wish I could file Rooms & meals tax annually for non Airbnb rentals. Quarterly is a pain for very rare non Airbnb rentals.
None so far
The only issue we have experienced is having to cancel when roads were impassable due to mud.
Significant damage to property, theft, non-payment
procuring services from local providers for repairs and maintenance. They want to work on big projects and/or for "locals"
more public transportation would be helpful but not horrible
Over 20 years, we have had 2 groups who were loud and disrespectful. We have changed our policies, who we rent to, and installed noise monitoring equipment to mitigate this and have not had an issue in the last 10 years
We have had no problems so far
Increased trash, utilities and maintenance while renting is normal and not a challenge just added expense
The two items I checked aren't really challenges as they are expected costs of offering this service
Home Owners Association considering restriction of STR
The divide and negative comments from others in the community regarding those that use STR. We are not using the valley to make money. We are doing what we can to be up there as much as we can and create a space of gathering for our family and for others.

Open-Ended Questions

1. Do you work in an industry that has a business interest in STRs? (Select all that apply)

8 responses



Response	Number of Respondents	Percentage
I am an STR owner	1	12.5%
Tourism	2	25.0%
Traditional lodging (Inn, B&B, Hotel, etc.)	1	12.5%
Restaurant/Food Service	1	12.5%
Property Manager	4	50.0%
Realtor	1	12.5%
Cleaning Service	3	37.5%
Short term rental manager	1	12.5%
Rental management, handyman service	1	12.5%

a. What type of work do you or your business provide to STR owners and/or guests who rent STR properties?

E.g., management, cleaning, lawn/landscape, plowing, trades (electric, plumbing, carpentry, etc.), food/beverage (market, restaurant), other goods (hardware, lumber, etc.), entertainment/activities (skiing, kayaking, biking, hiking, etc.), banking, insurance, etc.

Food & Beverage
Rental Management Operations
Full service. Management, cleaning, maintenance, marketing.
I exclusively clean and manage several Airbnb rentals and second homes.
management, lawn/landscape/plowing/trades
Housekeeping
Management, cleaning, handyman, setting up accounts with other local businesses such as trash, landscaping etc...
We sell real estate to some consumers who plan to offer the property as a str. We list properties for owners who have offered their homes as str.

b. What goods and/or services do you provide to STR owners in the MRV?

Full service rental management
Cleaning, resupplying, laundry and guest management.
management, lawn/landscaping, plowing, trades
Housekeeping personal shopping caring for older people
Rental Management, guest services, property management, cleaning
Other than above, none.

c. What goods and/or services do you provide to guests who stay in STRs in the MRV?

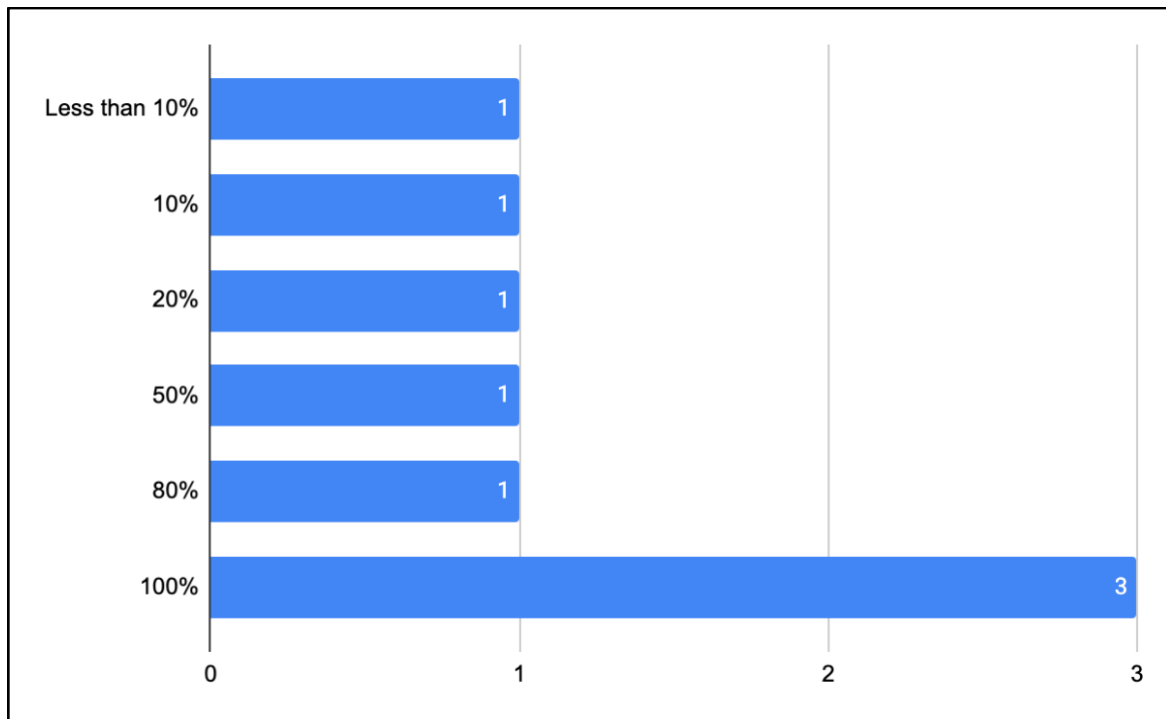
Food & Beverage
Full service care while they are here

Cleaning and communication.
emergency assistance
Personal shopping
Guest relations, cleaning, advice on local businesses and attractions
Some str guests shop for real estate

d. How many employees do you have? (FT & PT)

8-10
2
82 full time and seasonal employees
0
12 year-round and 12 seasonal
7
1 full-time employee & 1 independent contractor

e. What do you estimate to be the percentage of your work (goods sold, services rendered) attributable to STR owners and to renters who stay in STR properties? (We understand that these will likely be rough estimates.)

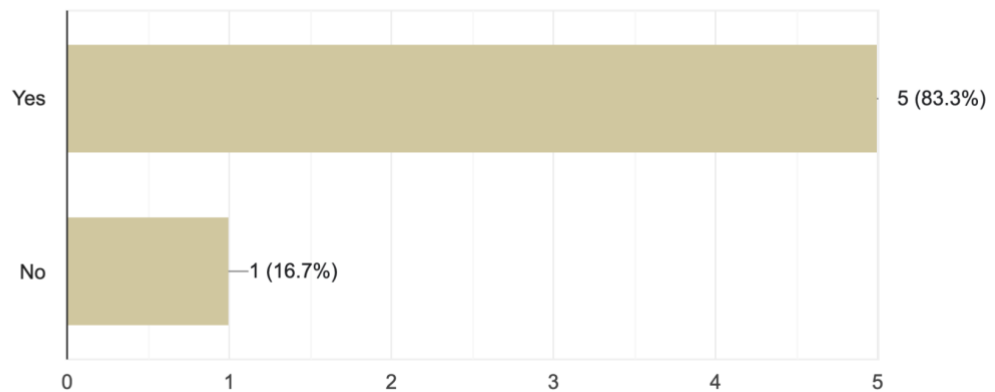


Response	Number of Respondents	Percentage
Less than 10%	1	12.50%
10%	1	12.50%
20%	1	12.50%
50%	1	12.50%
80%	1	12.50%
100%	3	37.50%

2. Do you believe there is a shortage of long term (one year or more) housing options in the MRV?

2. Do you believe there is a shortage of long term (one year or more) housing options in the MRV?

6 responses



a. If yes, to what do you attribute the shortage of housing? (Select all that apply)

Response	Number of Respondents	Percentage
Not enough housing has been built	4	66.7%
Municipal Regulations	0	0%
State Regulations	0	0%
Short-term rental properties	1	16.7%
Bad landlord/Tenant experiences (e.g., damage to property, nonpayment of rent)	1	16.7%
Landlord/Tenant laws that make it difficult for owners to manage properties	0	0%
Property prices for existing homes	4	66.7%
Property prices for buildable lots	4	66.7%
The cost of building a new home	3	50%
Lack of infrastructure (e.g., roads, wastewater treatment)	0	0%
All of the Above	1	16.7%
Other	2	33.4%

Other:

MRV has been owned by 2nd home owners for years, they come in, buy up massive lots of land, and build mcmansions that are occupied one month out of the year. The problem is these egregious homes being built and the 120+ acres that goes along with it that becomes unusable to anyone as they then post it.

Rent for any livable situation is extremely high

Open-Ended Questions

1. What are your specific thoughts or experiences with STRs in the MRV?



2. Is there anything that this survey did not cover that you believe the MRV should consider in understanding STRs? (Please note that there are separate survey sections for the MRV community and STR owners/operators).



APPENDIX: Open-Ended Questions

Demographics

1d. Are you an employer in the MRV?

e. If yes, please comment
I own Corrigan & Klein Artisan Builders
Insurance agent
Yestermorrow D/B School
Owner of The Local: Wine & Beer
I manage Three Mountain Cafe in Waitsfield. We have 10 employees
Mad River Massage
Steiner eOptics and Belenos
california
mad river massage
Employer in BTV
We own a licensed B&B
own Deerfield Design in Waitsfield
I own a real estate company
Sugarbush, toast and eggs, Lawson's
We own multiple local businesses
self employed artist
Self Employed
I manage a recreation business in the Valley
Consistently difficult for staff to find rental housing in area.
I think short-term rentals can be a nice part of the community, but we need to make a priority of more access to long-term, accessible rental housing.
I am a business owner
stayed in one but not in the valley
Mad River
I employ 50 employees and several of them struggle to find housing even with good pay
As part of my STR business, I regularly hire contractors for many tasks, including cleaning, landscaping, trash removal, snow removal.
I own a small wholesale bakery. Its nearly impossible to court skilled employees from elsewhere as there is no housing available in the vicinity. I have made the decision to keep my business as small as is viable because of this. I could easily grow in terms of product demand, but attracting & keeping employees is an insurmountable challenge.

we employ servers, bartenders, lawn care employees
Landscaping company
Rental Management
Self employed
I employ approximately 5 people in the MRV
I work as a supervisor for the school district.
I Use local cleaning and maintenance professionals to keep my STR nice
Full time preschool teacher
Woodworking millwork business/property management
I am an employer in MRV
Sugarbush
Vacasa. Short term rental management co.
12-25 employees depending on the season
Cleaning staff for AirBnb
I am a small service business owner
Employ 2 full-time local residents.
We employ a broad range of services for our second home including property maintenance-(home cleaning and maintenance, yard and driveway maintenance, pool and hot tub maintenance, utilities and security)
Mad River Glen Cooperative
We have a housekeeper, handyman, and gardener, who all work as independent contractors part time at our inn
We own an inn
2-5 people part time
I e.ploy trades people.
I'm in charge of HR for a statewide nonprofit. While all of our employees work from home, we ask that they live somewhere in Vermont due to frequent in-person meetings. I and several of our other staff members live in the Mad River Valley. However, as some of our staff resign, we're struggling to re-hire, not because of benefits or wages, but because people can't find places to live, not only here in the Valley, but in the state in general.
Architecture firm
STR in condos at Sugarbush
Cleaners, management team
Inn & Restaurant
We employ cleaners, contractors, electricians, plumbers, handmen, landscapers, plowers, and more.
Employ a variety of folks including cleaners, landscapers, property managers, pool maintenance, etc.
WE don't have employees but hire people to clean, mow, paint etc at our property.
We converted our 3 car garage into a high-end guesthouse that we rent most of the year. We hire many neighbors to take care of and maintain the property. We hire people to clean the house and meet Covid Standards, we hire a crew of landscapers to maintain our extensive flower beds, we hire a company to mow the

lawn weekly in the summer and a company to plow in the winter. We pay good wages, for example \$40 per hour for cleaning as we expect exceptional cleaning to be done for our guests.
We engage a range of local service people to help use maintain our STR
self-employed
I work at Sugarbush
peasant restaurant
I employ three people who assist with property maintenance, and I also own a small business
I employ services and will employ others in future
Not sure the parameters of the question but we employ cleaners, trash removal, plow, and someone to help with carpentry projects or mowing when we are not available to do so
I used to work as a short term rental cleaner.
Str have helped the economy
House cleaning, property management
I pay locals to do yard work and plowing and other property maintenance. So yes. I pay locals.
I own a small child care program
we own a small business
One employee

1. Have you ever considered or are you considering becoming an owner/operator of a STR in the MRV?

Comment:

We've considered purchasing/building a tiny house/yurt, and then renting it if we move out.
Thinking of renting our primary residence for 1 -2 months during the winter
I own a condo that could easily be rented short term, but the only recent rentals have been to friends during COVID for quarantine purposes.
it's a thought in the back of our minds
I would, but too expensive
Not a STR, but would like to develop a rental unit (ADU) on our property for use or rental for seasonal or year-round.

2. Do you currently live near a STR?

a. If yes, please describe the STR that you live near: single family home, condo, other

3 bedroom home in Family neighborhood.	multiple single family homes
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Inappropriate..	
single family home	Single family home on a dirt road
I live in a single family home in a small neighborhood; next door the single family home is a STR probably 90ish% of the time; it stinks	Owners visit often in the winter--rent STR in the summer/fall
single family	single family home
Single family home	define "near" I live near houses that are STRs and I live less than a mile from Lincoln Peak which has many
Single Family	Single family home
The STR near me was built as a ski club, it is rented mostly in the winter. The only impact, which isn't a negative one, is the increase in traffic on our private road.	Single family house and apartment converted to a house
My neighbor runs an Air B&B	Condo
Single Family	Condo
There are two single family homes in our neighborhood	Single family home located one street over, but directly through the woods behind our home.
Several in area	Single family
single family home next door	Two-family
single family home	3 single family homes
single family home	single family homes
two single family homes with another one about to be built	Single family homes
Many of the properties surrounding our past season rentals were STRs.	Single family home
SFH	Single family
On loop road there are multiple STR.	My house has an apartment that was previously used as an STR
single family	single family home
Single family home/airbnb	The STR I live near are all single family houses.
single family home	single family home with adu
Surrounded by them on all sides in Warren village. Single family homes that used to be long term rentals.	We have 4 on our road
single family homes	single family home that rents suite in owner's house on airbnb
Single family	Single family home
house with an apartment	Single family home in a neighborhood
SFH	Single family home

duplex	Several STRs exist on adjoining properties. There are more STRs in my neighborhood than full time residents. They are a mix of single family homes and accessory dwellings.
Single family home(s)	condo
2 different single family homes	Single family house
on my small road alone we have 6 single family homes that are now STR	3 single family homes and a studio above a garage
Single Family home (owned by non-residents) that is used for high capacity STR's with a second (new) home on that property also used for STR's. Other neighbors also have 2nd homes on property they rent as STR's or own single family homes converted to STR's	Condos
Single family home	Condo and single home
Single family homes	Single family mostly
Single family home	Single family home
Several single-family homes	single family home
There is a house on my street that is rented out as a short-term rental. The entire house is rented. The house was on the market for a long time. Someone finally bought it. They fixed it up themselves and now they rent it out. I think it's fun to see people enjoying the MRV	Single family home
Two single family homes near us have been used as STRs. One is no longer being used as an STR, but the other continues to be.	5 BR Condo
single family home	Several single family homes
Single family home(s)	Houses
Single Family home & Condos	Single family homes
there are airbnb's all around Moretown	Our condo complex allows rentals of less than a year, not weekend type STRs
Single Family Home	Multiple single family homes on Center Fayston and Strong.
all the above	Condo.
Single family homes	Condo
Single family home	Condo
Single family home	Single family house
Other	SFH
single family home	Inn turn to STR
Single Family Homes	One single family home bought by out of state (MA)

	couple for the sole purpose of running it as a Airbnb. Constant in and out. A second house is rented out as an Airbnb for a majority of the year. Owner has separate caretaker apartment to move into when the larger house is rented. These two properties are across the road from each other and have changed the dynamic of our very small rural neighborhood.
Single family home	Cottage
duplex, i live in half landlord rent out other half as STR	Condo
single family home(s)	single family home
single family home	condo
Condo	Unbelievably noisy houses and fireworks blasting condos
single home, treehouse	Single family homes (if you can call 5 bedrooms single family) and condos
Several single family homes operated primarily as STRs	Condo
Single family home	Home with outbuildings
Single family air bnb at least 5 are nearby	Single family home
Single family home, condo, duplex	Duplex converted to single family home
Multiple single family homes, and multiple condos	Two single-family homes in the close neighborhood. Several more in the general neighborhood
house	Single with an accessory unit
Condo	Condo
several STRs all around Waitsfield	Single Family Home
SFH + Inlaw Unit (2 rental units)	single family
Single family homes and lots of condos	single family
Single home	SFH
Too many to list	single family home
single family home	Single family home while owner is out of state for the winter.
single family home	Other units in the same condo building of my residence. All around in other buildings and some single family homes.
Condo	Two story SF home converted into two STR units.
Single family home	several condos and single family homes
single family	Mad House Rental on German Flats
Condo / apartment	Single family home
Single family	I live in a neighborhood where where there are a few

	STR's that are single family homes.
Single family home but more like a ski house	Condo
Single Family Home	Single family home
Single family	Single family home
Single family with accessory unit	Single family home
Single family homes	Single family home
Single family properties nearby are STR's which is fine by me. I rent for seasonal rentals to single families for whole season.	Condo
Single family home	all the above
Single family home at the end of our road (about 1/4 mile away)	It seems that there are STRs every few miles in this area —lodges, inns, AirBnB, vrbo, et cetera
Multiple single family homes on my street are used as STRs	Live near several: condos, single family and a parcel with multiple cabins
Single family	single family home next door
Single family home	Single Family Home
single family dwelling	

3. Have you personally experienced or witnessed any of the following benefits associated with STRs in the MRV (select all that apply)?

Other:

Although I'm sure it contributes some out of state money to the local ski mountains and restaurants I cannot say I've personally experienced any positive impact of the STR next door
STRs are needed in the MRV since we have a very small commercial bed base to support our ski mountains.
I would not say increased tourism is always a benefit
Increased affordability for home ownership
noise, garbage, nuisance bears, dogs running loose
It is very difficult to respond to str's positively in our area. The amount of damage they are doing greatly exceed their benefits
Place for friends / family to stay while visiting
Improved lifestyle for owners of STRs, increased access for guests
I e noticed a lot of people who don't care about local life style and love to speed, litter, be loud, blow off fireworks all night long and have a general disregard for people who live here. Of course there are nice visitors as well
Most other attributes come with great 'cost' in one way or the other, as it seems most of the (newer) STRs are displacing Long Term and Seasonal rental units.
All of above but at what cost to the community?
People here for a weekend with no concern for the local residents that play loud music and drive like assholes past our house.
I know that one of the STRs rented several times to full time residents who needed temporary housing due to renovations on their own properties that prevented their living in their homes.

Profits of short term rentals being partially paid to local laborers to perform housekeeping tasks after each short term rental booking.
Only negative impacts of increased noise and trespassing.
no rentals available for locals, as STR are more profitable for homeowners
Job creation in broader spectrum than typical tourism positions such as cleaning companies
Opportunity to meet new people visiting the MRV

4. Within the past two years, have you personally experienced any of the following challenges that you attribute to STRs in the MRV? (Select all that apply and provide some detail in the Comments section.)

Other:

Rented to larger group than allowed by permit
Recently we had one of the next door "guests" pull into our drive late at night thinking our house was the STR (our houses look nothing alike) so apparently leaving doors unlocked is another casualty of the STR plague
Found some beer cans tossed on our property
I have friends, employees, and associates who cannot afford to stay in the valley and have been pushed out of their previous apartments for want of STRs.
loud music and parties at STR
Two STR houses near us create noise (much more than from permanent residents) and there have been issues with bears getting into the trash.
Guests at neighboring STRs have been told it's OK to walk on neighboring private property. NOT TRUE without prior permission.
The STR market has substantially driven up prices for both real estate sales, as well as longer term rentals. Additionally, the availability (or perception) of STR rental income has reduced the amount of available housing for longer term rentals, such a seasonal rentals or for those who work in the valley.
A net negative impact on the community.
I have also experienced hardworking vermont families being displaced an unable to find housing die to STR's. I have seen teachers not be able to live in the communities where they teach.
Cons FAR outweigh the benefits. With the #1 evil being the destruction of so many long term rentals.
The guests have all been respectful.
Increased traffic and overflow parking have been observed in the past.
Our neighbor on a one lane dirt road sometimes rents her house out.
Local visitors have been very nice. Worried about bears

STRs are part of life in a resort community. they bring tremendous benefit
The inability of local people being able to rent is awful and is negatively impacting staffing and the service industry in the valley so I think negative impacts to the business community should be an option in the challenges section
We rented a home for two years in Waitsfield before the owners decided to put their house into a short term rental.
several former full time or seasonal rental properties in my neighborhood are no longer available to community members or local employees, but now house tourists who do not abide by "house rules" and seem ignorant of
some vehicle issues - unprepared for bad roads
I've heard again and again and again about former apartments that have been turned into air b&b, pushing lower income residents out.
increased traffic on our dirt road, increased speed
I checked long term renter displacement but the better description would be potential new permanent resident/family displacement
I have noticed the impact of STRs and our community is feeling less of a community every day as a result
We live in a rural area and the STR' guests tend to be very loud. We've had to call state police multiple times and they do not want to deal with noise complaints at 3am. We often experience people stuck on our road due to inadequate tires in winter (and parking on road instead of at residence, in way of plow, etc).
Many STR could not pass the tests and requirements that a licensed inn or B&B must meet. Windows are not fire-coded, egress, smoke alarms, etc.
long term renter displacement and therefore no place for people who work in the valley to live in the valley is disproportionately the most giant objection I have - by a country mile.
We are in desperate need of long term housing
However, I used to live in a condominium in Warren three years ago, and we experienced problems with STR's there, such as failure of the guest to adhere to condo rules, illegal fire pits, increased noise, too many people staying in the rental and parking problems. Warren three years ago, and we experienced
Multiple issues
Trash left in dumpsters scattered by bear, owner not present to address problem. More and faster traffic on town road.
animals getting into the homes trash
Short term rental guests generally don't have respect for the rural neighborhood they are visiting.
Loud, always a "party-like" atmosphere (I live 2 buildings away from the STR and once I woke up at 1AM to a small group partying in the yard outside my unit), too many cars for the parking area, trash not disposed of correctly, composting not done (once left over food was dumped over deck into yard), host not on site or nearby.

I have witnessed local resident animosity towards renters
I've been exceptionally challenged by not being able to find long term housing.
It's sad there aren't more long term rentals available. It seems as though everyone uses AirBnB or similar and this displaces workers and younger generation that need long term housing.
guests aren't as aware of bears and how to prevent them from encroaching on neighborhoods
Renters have brought guns, 4 wheelers, and general disrespect to a quiet dirt road home
Unless highly regulated these options are a blight in small communities. I speak most specifically to air b&bs. Short term rentals of 6 month or more are reasonable.
Our road is more often impeded by people who don't know how to drive on it and/or don't have an appropriate vehicle; guests don't always understand or respect private property thinking "wilderness" is open to all; our sense of community and knowing our neighbors is diminished by the short-term rentals; long term housing crisis is exacerbated by short-term rentals; discussion of building "worker" housing perpetuates class division in our community and doesn't address the lack of quality homes for professionals who contribute to our community.
Covid brought to area, our dumpsters used by others without qualms, inability of locals to find shelter. I want to work as a community to find solutions that are okay with those who live here, first.
Only some trail etiquette issues.
I own a condo at The Battleground, which was developed in the 1970s as a second home community. The percentage of owners who rent their units doesn't seem to have changed significantly over the past 10 years.
Transients in full time neighborhoods Unaware of bear/trash/ compost situation and problems associated
STRs are destroying fabric of local community and making it impossible for people to find affordable LT housing!
The disadvantages far outweigh the advantages to our neighborhood. I question when is an income property bought to serve as an Airbnb considered a "commercial" property?
No employee housing
Warren falls is a microbial chess pool now. The people using the river move rocks and build dams causing detriment to the river heath.
It is very hard to find a long term rental, and I attribute it to STR. So many houses near me are left completely vacant for the almost entire summer, with the exception of a few weekends. Seems like such a waste. Young people cannot find rentals let alone available houses for sale!
Leaving windows open above our unit after leaving

As the demand/need for both Seasonal and Long Term Rentals have now reached a crisis level (the point where businesses are losing employees because of a lack of housing), it is clear that something must be done! Many if not most STRs have replaced LTRs, creating this shortage but must also be competing with local Inns and Hotels? On personal level, as someone who has had severeral STRs emerge within SFH in my neighborhood within last 5 years or so, I would love to see one of the fixes involve zoning. With all of the Condo complexes in the MRV, do we really need to have STRs in our neighborhoods too? It is really not fun for us year-round and/or Seasonal owners and renters (becasue people on holiday like to party and light fire works late at night).

Isn't working. STR are causing full time owners to police in the community. Did not move here to do that

There is an extreme shortage of low skill labor in the area, and it is due to many people not being afford property or local rent. STR's are contributing to this issue. Restaurants are particularly hard hit, and many have chosen to close their doors permanently due to staffing shortages. It took me 3 month to hire a cleaner!

Trash concerns relate to guests not being aware of risk of bears getting in trash. STR displaces full-time residents and changes character of neighborhood as bedroom community of neighbors who know each other.

people drive like maniacs pst our house to shuttle mtb rides all week, locals and visitors. Same park along private road with zero concern for homeowners.

Sometimes it feels like I live at Party Central. Most of the time it feels like I live in a ghost town.

Within the past 2 years, covid has affected all of us. Obviously, in 2020 we saw more people here in April and November than ever before. This is understandable, but our infrastructure and the covid-limited services was not able to support. As with Irene the community "gathered" and got through it.

STRs are Destroying The Valley for the greed of a few millionaires

To explain safety concern: renters are often without winter-equipped cars do they get stuck in our steep common driveway. This could present a safety concern if emergency vehicles could not pass. (This is a concern, not something that has happened.)

Noise levels from STR adjacent to our home

I have no direct experience with STRs here in the Valley, either good or bad.

Impact to the neighborhood: cars off the road (Center Fayston), basically driving vehicles that are not equipped to handle for snow, mud, ice (even SUV's), not using common sense when traveling our roadways. The increased noise: often STRenters are celebrating an event and gather boisterously. In general this is a rare occurence near us and the owner of the property is responsive.

You often see FPF posts about such things as speeders from out of state or the like. I've not noticed any difference between the percent of Vermont plates that speed and engage in other conduct people complain about from time to time

the STR near us are fine neighbors we don't even know when there are guests there

Increased noise relative to both empty units as well as typical actual-resident behavior patterns.

Constant trespassing by 'guests' onto our adjacent property. Constant changeover impacts the character of a stable and 'neighborly' neighborhood. Decrease of property value in inevitable.

I have always wanted to rent seasonally, but there are so few seasonal rentals I ended up buying a small condo

STR in neighborhoods of local residences can be disrespectful to those living in the MRV through fireworks, continuous gun noise, speeding, and other instances where people do not have investment in the community and neighbors.
The local STR's are larger homes that can host large groups of people. Sometimes noise levels are high. The local STR guests don't know the common courtesies associated with hiking trails and walking on private property.
STR next door to us in Waitsfield Historic Village is unsettling and annoying. We have always enjoyed adjoining backyards, but now have had to contend with unknown people strolling across our property, dogs running into our backyard (aggravating when small children have been present), loud gatherings, etc.
The largest issue of STRs is the displacement of workforce housing.
We have a great deal of trouble finding workers due to a lack of housing.
STRs are taking what was or would be available housing and converting it into hospitality space for leisure
Bears get into dumpsters because guests don't know about this issue. Some, not all, guests can be very loud.
Long-term renter displacement is by far the most important issue with STR.
It's far preferable to have long term renters than to have a building boom, making MRV into a suburb.
The housing crisis in the valley seems to be made worse by short term rentals catering to tourist rather than the population that would like to live in the valley full time, like myself.
It's impossible to find long term housing in the valley bc of Air B+B's
The owner of the str by me is very considerate and interested in being a good neighbor
More traffic is becoming the norm.
I've helped guests (I also worked at a local privately owned inn) who (guests) originally had issues with a STR (not they me), but was able to accommodate and turn their experience into a positive one.
These issues appear to be greatly exaggerated by people
Th STR is the residence in area that poses a problem
We rented short-term at the bridges while trying to secure permanent housing here and some of the condo owners/other guests were not considerate. Most were fine, coincidentally some of the worst encounters were with members coming to play tennis or use the pool.
STR's are fine. Issue is "simply" housing stock for generally lower paying jobs and associated families.
over run natural resources
They speed on our road and are sometimes loud.

I don't really have any issues with the people who come here on vacation — typically they're respectful people who are here to enjoy the mountains and woods and other things that are the reasons I love living here. The issue is really that STRs push out people who want to live here full time affordably/work locally, which is a shame for the community. As a young professional living here I'm very aware of the affordable housing problem and know many friends my age who want nothing other than to set up a life in Vermont and yet are struggling to find affordable housing to do so. Not just an MRV issue of course, and STRs are surely not solely to blame, but I think the proliferation of STRs that aren't occupied year round feel like a slap in the face to anyone struggling to find a place to live - especially young people trying to stay here and start their lives/careers/families... I think most people my age have basically written off a future in the MRV, and I feel it was a minor miracle that I even found a place to rent. Yet I know if and when I can afford to buy a place it likely won't be here....

Short term renters felt sense of entitlement to trespass on our property

5. If you've personally experienced issues with an STR, have you communicated these experiences to achieve resolution?

a. To whom (select all that apply)?

Other:

I was not personally impacted, only through hearsay
Owners of inns & b & bs
Unsure who to contact. Owners live out of town or out of state in the cases where there have been issues, and unsure how to reach them. Don't believe town has ability to enforce anything.
No way to contact owners
MRV chamber of commerce, state representatives, state chamber
Chamber of Commerce
Condo association
The str users who were dumping trash in our dumpster. Though they 'knew' it wasn't okay, I still let them know it firsthand. Respectfully. Happens often with out of owners looking for solutions that work for themselves.
Nobody really cares it's about \$ and guest satisfaction
Renter
Town officials , Bob Acklund, don't care as long as a dollar is spent and "low income" housing is located far from his house
Public forum and surveys
I've put written notice on windshield and sent group emails to property owners.
I have not had such problems. This question appears slanted to the assumption that there have been such

problems and does not allow another answer

6. Do you believe there is a shortage of long term (one year or more) housing options in the MRV?

a. If yes, to what do you attribute the shortage of housing? (Select all that apply)

Other:

Sugarbush not building enough housing for their employees.
Taxation, risk of damage to septic by tenants
high property taxes
Relocation of owner from more populated environs; Covid pandemic.
The MRV is reaping what it sowed over the 39 years We have been here. It has always been an exclusive clicky community more concerned with social status than maintaining a diverse community. Always applauding Liz Walker for "preserving" more open acreage instead of lamenting the loss of another opportunity to expand our ability to house our community of families and their children.
Single Family homes being used as investment properties for non-long term stays; economic growth solely focused on tourism industry is NOT sustainable and usually leads to housing issues (hawaii as example).
Wildly high property taxes add \$\$\$\$ to ownership costs
sugarbush needs to build way more housing to house employees as they are the biggest employer
I honestly don't know.
It's more profitable for landlords to list their properties as short term rentals instead of long term rentals.
This is a National problem of multiple dimensions. Federal funding for subsidized housing has shrunk since the 70s, with only a pandemic bump
Tax penalty for "flipping"
Lack of the creation of affordable housing
Local wages are too low.
Property covenants that prohibit development of ADU's
Covid caused more people to move to Valley full time, either into their existing second homes, or purchasing homes that used to be long term rentals.
Lack of infill housing possibilities in the Village proper where services are available nearby.
Increased influx of people migrating to the area to live (both full-time and seasonally). Also, property prices being high is an indirect cause of the shortage in my opinion, in that it allows for only a select group of people to be able to afford to purchase property, again supporting an influx of more affluent people and displacing those who cannot afford the current rental or buying market.

We do not need to build new homes. We need to recover the homes that STR's are removing from the market. We need to go after out of state owners and real estate speculators.
Not enough hotels. This is where a short-term renters should be staying.
aging stock of housing increases cost
increased population
Too much financial incentive to convert long term rentals to STR (i.e. it's more lucrative to maintain a STR)
Renting prices are out of reach for the current wages being offered for jobs in the valley.
Education tax structure
lack of political will. power struggles within local planning commissions - Waitsfield in particular.
ski area employees need more housing
Wage Pay in The Valley is low, renting prices are high
Second homeownership/vacation properties/retirement properties

Comment:

Although the dedicated second homeowners are integral to the fabric of the MRV community as much as many full-time residents are, ultimately there IS plenty of housing here. It's not occupied, because they are second homes.
Jury is still out for me as to whether short term rental market in Warren really cannibalizes long term housing. Warren may be unique in MRV given # of ski condos up at SBush.
I am not convinced that the STRs are a amjor factor in the current housing crisis
This is a multi pronged problem for sure.
cost of land and construction, no housing stock
Building new housing is prohibitively expensive (unless it's multi-unit?); owners of STRs make more money renting short-term than they would renting long term.
The problem is not simple and has numerous
there is so any new folks, just wait a couple of years and things will smooth out
Most of the STR's I know about are owners who use their properties summer or winter, just not all the time. Some just don't want to be here high volume times like Christmas-New Years and rent then. o use their properties summer or winter or both, just not all the time. o use their pro use the pr
Regulating or taxing STR is not the solution to housing shortage. Making permitting predicable and less costly is a good start .
the valley doesn 't want to build more housing so the rules and boards make it hard and expensive.
Not enough housing stock, square foot cost to build or renovate, STR
There should be tax incentives to create and maintain affordable housing.

Lack of affordable housing is a growing problem everywhere, and it's exacerbated in the MRV by STRs displacing long term/seasonal
More STR benefits all. Growth can't happen without viable housing
Those precious questions were clearly directed to particular concerns that I do that I don't share. However, I am new to the valley, and wish to learn more. I look forward to seeing the results of this survey
We need public/private partnerships to get affordable housing built
The housing shortage here is not for the wealthy. It's for working class people. Old camps and cottages have been torn down and replaced with McMansions. Poor people are regulated to musty old dumps along the river or streams and are prone to flooding and traffic. Wealthy people buy up land and homes and leave nothing for working class folks. I earn very good money by the state of VT standards - top income earner - and as a single income household, I can't afford to buy a garden shed here. I've been here for almost 25 years and I'm being forced out. I've worked for two major local employers that sold out and left the area, and that hurts too. The Valley is service industry only and those jobs don't pay enough to live here. I'm lucky I suppose, because I'm not stuck here - I'm going to leave though because I can't afford a 1500 square foot house here. Sucks. I'm on boards, participate in the community and try to give back, but I'll take that somewhere else, maybe even out of state. It's frustrating and it's made me feel sad.
We live in a ski resort town and there will always be STR and they actually are important to attract tourists. Most of the work in the MRV is tourist based and tourists are looking for a wide variety of types of accommodations. The real issues around affordable housing in the MRV are: town zoning regulations, lack of infrastructure (town water and wastewater removal), and prices of land, building costs and existing houses.
Short term rentals are a major cause of all of the other reasons for the affordable housing shortage. The floor price of any house is driven up but the potential profit to be earned by renting to seasonal or transient short term renters.
Many homes are snapped up and turned into STRs. How can that be good for someone who wants to live and work here?
We need to start investing more in housing via tax dollars and policies
I also attribute the lack of long term housing to the number of 2nd homeowners who don't live here FT and don't rent their houses.
I can't believe this is even being asked. There is nowhere for people who make \$50k (for example) to live, much less those of lower incomes than that. Businesses have no workers, businesses are closing and we're still asking if we have a housing problem!!!!
STR have taken all long term rentals out of the market
By the State Legislature and somewhat locally, Landlords are treated as the enemy. Landlords must be included in the conversation and their concerns considered. Presently, Vermont's high property tax rate is directly affecting rental prices. Rental properties are taxed as "Nonresidential," which is a much higher rate.
How can people rent their homes when property taxes are so high
It's more profitable for landlords to list their properties as short term rentals instead of long term rentals.
VT has the 5th highest property taxes in the US. In an area that does not support economic growth, locals cannot expect to live off minimum wage and afford housing here.
Short term rentals have displaced long term renters.
Somehow we need financial incentives that minimize short term rentals. We are losing the wonderful sense of

community as more and more STR permeate neighborhoods and villages. We're becoming a bedroom community for the wealthy and it's quite unattractive.
In law apartments and other creative solutions could increase housing stock
You could write a book. STR's are just a part of the issue.
I work in a resort and the amount of people coming in and complaining about restaurants and stores not open due to lack of employees. They complain that there is no pharmacy, or medical care in the Valley. If we cannot keep the businesses open due to no housing for employees to live here, where is the Valley headed. I live in fear everyday that my landlord is going to sell the house we live in. I know that I will have to leave the Valley that I have lived almost my whole life. I have worked for the same place for 20 years, and the possibility of having to move and change jobs.
Given current property values, it would make sense to develop cluster housing on less land.
STRs are destroying fabric of local community and making it impossible for people to find affordable LT housing!
I work for MRG and have experienced first hand the extreme challenges local employers face trying to attract and retain staff. There is next to zero affordable longer term rental property within commuting distance to the Valley. Restaurants closing tip of the iceberg.
We are trying to convert a camp to a year round rental and the local zoning regulations are making it almost impossible, even with an approved state wastewater permit in place. It is crazy that local zoning laws can block state approved wastewater system installation.
I have considered renting out my house but the rules for long term are awful and the STR is still a nightmare.
And individuals owning their second or third home here in Vermont, not living here permanently.
New low end housing is needed, no builder in their right mind would cater to this demographic so long as high end houses make more money per build.
Property taxes are so high they discourage developing a "mother-in-law" apartment that can be rented out. In general, rules in this state so strongly favor tenants and hamper landlords that I would NEVER consider renting my home. In fact, I lived out of state for about 15 years and did not consider renting for fear of getting the renter from H*ll and being unable to evict them.
It's really too late...all of the bullshit spewed by the various groups/committees/planning commissions/select boards have killed any chance of the valley ever returning to a place of economic balance. You didn't want the valley to be like Stowe, but heer you are
The valley previously considered a LOT tax that I voted against. I earn a decent living but if taxes continue to rise, my wife and I will be unable to retire here. This is sad and the boards should note this. Housing is a problem for our services-based economy. A 1% STR tax should be considered (as is/was already paid by B&B and other official lodging) to help fund/offset housing no longer available for 6+ month renters. We should also consider density zoning in town with bus service to Waterbury/Montpelier.
The biggest issue I see with the current situation is that the people who WORK here can't afford to live here. I think there are a couple of dynamics that feed into this: (1) EXISTING housing stock seems to be trending towards occupancy by people who don't work here (either because they're tourists staying in STRs, because they're second homeowners who only vacation here, or because they're retirees), and (2) not enough NEW housing is being developed because of infrastructure capacity (mainly water and septic limitations).
The housing shortage is very complicated, particularly in a tourist-based economy like ours that depends on income from visitors.
The community could make case studies about what type of high density housing actually works in the local area.

The community should find ways to replicate and improve upon the multi-unit condo designs that were built a long time ago, are currently in good condition, and currently have low condo fees. How can the local government support the building of new high density residences that meet the specified criteria?

Businesses closing in the MRV due to inability to find employees, who in turn cannot find reasonable housing. Strongly suggest infilling existing building stock in the Village with new or renovated housing solutions.

I don't know what to attribute it to

AirBnB and short term rentals actively prohibit me from living in the valley.

Essential housing is being minimized to increase the amount of nonessential leisure accommodations

If STR are restricted, owners would go back to renting yearly. Inns and lodging businesses would not have the competition, and could amply handle tourists.

If the property values go up as they have in the valley, there will be fewer affordable rentals. Need for creation of affordable housing

Good example - now Warren making some pot size minimums of 5 acres??? Opposite of what is needed for More housing.

As someone who has attended short term rental conferences for my profession, I have heard many landlords express moral discomfort stemming from their decision to create short term rentals over long-term rentals. For many, strict building regulations and tenant rights laws are enough to dissuade property owners from considering long term rentals. When STRs are less restrictive and more lucrative, it is an easy decision to go with this option.

The cost of housing and rentals is not in line with the income of many people. There is one long term rental that was taken out of the "pool" so family could use it, not being able to find a place to buy. Other rentals have shifted from long term to STRs for more income and more use by the owners.

Open-Ended Questions: Community

8. What are your specific thoughts or experiences with STRs in the MRV?

They change the character of a neighborhood, worry about COVID spread, hurt existing lodging and B&Bs

They are necessary in a resort community but they should follow regulations, which is not always the case.

I don't see what benefits they could possibly provide that a long-term rental where people who work here could stay wouldn't also achieve in a more sustainable and harmonious way. STR seem to be great at lining pockets of their owners and good for them but talk of them fueling the local economy seem like red herrings when local businesses cannot hire staff because there is nowhere for said staff to live. Long-Term (at the bare minimum) seasonal rentals would open up lodging for people who would live here and also spend their money in the MRV much more reliably. I'm sure plenty of the money spent by STR guests also finds its way over to Stowe and Burlington

I believe they should be registered and a registration fee collected and be placed in a housing trust to attempt to build more affordable housing for the local workforce.

I think STRs have a lot of positives when appropriately sited (near Sbush is perfect), but have heard they

can present more challenges in more densely populated areas such as Warren Village.
I have no experience. I do believe that STR owners are operation a business and need to be regulated the same as any other commercial lodging business and that a registry of STRs would enable a lot more data to be gained to make decisions about STR regulation if needed.
We have a lot, which we need, but they have taken over what used to be LTRs AND more people who used to rent long term now live in their homes.
To retain the atmosphere of a Village permanent residents are essential for the health of a town. Visitors in our resort towns are needed but STR should be limited and lodging encouraged at hotel and Inns.
They have their place but need to register, ensure basic safety and nuisance issues, and pay a reasonable amount to cover enforcement and offset impact on housing supply
How many STRs are in the MRV? How many of those were previously long term rentals?
some are useful for a tourism economy. but businesses can't find people to work because no service economy staff can afford to live here to serve those tourists.
They should be regulated and taxed the same as other short term lodging options like hotel, motels, inns, etc.
I am very concerned about more neighbors creating STRs and there being more issues (noise, garbage, traffic) with few options for correcting problems when they occur.
STRs need to be paying State of VT lodging taxes; permitting might include a fee to contribute to moderately priced housing.
My first job in the MRV was managing STRs for a local company (now I manage another local small business). Most of our STR inventory was unsuitable for Long-term tenants (we looked into it when searching for housing as a couple) (septic limits, too large/expensive utilities, etc.)
I think they are dramatically changing the feel of the community by replacing long-term occupants with transitory occupants who stay for a weekend or two a year and have no connection to the greater community. It is also pulling a lot of income out of the community and passing it on to large corporations, such as Airbnb or Vacasa or VRBO that take fees that would otherwise go to property owners renting to longer term renters.
Net negative on the nature and rural heritage of the surrounding towns and communities
I would like to see many of the Airbnbs be long term rentals for staff and young families. We have staff or potential staff that simply cannot find housing here. Which influences our business as well as other businesses in the valley. I am sure it must also affect the local Inns that are now competing heavily with the STR's. It also increases a shortage or young families that could raise their children here and create a more year round community, and more staffing for the tourist industry. Two restaurants in our valley closed in the same week. We have three staff members that live 50-60 minutes away and could not find housing here. I am not telling anyone what to do with their own property just asking, perhaps, for regulation and rentals geared more towards the long term. In my eyes, creating a more local community that live and raise their family in the Mad River Valley and for their children and grandchildren to be able to afford and raise theirs here as well.

It would be nice to figure out how to incentivize owners to offer condos for low cost long term rental versus short term rental.
everyone is doing it and the commercial bed base is suffering hence less rooms and meals taxes
We need to figure out how to ban str's or find a way of making them financially untenable. We are losing our towns to the super wealthy.
hard to balance needs of homeowners needs of service workers who need affordable housing
In some instances folks whose primary residence isn't even their 2nd home here are snapping up third homes to rent online. It's frankly disgusting to me. Ban Airbnb or enact stricter regulation before the housing and labor crisis here gets any worse!
The Valley has had a shortage of short term rentals and this has created a competitive disadvantage with other ski towns. The increase in Air B&B and other str programs is allowing more to visit the Valley is all seasons and this has been a big benefit to the Valley's economy.
I like them and think they are needed for tourism and seasonal jobs
Ideally any rental under 30 days should be banned. Failing that they need to be regulated the same way as b&b's are whether fire code or traffic issues.
I think we need to tread carefully. The valley's economy depends on tourism and there is a relatively small amount of beds. In addition, STRs provide an income source for many people. On the other hand, since we continue to make it impossible to build enough housing to bring down prices, it's probably true that STRs reduce the housing supply. I think it would be fair to have limits on the number of STRs an entity can own, but I think cracking down on all STRs is the wrong way to go.
I have no doubt that STRs bring tourist dollars to local businesses in the valley. I also have no doubt that they decrease the overall supply of housing available to locals, who also support local businesses.
They are a business model that has exploited outdated regulations to profit individuals without greater economic benefit to the area
There are too many and we are losing the feel of the community because we have more visitors than ever before.
It's complicated. I'd like to register and "tax" or charge owners who are using STR's as a business only. arge registration fees for owners who are STR's most of the time
STRs are vital. They represent a very small part of housing in the valley. they are not a factor in the housing challenges. low wages, high cost of building and the burdensome regulation and arbitrary actions of town boards prevent housing from being built.
We need some regulations. Totally opposed to the free for all of non residents purchasing multiple properties and converting them to STR for revenue. Th
I do not like them.
It's scary to see so many available homes not available for those who actually live here. It is hard to compete and impossible to find long term rentals. When we are ready to uograde to a larger home we know we will be competing with those who want to buy to turn to a str

They are a property owner's right, although they do not mean you are exempt from local laws and regulations. They are crucial to the local economy.
The owners/managers of STRs are more concerned about making money than they are concerned about displacing families.
We see posts in FPF daily advertising STRd and seasonal rentals alongside locals begging for housing.
Carpet baggers, ie non-local owners out to make money and not reinvest it locally
Need some regulations.
They greatly reduce available long term local and affordable housing.
they should be restricted to condo developments @ mountains where most property owners already rent/visit part time
Not enough to meet demand
If STRs had been restricted to owner-occupied (accessory unit) or less than 4 units, there wouldn't be much of a difference. There are so many vacation/second home owners it's hard to restrict them renting out their units when they are not personally occupying the unit.
Should be taxed to provide funds for affordable housing
I worry that they can erode community if too many exist in neighborhoods
Some of them are helpful, but too many of them are eliminating places for people who can't afford to buy anything any place to live. And too many tourists are assholes. They pull over on Rt 100 or at the mouth of a major road to check for cell service, they are rude in parking lots, they are rude in the endless lines at any restaurant you go to. I love the outdoor activities and civic involvement here, but between it not being affordable and the endless line of tourists, I'm out.
I think that STR rentals are a reality in any tourist-based town. I think regulating or paying STR owners to rent their properties will create additional problems and not really solve the affordable housing problem. Select boards and town planning commissions need to do the hard work of figuring out how their local zoning regulations are preventing affordable housing from being built. That will make solutions actually sustainable.
Some are good but a cap should be made or, there should be a relationship (% of dwellings) reserved for long term housing (1+ year lease). A common concern by property owners will be that they could be left with vacant /untenable space. A solution could be to offer space for a long term lease (x consecutive months/year) and allow conversion to short term provided short term produces same or greater (potential?) income so the long term lease rates aren't intentionally inflated
They add to the bed base for our tourist businesses.
There is a place for everything but the speculative buying and then short term renting is getting out of hand. Families can't find housing to move into town and there is no where to rent.
I think we cater too much to tourists and don't take care of our local service people's needs.
Being surrounded by several STRs in my neighborhood, I've noticed several things. 1. Character of the neighborhood. Speaking with one of my full time neighbors that has lived in their home for 40 years,

they reminisced about annual neighborhood block parties, and neighborhood watch, and the cohesiveness of the neighborhood. I just don't see how that's possible given the current neighborhood organization, so there is a definite sense of loss in that. 2. There is not enough accountability for STR owners. When an issue occurs, we neighbors are seemingly powerless. I've personally had to pick up trash strewn about by wildlife several times because renters aren't aware, don't care, or aren't given the proper receptacles to responsibly handle their waste. Parking has been a significant issue, as we live on a steep curvy road, and number of vehicles far exceeds capacity for the STR, leading to dangerous street parking resulting in dangerous conditions. In winter conditions, I've witnessed several accidents and on several occasions had to push cars out of the snow on our property because they are either uninformed by the STR owner, are overconfident, or just don't care enough to consider driving conditions.

I have no problem with STR's as long as they are outfitted for renter safety and pay some taxes like hotels do

They need to be regulated in some manner, or taxed, so there is less incentive for people to buy homes and immediately turn them into STRs

What started as a good thing, house share that give guests a unique experience has now become a nightmare thats driving locals out of our community. I believe we should allow owner occupied STR but limit or ban people who are buying up housing only to put on air bnb. I was made aware recently of an individual that owns 75 air bnb properties in the valley! that is disgusting and disturbing given the housing crisis we are experiencing

STR's need to be registered with state and regulated as they are in other states. Guest limits need to be set for rural areas (I feel like I live next to a hotel and I'm on a country road). I've seen an increase in investors buying properties for STR's, and this has been problematic as it displaces current long term renters (I know 5 families last year that lost housing). I know several local homeowners that rent out their homes as STR's for part of the year, and this does positively contribute to our local economy and financial stability for residents. The jobs being "created" for local people (that are not owners) are not high paying jobs, so that's not exactly great for us locals.

It has contributed to the housing shortage and has impaired quality of life in our little corner of fayston.

I know people who have converted rental properties in AirB&B to significantly increase profits from the property

Area has lost a significant amount of long term rentals due to STR's. These shortages directly impact workforce. Incentives to property owners who maintain long term rentals.

We have a problem. STR's have made it impossible to rent long term in the valley and there are no options to buy or build. Young people can not afford to stay here nor have anywhere to live. This Pettibone is Huge!

Neighbors who are renting don't provide enough instruction. Trash is always left out for bears and animals to toss around the entire neighborhood. I'd rather have a full-time person that I can meet and know who is living nearby. It's a bit scary not knowing who is next door. Some STRs feel they can have big noisy parties and don't care. One group let their teenagers roam the street and broke into an unoccupied ski house! HORRIBLE.

I think the STRs have nothing to do with the shortage of housing. STR rentals have been around since

the mountain opened. This is a resort community, you need STR. Prior to the internet STR were rented through real estate offices. The internet made it easier for people to rent their places directly. Yes, in other places in the country there are real issues with STR. If you look at real data, the MRV has not seen a dramatic increase in STRs.

STRs alone are not the problem. Must look at housing holistically. Zoning, construction costs, the effects of discrimination in housing.

Generally positive: I see people making money and returning it to the community.

Hard to take back ability to rent out your property but laws should be put in place so that new sales cannot be made to investors that intend to use it for STR. That will regulate the pricing of homes.

I think as long as there is a provision that the STR cannot be an abscent owner; i.e. if the owner is on or adjacent to the premises, then I think the scale and impact can be managed.

I feel that there needs to be a balance with STRs and long term STRs. I feel the valley is going in the wrong direction with tourism. We are out of balance. Too many tourists, caring too much for the tourists and not enough about the residents.

There needs to be more regulation. There is a SEVERE shortage of housing for full time residents and service industry employees, which are the backbone of our local economy. I suggest some or all of the following; banning STR's on single family homes, requiring all homes/apartments/condos to be inhabited for a certain amount of time per year, requiring minimum stay periods for airbnb's/rentals, banning STR's on studio/one br condos/apartments. The last one should really help local businesses maintain a sufficient labor pool, and allow young people to stay in/move to the valley

I wish that the condominium complexes could be made more accessible and I believe that there is a lot of unused housing (needing renovation or upgrade) that could be housing for folks. We also need to build more affordable hosuing.

We have too many AirBB's

They are causing a huge problem for the valley. Without long term rental options we are losing businesses.

I believe that there should be a ban on non-owner occupied STR. STR are damaging the fabric of places like Warren village. A friend of mine lives on a road with two STR rentals beyond her house, and she no longer has neighbors, just a flow of transient visitors coming down her road.

I'm the neighbor not the owner. I'm tired of dealing with the str issues. The owners are not on the premises, they get paid , I get woken up in the middle of the night, unable to get to my home due to parties blocking the road, trash issues, property damage.....

I don't think STR's are terrible, however, people can't outbid second home owners from out of state to get single family homes

I feel that in many cases, the owners of the properties are not present and therefore not concerned with or perhaps aware of the impact on full-time residents.

Conversion from LTR to STR has made it difficult to find rental housing in the MRV

I would like to have all guest rooms (inns, hotels, STRs) operate on level terms and standards. Health,

safety, inspections, insurance, licensing, etc. should all be at the same standard.

I believe that the proliferation of new strs in the valley have made it almost impossible for people to live here. It also affects the ability of local businesses to recruit and hire staff. These strs should have to abide by the same rules and regulations as hotels, motels and bed and breakfasts

They need to be regulated at the state and municipal level. We need to have towns invest in the long term residents if we are to survive in the MRV. STRs will continue to take more and more housing, most of the money is going out of state and not staying to help the community. The money should be taxed at a higher rate and put back into more affordable housing in the MRV and into the education fund to keep taxes lower for long term residents.

I get the sense that the leveraging of STRs is most sustainable and aligned with full-time resident values when the STR is hosted in an ADU or similar. The continual presence of an owner ensures the property does not become a turn and burn rental operation. I support tourism, but homes held exclusively as rental properties for visitors with no local connection have a tendency to erode the small town character and values that most full-time residents appreciate about the area.

We need long term housing rentals in our community

Need to abide by the same health and safety regulations as an inn, motel, etc. need to register and pay a fee to do so. Need to have proper insurance. Need to have a local contact person for issues.

The costs of purchasing/renovating/maintaining properties has resulted in investment properties where owners find it difficult to rent for seasonal or long-term, and instead favor STRs for profit

There is a ton of STR availability online but almost no long term availability.

I feel that this is an industry that helps to bring money to the MRV. Every business is affected by tourism. The "locals" that do not want to support tourism here seem to have access to income that is not dependent on the valley. They want to keep the valley "local" not understanding that by doing this, we are keeping the poor poor and the rich rich. STRs create an opportunity for businesses to positively affect the local economy. On the flip side, STRs need to support local businesses, paying liveable wages. Supporting businesses without liveable wages continues the problem of locals not being able to afford to live in the area. Many have grown up in this area, for several generations. We need to create solutions to keep the locals here, otherwise very soon there will be no locals to contribute to the work force. Our gas stations and grocery stores will be closed. And the town will be full of people who have money but not business to spend it on.

With landlords turning long LTH into STH and houses for sale going to investment firms, second homeowners that use it once a year and air bnb it the trst of the year there is no houses to buy that an ordinary vally resident can afford and no long term housing left for mountain employees and Restaurant employees to live in

There are places in the Valley where they make sense, like in the condos at the ski areas, or the single family houses on German Flats Rd. Other places, like quiet dirt roads are not suitable spots for STR. Renters continuously show up with 2wd and no snow tires, and make a mess of the snowy roads, leaving their cars wherever they get stuck, making plowing difficult.

Personally I would love to restrict or probit STR's from the MRV.

They are increasing taking away from opportunities for long term housing for local workforce
There's a proper place for them. Perhaps in owner occupied homes with unit on their property. Although I'd rather see THOSE go to long term renters. Ah, but for the greed.
There are too many and it's changing the sense of community in a negative way. We need financial incentives to keep our neighborhoods and villages populated by people who live and work here and contribute to the beautiful fabric of our community.
Many more users of our dirt roads in rural locations, not abiding by speed laws thus degrading road that will impact others more long term. Hopeful we can find a balance.
Need to strike a balance. Utilized STR's before moving here. No other real options with so few hotels. But STR's are overwhelming the market, leaving few long term rental options for many in need.
I believe the STRs should be left to the resorts and condo properties.
STRs are needed to drive tourism. Owner-occupied properties that might be occasionally available as STRs really shouldn't have an impact on the availability of the area's long-term rental stock. However, the removal of properties owned by institutional investors likely WILL have an impact on the availability of long term rentals.
There is a need for STRs due to the tourism requirements of the valley.
There are not enough beds in the MRV, so STRs are necessary for our tourism industry to be successful.
Limits long term rental options
I think they are an invaluable part of the economy and absolutely necessary in a resort area.
STRs are destroying fabric of local community and making it impossible for people to find affordable LT housing!
There is a difference between a local full time resident renting STR space in their home or above the garage and the investment owner operating a STR. The local maybe has no other choice to help defray the ever increasing cost of living in the a valley and in VT. Monetizing the VT lifestyle is a double edged sword. We as a community have to get some controls around this situation or else there will be no service industry employees to serve the visitors to these STR looking for the uniquely wonderful Valley experience. Thank you all so very much for putting together this survey and for your continued efforts to address this challenging dynamic.
I feel that STR provided income to property owners which gives them the ability to pay property expenses and continue to live in the MRV.
Find some incentives for landlords to rent longg term - need to compete with the online STR platforms, which makt it very easy to so a STR.
I want one. It is very expensive to live in the MRV, and it is a viable way for current residents to supplement their income. The (much lower) income from LTRs as well as the risks (non-payment of rent, etc.) and the wear and tear on properties make the prospect of renting LT pretty unappealing vs. STRs.
I think they have a place in Valley we are a tourist town. That said if we don't have long term housing the valley will die. It's happening now with businesses closing for lack of staff.

More regulation of STRs would help address some issues. Limiting density of STRs in certain areas could be explored, but there may be legal challenges. Look to other tourism communities
They don't treat the area with enough respect and consideration. They are changing the character of our gorgeous rural area.
Most are owned by out of state owners including those STR companies who manage multiple properties in the MRV
There are too many of them!!
There should be some regulations and fees to help offset the loss of long term rentals or owner occupied housing
It makes ownership affordable for locals but has become a business for others.
Limit them. It's out of hand and visitors are not being respectful of the trails or river
Guests leave garbage outdoors and it attracts wildlife. Concern over the opinion that it is more profitable for owners to go the route of STR than long term rental
They provide nothing to the community except for hardship on permanent renters. So many homes are left vacant for most of the year.
STRs cater to a wealthier class of visitors and take possible housing away from full-time residents. The housing crisis is one of the biggest problems Vermont is facing and if the Mad River Valley is to continue to have a thriving and diverse community STRs need to be addressed in some form.
Increased patronage from people who stay in STR.
Generally positive as we used to stay in a small cottage before we got our own place
Should be registered and licensed. Need to have level playing field with licensed inns. Not altogether a bad thing, but using up precious housing resources
I am not a fan of having them in SFH neighborhoods. With so many condos, it would be nice if STRs were restricted to those locations. It is very tough as a homeowner to have them just 'pop up' all around you. It changes the feeling of living in a neighborhood and knowing all of your neighbors into feeling like you live next door to an Inn or B and B.
I think it is great to have rental properties available when owners are away
Regulation is needed, STR owners need to insure their properties meet existing insurance requirements for a rental.
There are too many str.
In small neighborhoods they are disruptive and reduce the quality of the neighborhood
Just like Stowe, crowded all of the interesting local working class out to be replaced by more winter weekenders and the worst weekend visitors you could imagine. Nothing like speeders, mtb shuttlers driving too fast raising dust, no employees for the dwindling supply of restaurants, FRIENDS FORCED TO LEAVE BECAUSE THEY WEREN'T FORTUNATE ENOUGH TO BE ABLE TO BUY A HOME BEFORE THE RECENT INCREASE IN PRICE. THE REALITY IS THIS, IT DOESN'T MATTER IF YOU TRY TO CAP STR PROPERTIES BECAUSE ANOTHER SECOND HOMEOWNER WILL BE ONLY TOO GLAD TO BUY THE PROPERTY

AND USE IT.

I understand their economic significance to The Valley, but it kills me to see so many empty (except 2 weeks out of the year) houses when I'm struggling to rent 400 sqft.

It's complicated

They are having a big negative impact on LTRs and there seems to be a lack of enforcement of commercial lodging codes and standards

Maybe some local regulation on all STR's. I live on a private, used to be quiet road. The house next to us was purchased strictly to rent for STR. The property has mostly been used for rental, but long term only. We currently have a house that's a five bedroom. During the winter months the traffic is five to six cars in and out all day, every weekend. It's less during week days but rarely empty. It's currently 9:40 pm, when I go outside with my dog before bed I will only hear them trying to talk over each other, no matter how late they're up or how much they drink, my rooster starts crowing at 4am like clock work. I'm sure he's been mentioned in her reviews! Best of luck with this

Economic benefit, but we need to ensure those with the means to pay for these STRs contribute to the valley housing and infrastructure. STRs should be taxed to fund a housing account. Boards could consider tax-advantages (tax discounts) to homeowners offering 6+ month LTRs.

They are pure greed. How can a town survive when nobody can afford to live here? We don't even get our mail delivered anymore thanks to the housing shortage caused by STRs

Answered above.

It does seem that an increasing number of STR's are on the market, which likely limits the availability for long term rentals.

I don't have any direct experience with STRs here, but in general STRs do not seem to like the best use of our limited resources. Tourists can always stay at the local inns (I know of several that are underbooked, even in "peak" seasons). I may be wrong, but it doesn't exactly seem like we're lacking in places to stay in general. It seems like we can meet the existing tourist demand. And if we can't? Oh well! There's nothing to say that we need to totally maximize that particular revenue stream at all costs in order to have a resilient local economy. We have to take care of our working families too. (And we're not... I'm at the point of starting to panic, both between not being able to hire for my own organization and, more importantly, CHILD CARE providers not being able to hire.) But I also think STRs need to be considered in context: what's the alternative use for any particular STR? If someone who lives here is renting out an extra room/in-law apartment to tourists, but they WOULDN'T do the same for a long-term tenant, then the STR is a net positive. If someone is renting out an entire house or apartment that could otherwise be occupied by long-term renters, then the STR is a net negative. What's the alternate use case? We might not always be able to determine that (or legislate around it if we could), but I think we can do some rough sorting: rooms and in-law apartments are ok for STRs, but full houses are not. (The counterpoint to this is that some second homeowners might not be able to afford their mortgages without the STR income stream... But honestly? Oh well! I don't think it would be the worst thing in the world if second homeowners had to sell to someone who was going to live and work here year-round. Sorry!)

Too many monthly rentals have converted to STR's. Employers here need employees to work, and they

need beds. STR's need to be incorporated, staffed, and taxed like inns and hotels.
I think overall STRs are good for the Valley. I favor STRs by part time and full time residents. I disfavor "investor" STRs -- if hedge funds, businesses, real estate investment trusts, and real estate speculators buy up lots of housing solely to rent out full time as STRs.
Brings people and \$ to the valley with little expenditure
They are fine if they did not exist there would be a shortage of visitor rooms - this is not Stowe Thank God!
They are a necessity given MRV's dependence on tourism; getting rid of STR's (ie converting them to long term housing) is not an option.
Interest in and the availability of commercial "lodging" in lodges has greatly diminished.
I don't want my vacation to make it harder for someone else to live affordably in the MRV.
If owners of exactly one housing unit in the area are doing STR I speculate it increases the size of the local economy. If individuals (or companies) own many STRs (per individual, per company), I worry that model might be making life difficult for the people who want to live here full time.
No aspect of the STR model is beneficial to the MRV. It facilitates a community of strangers.
I believe STR's have made seasonal rentals difficult to find and much more expensive. Seasonal folks at least become a more caring part of the community.
Stripping the for sale market
As a renter in the mtg for over 40 years I believe str's are critical
It should be limited. But i have no idea how you would do that.
I think STR's are a necessary part of promoting a tourist economy in the valley. We also need to attract and be able to house young people to/in the area.
Low income people especially who own places they can use as STR's. must be able to make money on their places as STR's. Gov't regulation often creates more problems than fixes despite what the "enlightened" & ubiquitous Vt. echo chamber of "experts" acknowledge or even understand.
I'm concerned about them. I worry that it erodes a sense of community, neighbors who know one another, care about one another.
I feel overall STRs provide valuable benefits to the community, neighborhoods, and visitors. Proper management can bring benefits to all.
As a resort area we tend toward a higher proportion of STRs. We seem to be far out of balance - really need more affordable housing and LTRs
We have experience with two home owners that manage their STRs very well and their STRs contribute meaningful income to them. We also have had very good experiences with friends staying in MRV STRs, especially when they require more space for family travel than a hotel/inn. Our experience elsewhere staying in STRs has opened up tourism opportunity in remote and interesting places that helped us get a more authentic and local experience.
The STRs have made it difficult to find longer term housing for the work force in the area.

There needs to be more ltr
They should be regulated in a way that works well for the region as a whole, residential neighborhoods should have limited STR oppertuntiiies, while downtown and slope side could offer a higher density of STRs
It is analogous to every other vacation town: not enough housing to support the industry that sustains the area.
There are too many. STRs are a major cause of the housing shortage.
While I recognize the benefits of STRs for the local economy and businesses it saddens me that local individuals and families are not able to afford to live here, partially because some of what used to be long term rentals are now STRS
I actually love being able to stay in STRs and try to respect the neighborhoods in which they are located. We are not averse to the idea. However, it would be helpful if the MRV had a set of uniform guest requests that help individuals stay respectfully in STRs. This list could include things like not leaving out trash for bears, no fireworks, quiet hours if a house is in a neighborhood, dogs on leash in public areas, etc. Sometimes I can't even walk my own dog on leash on our road because an STR guest chooses to leave their large, aggressive looking dogs free-roaming and unattended outside of the rental. It's not fun!
STRs have a place in the MRV. They are good additions to lodging options especially for larger groups. At the same time, our housing stock needs to be balanced with a mix of housing options. Affordable long-term rentals and homes for first time buyers need to be available.
I can see the benefits of STRs in the Valley but the costs are vastly outweighing them with a lack of affordable housing and long-term rentals.
An exception could be made for condos at the mountain, but the existence of STR seems to be driving the clamor for more housing development in the valley.e
Often times they take away housing that could be filled by full time residents/ essential workers that make the valley enjoyable for all.
They have made it impossible for valley renters to find homes. There are very few ski season rental homes
I am not aware of how extensive it is. I am aware of people from other states buying homes above asking and outbidding locals
I am not against STR. But I am strongly against building new housing simply to address a labor shortage. I believe the MRV will lose its rural character when you add significantly more people and cars all in the name of development.
Given our reliance on the tourist dollar they are important. They also allow middle income homeowners a greater return on their investment.
They are great to bring business to the area. However the shortage of affordable income has been challenging to MANY residents...
They are a positive thing for the valley

see number 9
I'm grateful we found one that suites our family needs—the first air bnb we rented belongs to a family who vacations here in Summer. I only wish we had secured that home for the entire year. Piecing together housing while we found one
Only people really impacted are those with generally lower incomes. Need to find a way to make smaller homes available for young families.
They make their income elsewhere and do not necessarily spend it while here. What are tax payer supported natural resources are over run.
I'd rather not have them on my road. Prefer year-round residents.
I think we should limit the % of housing units in each town that can be allocated to STRs. Also consider zoning modifications to keep ADUs properly situated, along with stringent town ordinances to help keep noise and traffic down. Perhaps limit the number of people who can rent an STR (by number of beds), or limit parking based on number of beds. STRs can be really beneficial to people looking to obtain rental income as long as the renters are respectful of neighbors and property. We've used STRs extensively in our travels and have never had any issues - and have met some wonderful people along the way.
Great for the owners. Hard on the long term rental market.
See above- it is a complicated issue if there are not incentives for property owners to choose long term housing over STRs.
This survey is a good start. Would like to learn what other communities have tried to mitigate lost annual rentals.
There should be significant disincentives for owning a house that is not occupied full time for the majority of the year, and significant incentives for the opposite.... I'm sure other communities in the world have piloted some good ideas on this. Time for some research and pilot testing
I hear a lot of complaints about STRs in the valley.

9. Is there anything that this survey did not cover that you believe the MRV should consider in understanding STRs? (Please note that there are separate survey sections for STR owners/operators and business interest).

Most everything seems well covered; I do think people showing up at the wrong house is a pretty huge safety concern that is likely very rare but is incredibly serious as well. I also cannot fathom what benefit these STR offer that a LTR wouldn't also provide with a fraction of the headaches that STR create
Not a problem with the survey, but it would be good to have a baseline understanding of # and location of short term rental properties in the MRV, as well as how many days per year they are rented, etc. Without this baseline data, will be a challenge to develop policy.
Yes, why did you not ask those who have secondary homes how often and for what reasons they rent their home for some short term periods seems like that ought to be the whole point of the survey
i do know that even before the pandemic, some second home owners can only afford to have their

home because they can also rent it out via STR. i used to be a 2nd home owner, so i do not want to blame the 2nd home owners, but empty second homes are contributing as much to the lack of housing as STRs are.

The survey should consider whether the income from STRs is actually going to the community or to the websites that run these services and charge large fees.

I also feel that there are most likely many that rent their homes out and make a great income to help them pay for taxes, etc...but there are some that may/do have MORE THAN one home they use strictly for STR's. This I don't agree with and perhaps in future regulations only one home be permitted to be used as a rental and anything beyond that be used strictly for long term housing.

Banning STR's. The impact that turning our valley into nothing but a playground for the superwealthy is having on our communities. Business being unable to hire help because no one can live here as greedy owners buy and rent out all available homes.

The role of second home owners.

Differential in income possibilities between STR's and seasonal renters

Please don't make it harder for people to have STRs in the valley. It would be a mistake to do what Burlington did to the homeowners that have STR

What about our schools? With more STRs and less year round housing we won't have enough kids to keep our schools open.

It's complicated. If someone is buying a property, then they should have to be a B&B. Wow, that will be hard to regulate. Only the investors that are buying just for STR's are a problem. to rent only as an STR, then they should have to pay as

2nd home vs. STR and the overlap. No one seems to mention that half the dwellings in Warren are 2nd homes. many many of those are STRs. there are few full time STRs but many people renting their second home. Also the data the MRVPD uses is bogus. they start from the wrong basis, they ignore that STRs were managed by realtors and act like all growth is new STR. nonsense. the STR market has moved from Sugarbush RE to AirBnB. are there more? yes. Is the growth as they present? NO. and they refuse to look at the data in a real way. The housing coalition is focused on STRs are the problem and data be damned, lets use what makes our case. It's a very flawed process.

We need common sense regulations! Apartments connected to or on the property were full time residents live supports increased revenue for residents. There should be a limit of one house for STR per full time or part time resident and prohibition against STR developers

Everyone I know who operates an STR is from outside the area and seems to have a profound lack of respect for "community".

Impact on neighborhood surrounding STRs. Lack of engagement by out of state owners who bought properties to be used as STRs.

individuals are motivated to convert rental properties to STRs because they bring a much higher nightly rate

I'm not opposed to str's just worry that we need to create policy that discourages str's as a business

We don't need anymore str! We need rentals for the people that live and work here year round!
Yes, what does affordable housing really look like? There are a number of types of affordable housing. Until that question is answered I think that we are looking for solutions for an answer to a question we have not really answered.
Purchases of property solely for STR investments are harmful to the local economy.
Noise issues need to be dealt with somehow, particularly as it relates to fireworks and firing shots late at night as there is nothing for abutting neighbors to do about it
STR's are only one piece of the housing and economic development puzzle here. The MRV is going in the wrong direction with the huge push for more tourism. We don't yet have the infrastructure (or community identity) to support more and more and more tourism, and the long term residents are affected the most (it's sometimes excruciating to live here now). This is becoming a place that I don't want to live, as a person with a young family. It's also sad when a community culture shifts to cater to guests, rather than think of how to successfully thrive as long term residents here. We need to build up other industries that can sustain residents over time. The community assets (like outdoor recreation; restaurants) are overcrowded and understaffed (b/c now it's so expensive to live here). Service industry people that we rely on, especially for tourism, can not afford to live here and the demographics are changing to be wealthier and monotonous, which is not great for a thriving community. Economic, racial, cultural diversity is quickly reducing here as people are being pushed out. Also, there really isn't much in this community that is for the community. Like, a central place to meet such as community center (imagine basketball courts, pool, meeting spaces, training center for community needs, multi-generational spaces/events, things for youth of all ages, etc.). It's nice to live here because it's healthy (air, water, nature), but there needs to be a focus on providing full-time residents (including children and seniors) with more connection, and things to do for the young families we need to move here for economic development. It seems like the planning here is disconnected and not based on community needs, and frankly antiquated. I understand this community is becoming more affluent, but also, it's leaving behind anyone on the fringe either culturally or economically.
No
Questions re taxing STR owners?
I hope you got my lengthy message in #8.
The housing issue is complicated. Employment, jobs that pay you well so you can buy something, is an issue. Zoning is an issue. In Waitsfield you need a 75 foot set back - that adds to the cost of building. I believe that everyone wants to talk about the issue, but no one really wants to make changes that will actually make it easier for people to get into housing. And short-term rentals have nothing to do with this. Look at the data. From what I have seen, no one is really using actual data
I think we need to acknowledge the 2nd homeowner community as a significant influencer in the housing crisis (not that we could or should change that, just that it is a factor.) Also, current state regulations on wastewater requirements for short and long term rentals are cost prohibitive. With a world-wide water shortage, and Vermont's housing crisis, Vermont should be allowing composting toilets and other alternatives to water and wastewater.
Allowing for accessory dwellings on house lots seems worth considering.

I will just repeat myself; we need more affordable housing for those who work in the service industry, which is essential for our economy. We should prioritize making housing available to those that allow our economy to function, not to the wealthy.
Yes. Procedure. STR owners should have to go through the same Conditional Use Permit Application process as any other business that might exist in an Ag/Res district. They are skirting the regulations and fees.
STRs should be treated as any other lodging business
Some type of penalty to owners with non compliant renters. Where is the relief for the neighbors?
We need either more section 8 housing or more co-housing developments created.
If you look at the reasons "Why" property owner's opt for STR, you're find some of your answers for "Why" there is a rental housing storage
I think we need a public forum on this issue.
state and local governments need to invest in public infrastructure (water & wastewater) and creation of affordable housing.
Inspect, approve and license STRs for everyone's benefit
Can there be town rules to limit STR's? This must have an effect on Inns and B & B's in the area.
Sugarbush as part of IKON pass has likely increased # of people seeking STRs. Most owners will naturally prefer to profit by renting their properties as STR instead of LTR.
The impact of STRs on the growth and strength of the community. Children will all move away if there is only STRs available for housing.
I don't think STRs should be banned, but I think they should be regulated, and there are places where they make sense, like condo associations.
What are their income reporting rules? Do they report and pay taxes on this income?
I don't know how inns/lodges are impacted. I strongly feel there needs to be limitations on STR if we are to sustain a quality/cohesive community. We are already on a fast tack towards becoming a bedroom community for the wealthy. We must find ways to incentivize long-term primary homes and to disincentivize STR and second(third/fourth...) homes.
It would be interesting to find out what percentage of the rental pool is owned by institutional investors.
No
STR owners are hypocrites who benefit from all the MRV has to offer but then deny that they are responsible for making it unaffordable! This survey also does not capture how STRs are destroying the lodging industry in VT. And you do not address the safety and inspection issues that unfairly favor STRs over hotels. Thank you for conducting this survey! I hope others speak out against STRs!
We really need to do something about loosening the local land use regulations. There are MANY camps that could be turned into LTRs if zoning and LURs did not (nearly always) block development/conversion of these properties.

When they come just for the weekend, they just want to party and make noise, create trash and then leave town.

Most condos are STR, have been for decades. Reasonable HOA fee is a must. Plenty of government/private grants, some with matching, that could be secured. It would be great if a developer/town partnership would buy a tract of land (maybe 5 acres) and build small homes (maybe 800-1000 SF) with a small lot each (maybe .25 acre) not placed in a pattern like in suburbia. Same simple shape but home owners can do their own improvements.

Yes. Data to support the benefits of STR vs long term rentals. Is there any negative impact on local B & B's as well as motels. What about a discussion of the pros and cons of some sort of registry for STR's to include discussion on if the VT State room tax is being collected on STR's. What benefit does the MRV get from the state for collection of room taxes?

MRV needs to decide that providing housing for employees and full time residents will in the long run be beneficial to the community. We need to get off the stick and make the tough decisions!

If 'not' proposing changes within zoning regulations, how do we enforce existing noise ordinances etc. without local police?

Given our current situation with businesses closing and reducing hours due to lack of staff, I feel big employers such as Sugarbush should build dormitory type housing just like Disney does in Florida, specifically for employees. That would open up a lot of available rentals to other people who are employed in smaller establishments. I am afraid we will lose treasured places like Hyde Away if we don't address our housing crisis.

If reasonable hotel rooms were available as STRs, wouldn't the typical STR be better available as a long term rental?

The people in charge around here for the last 40+ years have only cared about themselves and the wealthy second homeowners, fact. Prickly, Warren Planning, Russ Bennett < scumbag, Waitsfield Planning,

I believe the STRs are contributing to competition for houses, and wealthy investors are pricing out Valley locals.

These STR's have changed the dynamics of our neighborhood, the only one benefiting is the owner that currently lives in New Jersey.

Thank you for seeking community input. This is a real and important issue that needs a smart and well-thought through approach. Please consider a "10-year" out view, 2032....what does this mean for the valley if..... Thank you.

STRs should be banned. Period.

Whose responsibility it is to provide more, and more affordable, housing. I think from what I've read, that we have two different populations who need housing--workers in local, possibly seasonal, businesses like the ski areas, and young middle-class (if it's okay to use that term) families with working parents and school-age kids. These people might or might not work locally, but have full time jobs. It might be more the responsibility of employers to house the part-time workers, as Sugarbush seems to be trying to but other businesses might not be big enough to have the resources. For full-timers, it looks like we need more development like the one proposed for the Estey Airport. Less-expensive houses,

possibly clustered on a piece land that isn't buildable everywhere but common land can make up the required amount for zoning requirements.
Has MRV looked at other resort communities to see what policies have been implemented to help contain STR? i.e. limiting to resort areas, requiring registration, pay lodging taxes?
I think there's a complex interplay between the STR market and the second homeowner market. I think you'll have to consider both in tandem. Bottom line for me: we can't have a functioning economy without people to work in it. That's our choke point right now, not revenue generation.
Tough issue. Zoning regulations (e.g., for ADU's, multi-unit homes, lot size) is impacting housing availability. Also, the NIMBY attitudes toward affordable housing.
I'd be interested in seeing how answers vary depending on ages
What can be done to create incentives for developers or others to build long term rentals? Perhaps zoning regs for townhome-condo type residences.
The net economic contribution of STR's to the MRV economy needs to be defined and considered
It seems like there needs to be some control of STR's so they do not take away from full time rental options
You didn't ask about taxing properties owned exclusively for STR revenue generation.
How are STRs regulated in the MRV? Registration required? Inspected for health and safety violations? Limitations on occupancy?
I would suggest looking at municipalities like S. Lake Tahoe who have put regulations in place to find a balance of short term rentals and long term rentals for employees in the hospitality industry.
STR's affect on the availability of seasonal rentals. Seasonal rentals can allow snowbirds to keep their places in the Valley. Seasonal renters contribute to the Valley and I believe are more likely to care and be good neighbors. Just because folks WANT to rent an STR for their stay does not mean we are beholden to their wants...the Valley did fine before AirBnB. (I lived in the Valley for 14 years, then moved to Burlington 20 years ago, but visited the Valley many times every years.
I am glad this survey is being done. Instead of blaming problems on imagined causes, we need survey results to show us what is the cause of the housing shortage and the impact of STR's on the housing situation. Thank you!
There are many WORKING PEOPLE who go without things they NEED throughout their lives that rich people and gov't "employees" & other vocal voices TAKE TAKE free/for granted from the working man/woman. STR's. can be a way out of poverty for those who have had TO WORK HARD, take risks to buy a place after MANY YEARS. To then have your chance to escape poverty taken away is scary in too many ways to describe here and these vocal purported/touted experts often sound unfamiliar (ignorant?) regarding (inconvenient?) economic basics and working stiffs get no voice. By the way this survey responses area sucks, nice work! I can't even barely see what I wrote I have to scroll left and right, why is that? I hope nobody paid for this terrible survey layout.
I a concerned that over-reaching regulations could fundamentally harm the nature of property value and ownership in MRV.

NO
I think there is certainly a place for STRs in our valley. However, thought should be given to the people who reside permanently in the neighborhoods. The two can co-exist, but care should be taken to ensure fit.
I'm very concerned that STRs will lead to increase in density; which in turn alters FOREVER the culture of the valley. The MRVPD is looking into increased capacity, which is terrifying to those of us who love the valley and the way it is, right now. Suburban sprawl doesn't just happen outside cities, it could (and will) happen right here if we aren't careful.
Rent prices.
Cost of living is too high
With the STR vs long term the Vakkey has lost many great people that gave back to the community. I've known many good people who have moved who could not find homes to rent. They gave back to the community with volunteer work at Meals on Wheels, etc. STR people are vacationers who don't give back
No
There needs to be a plan to accommodate BOTH STR (to help bring money to the area), but affordable housing so folks are not driven out of living in the valley. I moved, because rent prices were too high, and I struggled quite a bit to make ends meet (when living in the valley)
There appear to be many positive things which short term rentals bring to the valley, and that voice seems not to be heard, and to the contrary, suppressed. The structure of the survey seems in someways to support that adverse mindset.
<ul style="list-style-type: none"> • STRs are hotels/lodges, they should only be allowed in zoning districts that allow for hotels/lodging • STRs should not be allowed in accessory dwellings o Doing so would not help the workforce housing problem, it probably exacerbates the problem, accessory use rental enables people to afford more expensive properties, driving prices up • Accessory uses only turn single family districts into multi family, zoning is supposed to protect against this • A good solution to a workforce housing shortage is the 4% LIHTC program, this comes with attendant infrastructure issues. Presumably there are sites that can support midrise apartment development with solutions to the attendant water/sewer problems, if such sites are not available in MRV they can be located in nearby towns.
I wish there was better consistency but the market is bringing what it demands I suppose. We rented four places before finding a house of our own and would have preferred to sign a lease for a year or two while we searched. We would have moved after the school year was over if we had not found a home.
Tax treatment to encourage people with means to build second homes on their properties....
These are less and less 2nd home owners renting once in a while and are now investment passive income commercial operations who have no connection to our community or care of its' welfare.
Owner-occupied STR regulations vs. full rental unit regulations: these are distinct issues.

Part 2: STR Owner/Operator/Host

4a. If your STR is a secondary residence (vacation home), available for rent some of the year when it's not being used by you or your family, approximately how many days a year is your STR available for rent?

40	6-9 months of the year	Most
270	80	30-50 days
15	100	250
300+	21	200
300	250 +/-	70
300	150	0-14 days. Some years I chose not to rent it.
295	6 months	Not Applicable
30	up to 90 days or so (that is a rough guess)	150
5 to 10 - but we haven't rented it since COVID started	90 to 180 days	90 days
Current STR is not located in the valley.	280	170
Originally could not afford to move here. Continued renting in New Hampshire and finally moved up 4 years later. Rented the house and rooms within it during that time. 2003-2007	200	We don't rent anymore. Mountainside rebuild after the fire.
50	60-70 days	15
210	varies year to year	We use it for about 2 months per year, would use it more, but we only break even even when renting at full capacity.
180	130 days/year	Around 330
300	300	200
280 days +/-	100	250
15-20	270	20
90-120	150	Approximately 20
7 months	90	15-30 days. A few foliage weekends and the winter ski holidays
180	240	about 180
about 150 to 220	most I rented out was 105 in a year(since 2005)	35 days
I use it when it is not being rented as opposed to making it available when I'm not using it.	21	100
180	About 13- holiday week and weekends	180

11. Do you believe there is a shortage of long term (one year or more) housing options in the MRV?

a. If yes, to what do you attribute the shortage of housing? (Select all that apply)

Other:

2nd home owners want to visit so they don't want house locked up in yearly lease. 2nd home owner have massive tax obligation (understandably) so short term renting is only option to afford taxes and be able to enjoy the home occasionally
I know that there is a good deal I don't know about this situation, so appreciate there are factors beyond my understanding.
assume you mostly mean "shortage of workforce housing" - This type is not profitable enough for builders of rental property.
Too many second homes unoccupied much of the year and not rented out
Covid (availability to work remote)
If I could get a tax abatement and other easements from regulatory restrictions, I would consider renting to longer term tenants. But one other issue is that our family stays there when they visit because they cannot afford the hotels and other options here.
I'd consider renting long-term, but the monthly rate would be too high for most people in the Valley just for me to break even. Property taxes are extreme.
The driving problem with the shortage of housing is reluctance (actually never) of financial institutions to offer mortgages to workers, especially single moms.
Most of the above. Costs however have always gone up as have taxes and the degree of regulation. Now costs have spiked but equally for everyone. Wages however have not ever kept up with the real costs of living here. That number can be backed into and should be published for all to see
Limited availability of contractors able to do work on homes
There are NO workers to do all the myriad of jobs listed above. Carpenters, electricians, plumbers, cleaners, etc etc...
desirability of the valley to increasingly wealthy folks, lack of programs to build and support/subsidize affordable housing
From what I have heard in the valley, there is a shortage of affordable housing and that impacts the work force.
The MRV is becoming a destination for ski, biking and hiking. The STR is increasing and the infrastructure to support it needs to grow too.
communities need to gather to build low-cost housing in the Valley, as in any community
We need to be able to build with density and height
We don't know if there is a shortage of housing. We hear it in the papers but growing up in the valley we've always heard this. Question 11 should have a "I don't know" option
lower number available housing at a monthly rate that is in line with living wages, and not inflated STR/investment property monthly rates

Large number of homes vacant due to second homes
The homes that are being rented as STR's often are not affordable housing, we need to build affordable housing
State and local need to build affordable housing projects Valley growing been here 33 yrs only 1 affordable project built in 33 yrs COME ON!!!!
Many houses in MRV have been 2nd homes. Ours has been a 2nd home for the 3 owners since it is built. It is unfair to blame the housing shortage on those that can't afford just having a 2nd house sit there when they are not there..We plan on living in our MRV full time eventually. There are many people in the MRV that just use their home as a ski home. I love hosting people and even hosted local VT families who want to gather but don't want to host at their own place for birthdays, memorials, Etc. I love sharing our space.
I have had several stay for a month , but after one that stay for 2 month I had to repair newly updated furniture as they moved everything around.

Open-Ended Questions: STR Owners/Operators/Hosts

1. What are your specific thoughts or experiences with STRs in the MRV?

(A) I do not believe housing is affordable for service workers and low income earners ANYWHERE in the U.S.; this is not just an MRV problem. (B) The housing issue is caused by many factors much more significant than the STR impact and that people tend to unfairly and exclusively target/blame STR owners as easy "outsider" targets. (D) I believe the STRs bring tremendous economic benefits to the MRV, without which there would be far fewer and lower paying jobs. (E) I hope that efforts to find solutions to housing issues in the MRV include STR owners as important contributors and that the 3 towns take on the tougher work needed on the other causes of insufficient housing. (F) Employers do not, or in some cases cannot, pay sufficient wages.
1) Positive impact on our lives because we meet wonderful people and have added income that supports our being able to live here in retirement (2) our guests fall in love with the valley; many have contacted a local realtor and one purchased a \$1MM home in Warren after staying in our home (3) almost all of our guests dine and shop in the valley following my recommendations
an important and critical feature of living in the MRV
Been at it for 39 years
Being able to rent our property from time to time helps us be able to afford owning a home here and spending time here while we plan for our retirement here.
Even if I could afford to keep our vacation home in MRV, it would be left empty most of the year when we aren't using. By STR it, all of our guests are bringing dollars to the Valley businesses. We would not rent year round b/c we wouldn't be able to use it. While I understand that STR might take away from affordable housing for locals, we are trying to do the best we can for our own situation. Otherwise, we would have to sell our house which we don't want to do. I grew up in the Valley so having a place there is important to me if I can swing it.

Even though I rent my house short-term occasionally, I think corporations buying houses for short term rentals is terrible for community. ionally,

From our experience, STR provides significant additional employment/contracting while attracting visitors/tourists to frequent MRV businesses throughout the spectrum of available activities.

Generally positive overall. The cleaners, landscapers, pool maintenance and electrician we use are all local to the mad river valley and all are very reliable. Even use the electrician in Winooski. Also allows us to be in the MRV more often with family coming to visit from out of state.

Great way for families to experience the MRV for a season. Two of my tenants from two different years ended up buying homes in the valley following the season rental. I travel myself with young kids we always pick a home instead of a hotel. I own a inn/restaurant in the valley that directly competes with STR and it does not hurt business at all, in fact I believe it increases business through my restaurant.

great way to support the local community by bringing people into a wonderful environment

Having the ability to use my condo as a STR has allowed me to cover my expenses to maintain ownership. It has been a great experience offering my place as a STR for families to experience the MRV and want to come back to visit again.

I am a single income household with two moionors and I need to rent my basement to make ends meet. I rent to long- term tenants as well as short term as needed.

I am honored to be an asset for visitors to the Valley. They come for graduations, weddings, skiing, leaf peeping, biking, hiking, family fun. I take great pride in my home that I have owned from 1990. My guests so appreciate staying in a home that feels like a home.

I bought our STR as a way to pay down the mortgage until we can move here. We come up as much as we possibly can, and we decorated our house with all stuff from MRV artists, have a guide book for all the local attractions, stock with all the local flyers and brochures, and it's a true homage to the MRV when you stay with us. I'd consider long-term rentals, but the high property taxes would make monthly rent too high for most people. Plus, the point of having the STR is so we can visit MRV whenever we want.

I feel STR options are imperative to the cultural and financial health of the community. I haven't had anything but positive experiences conducted in a responsible and sensible manner.

I have been a full time resident in the Valley for 35 years and I have small cabin on my property, I have it as a str to help defray my property taxes in Warren and my home improvements as I am not retired from my full time job. I believe I have the right to rent my property as I see fit. I feel my guests all enjoy being in VT and they support the MRV businesses, I have a manual in the cabin that lists all restaurants and activities.

I have been doing it for 12 years and it helps cover the expense. I have had virtually NO PROBLEMS or conflicts in all of those 12 years. I ensure my guests are very well informed of the rules to ensure its a great stay for them and my neighbors.

I have directly experienced limitations on being able to hire staff due to lack of housing. I'm very interested in helping our community explore how to address this; I'm interested in learning more, for our community as a whole and for the business in which I work.

I have enjoyed being able to own a home in the MRV. We bought a second to be able to fit all of our family at once.

I have had very positive experiences with STRs and feel it makes this place accessible to people who otherwise wouldn't be able to come here. I heavily screen who stays at my places, and I accommodate any concerns my neighbors have
I love MRV and the STR arrangement helps our family to afford it and its a great way to help other people come to love the MRV. I have also been able to host volunteer workers which is a real blessing.
I operate and have stayed in them, I think the MRV would be biting the hand that feeds it if they start regulating and prohibiting them
I own property in the valley because I love the area and want to be a part of this community when I retire. I may never be able to live in the valley full time, but owning an STR allows me the flexibility to live here part time and help offset the cost and taxes of my property.
I support STR's, particularly around seasonal attractions such as Sugarbush that for years has drawing visitors and new part time residents to the MRV. HOA condo fees for such properties often are prohibitive to low income permanent occupancy. For newer developments, I'd tend to think they should focus on non-STR configurations to allow better housing for permanent residents. Prior to COVID older condo rentals @ Sugarbush were quite affordable and rarely occupied by permanent residents. Most say unused 90% of the year outside of ski season.
I think STR's are vital to tourism in MRV. We have owned our unit many years prior to using Airbnb. Our unit would just sit empty when we could not be there if we didn't Airbnb.
I think they are a necessary part of the tourism infrastructure, I've had positive experiences as a renter and owner
I think they are vital to tourism support n the valley. Without tourism the MRV would suffer, and guests need and want the style of accommodation at STR can provide. We support the local community more than some people realize.
I used to rent STR for my family's vacation to MRV. The quality of the rentals varied greatly-most of the places were dumps i.e. uncared for condos with old furniture. As the STR platforms got more popular, many of the STRs got renovated and increased their prices. Owners of condos realized that vacationers wanted quality rentals. This drove up prices in the MRV. I bought a free standing house and now offer it on Airbnb. I would love to allow locals to rent my property during less busy times (like April through October) but I am afraid of the tenant issues that I would have removing them at the end of 6 month lease. It is a real issue as I can't lose the profitable income during the winter. My intention on buying this property is to STR rent it when I can't use it but I intend to retire here in 4 years.
If you want a tourist industry, you need STRa
Im fine woth the number that we have of short term rentals. New developements should be limited in the amount of str they are allowed to have and all must provide a majority or full time residents to the mrv.
In general, I think these are positive. By these I mean short term rentals where a house is used much of the year between its owner and short term rentals. On the other hand, so much of the housing inventory is tied up in second homes where owners do not make the houses available to the rental market, either short or long term, contributing to the shortage of available housing and driving up prices
It has been a great experience being able to share our love of the MRV with our guests.

It is a way that I can afford to own a vacation home
It is so hard to consider changing a STR to a long term rental. We can make as much renting for Christmas week as we can renting for two months to a long term renter, without the demand on our septic etc. If we could get a break on our property taxes in exchange for renting to a long term tenant, we would do that.
It is the sole sustainer of our business. We employ 3 locals full-time.
It's an evolution that should be welcomed for all of the unknown intrinsic reasons I believe you're identifying
It's been a great opportunity to help supplement my income while I work on renovating a 150 year old home, which is itself a multi-family home used as full time rentals. The STR guests that I have been hosting come from all over, bringing diversity to this valley. It's currently being rented by a traveling nurse for the summer season.
It's the only way we can financially keep our family home and still have access to it and afford upkeep.
Just because an APP makes STR easier - and people have been renting long before there was an APP - doesn't mean there is any correlation to the shortage of work force housing.
Most guests I host are super appreciative and have great things to say about the MRV. If do not rent the property during ski season and find myself doing so for fewer days in the summer and fall each year as those seasons are as enjoyable for personal use. If I was unable to rent the property as an STR it would likely sit vacant when not in use by friends and family.
MRV has a severe shortage of hotel options, especially for families and larger guest groups. STRs fill that gap. Without this available stock of accommodations, the principal industry of tourism would severely suffer from a shortage of overnight guests.
Much needed before now and in future
My ABnB is onsite and we are onwener occupied. It is a 1 bedroom which limits number of guests. We have neighbors who rent their second homes to larger parties. Those guests have frequently caused noise disturbances and property damage to other neighbors
My sense is that we need community scale multi family housing, ie housing in scale with the neighborhoods where locted
No additional tax , regulations , or fees should be assessed
Nothing at the moment
on one hand, property owners should be able to rent as they see fit, but should pay same taxes as commercial inns and hotels. On other hand, there is not enough rental property available for full time people who need to rent a home. I would not rent again because of the potential liabilities, difficulty with evictions, hassle finding cleaners and support people who can't afford to live in the community. I feel strongly that the towns or region or any govt agency should promote or \$\$\$support STR . if the business communtiy wants to do this, it's just another cost of doing business. no incentives from taxpayers.
Our experience has been that many people are bringing a lot of money into the valley that have never been before. New sources of revenue for the businesses in the MRV
Our place is currently mostly being used for short term stays. It is not really outfitted for long term use or

year round or even seasonal, as we need to make some structural changes and have to do additional work to make it work as an apartment. It is about 600 Sq feet so it would work for one or two persons if we can get the changes made. Currently the costs were too high for us to afford on our own and we had difficulty getting any one to do the work. We looked at using a grant and getting it classified as and ADU but it needed a lot of work to make it more sound proof to the rest of our house and put in a kitchen and the cost were too high. So we have put that off for now. I think it could be a win win situation if we could get funding to help get the changes done and find the right tenant for year round or seasonal use. The housing regulations in the Valley need to be changed to support more options. Out land could also work in Fayston but the zoning does not currently does not support that as it requires 5 acres and does not allow for composting toilet or tiny homes, tent or RV sites as options.

Ours was a second home until we moved here permanently. I wish there were dedicated hotel-type units so STR-type housing could be made available to real people who want to live here.

Overall I think it's good for the local economy, otherwise there are not enough accommodations for visitors.

People are making STRs out to be the bogeyman of the housing crisis/affordable housing crisis. There just arent enough homes! It is simple supply and demand. People want to make easy excuses and quickly blame something that is a really complicated situation on why there isnt enough homes, let alone affordable ones. We would not be able to afford to live in the MRV without renting out our place a couple weeks a year. Everything is insanely expensive here. People should be happy tourists want to come and spend their money in the MRV all 4 seasons. That sustains the MRV. Where are they all gonna stay if you ban STRs?! Fight over staying in a hotel in Waterbury? Pay \$600/night at Sugarbush?! Please. People should be able to do with their homes what they want to do. I own it and pay taxes and follow the rules. Ask all these people upset about STRs to pay a tax for building affordable housing. Ill pay. But I wonder how many of them would vote to raise their own taxes for housing for other people? It is just easier to complain about the bogeyman of STRs instead

Personally, I have been coming to the MRV my whole life and find joy in sharing it with others while supporting the local businesses. I pay my cleaner \$35/hr, by local gifts for guests, hire all MRV contractors for work and give back to community charity. Both homes I purchased were in significant disrepair and have been revitalized. I have found the disdain for STR's by local residents in the valley disheartening.

Several family members visit regularly and STR allows me to accomodate them and afford my maintenance etc.

Short term rentals are critical to the long term sustainability of the valley. There are virtually no other options for visitors.

Should be limited to owner occupied properties in residential districts

Ski houses that used to be empty 6-7 months per year are now available as an income stream and to bring more people to the valley outside of winter months. A ban on STRs would probably only result in a more wealthy person buying the home as a ski chalet. However, it's is likely that some non-seasonal units that used to be available for full year leases are now converted to Airbnb's. A requirement to personally use the unit for a portion of the year may alleviate this issue.

STR gets blamed for the housing shortage. Its at most a contributing factor.

STR's should continue to be allowed but a system should be put in place to harvest fees/income by the municipalities
STR's bring tremendous value to our community and economy. Our STR has hosted many multigenerational family vacations and supports a large and varied group of local professionals including a full time, salaried cleaner, who has great benefits, another local professional cleaning company, property management firm to care for the grounds and driveway, and literally a dozen other local businesses.
STRs are essential in the MRV to support tourism.
STRs have no effect on the affordable housing issue in the MRV or Vermont at large. Too often STRs or "airbnbs" are used as a scapegoat and someone to blame in lieu of addressing the actual issues that make up the complex problem of a lack of affordable housing.
STRs in the MRV offer a wonderful opportunity for travelers to have an immersive experience in the beautiful MRV, and live "like a local" in a way that a hotel, bnb, etc can not provide. The MRV is beautiful, and like no other location. It's a true gift to experience the MRV from a place that allows you to have a more authentic MRV experience by staying in a STR MRV home, and "doing as the locals do" versus staying in a bed and breakfast or inn.
STRs proliferate & are non-owner occupied and/or are purchased only as an STR business
STRs, like encouraging/allowing second homes in MRV, brings in lots of tourists that spend money in the Valley. As a retired self employed couple we count on the extra income we get from renting our former garage. Living in the MRV is expensive. Taxes, heating and food is expensive. Without our STR income our lifestyle would be greatly diminished. We would go eat out less often, buy less arts and crafts and donate less to local non-profits. One of the benefits of STRs is that people get a chance to experience the magic of the Valley and some of them choose to move here. One of our guests bought a \$ 1million+ home in Warren and several of our guests are now looking to buy in the Valley. Also, many of our guests are professionals so if they move here the Valley benefits from their expertise and community participation.
The cost of homeownership in the MRV are high be s pecifically taxes and goods and services , (fuel, food recreation, etc). STR make it possible to be a part of this community on a part time basis as well as planned full time basis in the future. Increased government regulation discourages availability and increase costs. STR homes provide accommodations for families that local commercial business can not provide, specifically group housing.
There should be increased regulation
There should be no restrictions on owner-occupied housing, because that is not affecting the affordable housing crisis. It is making housing affordable for the owner by supplying additional income to live in the MRV.
They are a big source of revenue for local businesses
They are an important part of the local economy....many visitors only want to stay in STRs
They have always been here. Before we moved her in the 90s, we often rented STRs. It's just the way it is in a resort town.
Very nervous that future regulations will hurt STR

<p>We are a young family who love to ski in the Mad River Valley. We had been seasonal renters for many years before finding a house to buy. We spent a year and a half living in the community at our house during the pandemic. We started renting out the house periodically when we moved back to our primary home. We have had a good experience renting out the house so far. Our guests have mostly been families who want to experience the Mad River Valley. Our biggest challenge over the last few years has been finding reliable people to help maintain and improve the house. Finding a reliable cleaning service has been particularly challenging. It has also been difficult to find property service companies that are taking on new clients. We believe that having the ability to rent out our house will help over the long run with maintenance and upkeep, taxes and other expenses. We are contemplating building an accessory dwelling unit in the next few years. We currently have an old one car garage that is basically a big shed and we are hoping to build a two-car garage with a studio apartment above.</p>
<p>We are very happy to be Airbnb super hosts. We always send our guest to valley businesses and receive very positive guest feedback on their valley experience.</p>
<p>We care deeply about the Valley and minimize our STRs (and do not offer longer term rentals) because we are in the Valley frequently and plan to spend even more time (likely permanent residency) once our kids are older in a few years. The STRs we've had enabled us to afford this wonderful home and build years and years of wonderful memories with our children in the Valley.</p>
<p>We continue to be frustrated that some STRs can operate with no licensing or regulation, while "legacy" B&Bs are licensed, insured, inspected by the Heath Dept, Fire Safety etc. The lack of regulation just encourages potential long term rental or owner occupied properties to end up being informal unregulated non owner-occupied STRs to the detriment of the community.</p>
<p>We do not tax them enough. Largely well off people making extra money on real estate investments. They should pay more taxes given they don't do any of our volunteer municipal jobs or local non profits which hold out community together. Airbnb should be treated as local businesses.</p>
<p>We have a ski condo that we use ourselves and rent out a few vacation weeks during the winter to help cover taxes and condo fees</p>
<p>We have had a wholly positive experience. We are able to afford spending time here because of the rental income we get from making our home available for short term stays. The valley lacks large hotels (thankfully) and this service supplements the pool of overnight beds for higher spending out of town tourists.</p>
<p>We have had an extremely positive experience renting. Our STRs have allowed us to renovate our property and maintain our longterm rentals while keeping our rents low for our long term tenants as well.</p>
<p>We have many friends that live in the full time or have a 2nd seasonal home. It is sad that people who use str's are lumped together.</p>
<p>We love the MRV and had been doing a winter seasonal rental prior to buying our vacation home there. Our home had been in the same family for 50 years and was always a second home. There was and still is quite a bit of work that the property needs. We still spend the winter there as well as other weekends and time we can be there. It's our home, so we're picky about who we rent to and we've had a really great experience. The rentals help us afford the costs of the home, including local taxes. We think having respectful guests there who contribute to the local economy and also make it possible for us to have the</p>

house are a win. We wouldn't rent the house out long term because then we could not use it. I see this as very similar to how people have rented vacation homes through brokers. We just do it directly. It saves us money, but it also means that I'm connecting with renters directly and making the choice about who is in our house. We have a local property manager, cleaners, etc. So it is helping to put that money back into the local economy.

We need to allow and even support the building of high density apartment buildings

We owned an STR during a period of RE decline and bad snow years and although values have gone up and AB&B has changed the landscape none of that has a meaningful influence on the complete lack of interest by the Valley towns to promote housing. Most recently the failure of the towns to support the salary of the MRVHC ex director.

We try to support and contribute all ways possible to the MRV community by purchases for goods to hiring assistance to donating to many causes. We are able to off set our taxes and costs by STR. We are supporting tourism and advocating for MRV community.

WE want to be good neighbors and hope to live here full time shortly. There is definitely a housing shortage but this is nationwide and not just in VT. Since 2008 the country has been short on housing starts. I see regulatory challenges in building, high building costs which lead developers to build upscale rather than starter or workforce housing, zoning regs that encourage sprawl rather than more dense construction. This is all impacting this and is a big city and rural problem and is just as prevalent in suburban areas. Wages have not kept pace with housing costs and people like teachers and first responders and many young people starting out can not afford to live in many of the communities they work in.

We would like to rent long term to locals who need housing. However, we make so much more through weekend rentals via Airbnb. We are willing to take a bit of a hit as the some weekly services would be reduced or eliminated, but wish there was a way to bridge the gap between what long-term renter are willing to pay versus what we make monthly via Airbnb.

We've been offering part of our house on a short-term basis with 1999. it has helped us afford the taxes and utilities. Guests have almost always been great. I am concerned by houses being bought up as short-term rental units though -- we will have more and more "ghost" houses and it will become very expensive to live here. I'd be for outlawing that aspect of short term rentals.

Without them I can't afford to live here. The pay in Vermont is terrible, and I use airbnb to cover the shortfall

2. Is there anything that this survey did not cover that you believe the MRV should consider in understanding STRs? (Please note that there are separate survey sections for the MRV community and business interests).

I know that there are some investment groups out there renting out properties as STRs. STRs are economically more viable for owners / investors than longer term rentals so I can see why it's done. However, I only know owners that use the STRs to enable them to own their home. As a tool to spend time up in the Valley. We started off sharing our home with a co-owner in order to afford it. We're not using it as an investment property and we care a lot about MRV. But we've been discouraged by the vitriol towards STR owners in recent years. The issue isn't STRs, it's a surge in demand for housing due to COVID as more workers can opt to work at home from anywhere in the country. STRs absolutely contribute to the issue but prices were relatively stable before the pandemic. The STR owners are the scapegoats and many act like we're all eeeeeevil landlords. It's left a bad taste in this homeowner's mouth after 20 years of loving the Valley. I guess my message is that many of us are your neighbors and care about you and do see a problem. But vilifying us isn't the answer. I'd like to contribute to solutions but I'm not very motivated when I feel unwelcome in my own home.

2+ yrs ago I applied to build additional low income units with 10,000. being donated to homeowners that agreed to rent for 5 yr min toward building each unit inspectors came no one ever followed up if these programs are to be offered they should be followed up on I have the perfect spot so what gives!!!!!!!!!! took my sister 6 months to get approved into the Vermont Trailer Park the State suffers from improper management of programs that could help last year i had a tennant that did not pay rent for 10 months smoked ciggerettes in a non smoking unit and caused me to not be able to rent unit next door did the State or locals care or help H--- NO i lost 20,000. income and almost lost my home

All STR's are not the same and should not be subject to the same penalties (taxes) as others. It is possible to determine who is actually using their property personally and who only purchased to rent.

As mentioned above, growing up we here housing has always been a concern. How much worse is it now than 20 years ago or 40 years ago? Is it at all? Would like to see good data that shows the issue exist and how it compares with the past

At what point would taxation of STRs become burdensome? I think income from STRs should be used to build housing trust fund.

Based upon what I see listed as STR in the MRV a large portion (but understandably not all) are the resort area condos which have generally been utilized as seasonal or STR predating AirBNB and other platforms.

Finding specific services for STRs is hard (e.g. cleaning services, some house maintenance services), which I understand is due to labor shortages because folks are having a hard time renting in the MRV.

Having regulations such as the ones adopted by Burlington would not be beneficial to STR hosts.

How many properties are not used during entire seasons and not rented, what is the "vacancy" rate of housing in the valley, how many days is there no one in a property. What could incentivise someone who does not use their property to rent it seasonally.

I am in favor of some regulation of STRs and think they should be inspected like hotels/inns are for safety. Everyone should be paying the state taxes (that is only fair). Towns do need to recognize the business that

STRs bring in too - many people do not want to stay in hotels - I prefer where I can cook and have private space to share with family rather than a hotel bedroom and we love having outdoor space when we vacation. Destination areas (ski towns) need housing options. I would like to see teh resorts provide more housing for their workforce (like the Cape does for summer workers). Thank you for asking about this.

I believe in affordable house for locals and think that there should be some sort of regulation in place to provide more local housing. However, so many people are visiting the MRV as a destination. This is driving up housing prices but the community needs to figure out how to attract more people to reside here to support tourism. For instance, why aren't more apartment building style houses being built? We need affordable rentals for locals that offer year leases. Can't Warren and Waitsfield find a developer willing to do this? Or even community funded? It is horrible that locals can not afford to live in MRV- but when the pay does not allow them to do that, the town needs to increase taxes on STRs, Sugarbush and other businesses who are profiting off of STR. The increased taxes should be used to make affordable housing!

I don't want to see restrictions in place that will not allow me to stay in the MRV.

I hope that the MRVPD can find a way to accurately determine the economic impact of STRs specifically in the MRV as to the added income/revenues that: (a) STR owners bring to the MRV; and (b) STR guests bring to the MRV. For example, economics recognizes that there is a "multiplier effect" for large construction projects: specifically, that such project bring a multiple additional return beyond the project cost. For example, a \$5 million project will bring (i) short term construction jobs, supplies purchases, tradesperson employment, etc.) AND (ii) x number of full time and y number of part-time jobs; AND (iii) \$xxx dollars to the local tax base.

I prefer STRs to hotel/motel/bnb accomodations because I prefer the larger footprint per dollar you get from an STR. Couple that with the unique touches and "off the beaten path" locations STRs are generally located, and there really is no competition. The MRV is so magestic at every turn, you can't go wrong staying in an STR in the MRV when looking for a special experience and time in the MRV.

I rent, in winter mostly weekends. I host families who come and spend money here. I pay my taxes.

I strongly hope str owners will be involved in any discussion about possible regulations in the MRV. Many STR are not dwellings that take away from affordable housing that would otherwise be available to workers.

I suppose a distinction between places like this (Bridges) that has always been part of short term rental bed base in MRV.

I think that the valley needs to approach alternatives to the archaic bulding/ zoning codes to build alternative houses. I do NOT want any restrictions on STR's

I think that there has been a lot of backlash towards second-home owners over the last couple of years. I think a lot of blame has been placed on second homeowners for the current housing shortage in the Mad River Valley. I have a long history with this valley. I came here as a kid with my family. I rented houses for the winter season for almost two decades before I was able to buy a house of my own here. The town of Waitsfield is a dynamic heart of the Mad River Valley. As such, it should have a municipal wastewater system that can accommodate additional development of housing in the village. There are so many contractors and tradesmen in the Mad River Valley. There should be a developer/cooperative model where contractors also build housing for their fellow valley residents that is affordable! I know the Housing

Coalition has made steps in this direction, but really the valley needs a community developer who can actually commit and execute the building of new reasonably priced houses.
I understand all aspects of the argument. In some towns, they regulate noise, garbage etc complaints and if there are too many of those, they shut the short term rental down. Owners have to get a yearly license to operate. This might help getting rid of bad actors.
I understand STRs can be problematic. To offset my STR ownership, I also lease a second 2 bedroom property that I own to full-time MRV residents on an annual basis.
I want to note that the only reason I would NOT consider renting on a long term basis is because our unit doesn't have a kitchen -- it is a small suite that is part of our house and is not equipped with a sink that could support an arrangement for more than a few days. I have not had capacity, but would be interested in exploring building another unit that could support a rental unit on our property. I know we'd need to look at septic, building permits, etc. I understand there is some funding for this, but have not had the personal bandwidth to look into it.
If inns are worried about losing business to STRs then they need to up their game and put out a better product.
It is frustrating that many homes sit completely vacant 10+ months per year and yet STRs are looked unfavorably upon when we are bringing much business into the MRV
It is not a simple thing. e.g. increased cost of HO insurance. I'm not sure homeowners understand that regular ins. doesn't cover commercial enterprise.
It would be helpful to the community and STR operators for there to be a resource that allows for operators to easily find local goods, businesses and workers that may be relevant. Ex. An online group, directory, where a local soap maker can post their soaps for sale for use or as gifts to guests, a wood carver that makes unique signs, etc.
MRV needs to assess the economic value brought to the Valley by STRs just as we estimate the value of tourist dollar spend here because of skiing at Sugarbush. Secondly, MRV needs to understand that nationally there is a strong desire to
On some questions you gave only yes or no options and I think on most of them an "I don't know " would have been a more accurate option and given the survey a more accurate result.
People are blaming STRs for the housing crisis, but I would not be able to pay for my places with what the average Vermonter can afford. We need to utilize some infrastructure grants to figure out actual affordable housing.
People who have ONE STR aren't the same as folks who have multiple. We manage ours with love, enjoy and give back to the community, and would love to live here when we are financially able to, which we can only do if we can keep running our STR. We make ZERO profit on our home, everything goes back to the MRV community who cleans, landscapes, and services the house, as well as the property taxes. We have 100% 5-star reviews and charge \$400 per night and are still only breaking even. And I put my whole heart into the rental and serving the tourists who visit. So I hate being lumped in with corporations trying to make a buck, because I love our house and I'd be devastated if we had to sell it due to STR restrictions.
Price of family residences given limited number of total homes, including serious gap for those that would

be affordable to the majority of those seeking housing.
Real estate taxes have gone way up.
short term rentals through Airbnb etc is much easier on the units because it is not full time family wear and tear. Affordable Multifamily condo owner occupied if possible is a much better model. Grants etc should get this kind of housing into an affordable range
some of us are long time owners that have been doing str for many years. It allows us to own and maintain a property as well as take advantage of being a part time vermonter. now my grandkids get to enjoy the beauty of Vermont
Str are required for our sports industries and potentially construction etc. there is a big definition gap in str vs Airbnb in my opinion. Str can be a gateway to residence for actual workers. Very concerning topic.
STR's are a way for middleclass people to enjoy a second /vacation home. Maybe the multiowner ones are more a problem.
STRs are a crucial part of tourism in the valley, This survey does not appear to try to assess the economic value STRs contribute to this critical local industry.
STRs are vital to the valley economy. I own an inn/restaurant so STRs are a direct competitor to my business and I more than welcome them in the valley.
STRs make it possible for people to live or remain in our Valley when they may not be able to afford it otherwise, and it makes room for many visitors who bring business here.
STRs should not become hotels in residential neighb
Taxing, eliminating, or reducing STR's overall will not solve our housing crisis- this is a preferred travel model for many families who visit the valley year after year and one of the few ways local property owners can keep properties in their families and still manage the upkeep without having to sell to second home owners
The few houses we own in the MRV would not have been affordable single family homes. One is a condo at sugarbush, and another was completely uninhabitable. It would have sat vacant or been flipped and resold at a very high price. The numbers would not have made sense as a long term rental due to the large investment that was needed to renovate the property vs what long term rents would be. Now that our home is complete honor fully it has increased the value of our neighbors homes. STRs are not the cause of the housing crisis in the valley. It is the soaring housing costs across the country, along with very limited supply and I creased demand from people who can work remotely in the valley. I also want to mention that I would fully support regulation for fire/life safety requirements for STRs, as well as laying the same room and meals tax any other bed and breakfast would pay. As an STR we don't want unfair advantages over the B&Bs, but rather the opportunity to offer a safe, clean, updated alternative and are happy to follow the same guidelines as any other lodging establishments would. Thank you. (Sorry for typos this was done on my phone)
The MRV has always supported tourism and tourism is a huge part of what make the valley work. STRs are not the problem. They are not taking away low income housing which is what is missing in VT. We need more incentives as a community to make affordable housing. Targeting STRs is not the way to do that.
The only way we could afford our properties is by continuing to rent it. I know individuals who don't need

to do this and are able to let their homes sit empty.
The primary reason I am not willing to rent for part of the year is because we use the house year-round as a second home. Primarily in winter but also every summer and fall.
The State of VT, and more recently under covid the US, seems to favor tenants over landlords when rent is not paid. This gives an incentive to landlords to seek out STRs as one knows tenants are leaving and they dont become squatters. Govt needs to be fair to both.
We have had many repeat guests, year after year, who have come to love the valley. They bring a lot of business to MRV. Our home is perfect for larger families/groups who need more than 3 bedrooms and can't afford the prices at Claybrook, or who don't want to split up and stay in multiple condos.
We love the valley, love hosting and invest and are involved in the community. One day it will be our forever home.
Well covered
without STR, how much income to MRV would be lost. It is a win-win, let's find a way to make this work for everyone in the community, please
YES. loan guarantees for workers who want to buy or build. Banks don't help. The Valley COmm. fund could guarantee loans and banks would then support affordable housing.
Zoning issues with allowing accessory dwelling units. Overall lack of affordability to be able to live and work in the MRV.
Zoning! Why arent accessory dwelling units allowed in the MRV towns? What about tiny houses being allowed? Why not? Cohousing, etc. The list goes on. Our policymakers have not kept up with the changes in housing and its related problems.

Open-Ended Questions: Business Interests

1. What are your specific thoughts or experiences with STRs in the MRV?

I believe STRs are the #1 cause of housing shortage for potential fulltime rentals in the valley.
I have predicated my life and living off of STRs in the MRV. I have invested hundreds of thousands and bought houses no one else wanted pre-covid and worked my tail off to renovate them. There has always been a shortage of homes here, that is nothing new, but covid changed everything. It still is, and will always be a tourist town, and I have seen nothing but success from local business flourishing due to increase in tourism in the MRV. This helps true working class workers in the MRV keep jobs and get paid well. If the tourists are taken away, there are none of these business other than a few necessary stores (grocery, hardware). The problem is not STR's, the illusion lies in that all of these houses sat on the side of the hill vacant for the last 30 years, but new mediums have come in that make it easier and more lucrative to rent. So rather than having these homes sit there all year like they used to, they are now being utilized to generate revenue and locals are benefiting. The covid push with folks from the city has driven the shortage in housing making previously affordable homes

not affordable.
STR's in the Valley provide revenue to home owners, jobs to the community, and a steady stream of visitors for the local shops.
The existence of STRs along with good school options for our son is what caused our family to move into Waitsfield. As a mother, I wanted to make an income that allowed me to spend as much time as possible with my son. The work I do gives me flexibility and financial control over my life. I love making my own schedule, making a really good wage and being able to contribute to my family's finances. I have no skills or higher education so it provides me with a unique opportunity to be a small business owner.
The heavy majority of new clients we've taken on in the past three years were single family year-round residential, and were changed to second home with STR usage. It's killing our workforce.
I clean for several people who live here a few months out of the year and the majority of their time out of the valley. They've been a mainstay and where I can actually make the most of my time. Because rental property pays more than I Cleaning on a regular basis although that is a Main stay in my business as well through the slow. Where there's no rentals
They are good for the local economy, usually in very high end vacation homes that would likely otherwise sit empty for 10 months of the year
STR offer mostly 2nd home owners with income. Str have replaced a significant % of winter seasonal

2. Is there anything that this survey did not cover that you believe the MRV should consider in understanding STRs? (Please note that there are separate survey sections for the MRV community and STR owners/operators).

I think they need to understand that there are so many other factors than just STR to correlate to housing and shortages etc. It is just easy to pin it on STR because that is the most recent change, but if we really look into it, it's the fact that a lot of land was bought up a long time ago here and no one really wants to sell and those who do sell, are able to do very well because the out of state folks who want to move in command the price in the market by expressing such high demand. We need to flip the script and show how positive an impact STRs have in the valley as all these local businesses now flourish, and any limitations would result in people losing jobs and businesses closing.
We've lost balance. The best solutions are usually in the middle, so perhaps some sort of regulations. It doesn't make sense to increase visitation to MRV when there's nobody here to service them.
A good question would have been, do you think str play a major role in the housing crisis. My answer would be no, it's the major influx of work from homers who moved from out of state. Another interesting idea would be to add an extra tax to 2nd homes/vacation homes. Trying to ban or restrict str will likely hurt

local businesses but a higher tax on 2nd home owners will not.