

**From:** [Roberto Trostli](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** short-term rentals  
**Date:** Friday, December 13, 2019 8:34:21 PM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Ms. Pitts,  
I strongly oppose all short-term rentals longer than 2 weeks in residential areas.  
They negatively impact the people who live there.

Robert Trostli  
1504 Park Ave.  
Richmond, VA 23220

**From:** [Feldman, Sharon](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Re: City of Richmond Short-Term Rentals Ordinance  
**Date:** Thursday, December 12, 2019 10:48:58 AM

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Hello,

My only comment at present is rather a question: In many cities throughout the world, such as Barcelona, we have already seen the large-scale damage to historic neighborhoods caused by short-term rentals with regard to quality of life, the environment, safety, and the availability of affordable housing. Is this really the route that the City of Richmond wants to take?

Thank you for your kind attention.

Sharon Feldman

Sharon G. Feldman, PhD  
*Interim Chair, Department of Theatre & Dance*

Professor of Spanish and Catalan Studies  
& William Judson Gaines Chair in Modern Foreign Languages  
Department of Latin American, Latino & Iberian Studies  
Carole Weinstein International Center  
211 Richmond Way  
University of Richmond  
Virginia 23173 USA  
+1 804 287 6419



On Dec 12, 2019, at 10:13 AM, Pitts, Marianne G. - PDR  
<[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:

Good Morning,

I am emailing you as you have attended a public meeting or completed a survey regarding short-term rentals in the city of Richmond. On Monday night, an [ordinance](#)

**From:** [Judy Jamison](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Short term rentals  
**Date:** Monday, December 16, 2019 1:21:26 PM

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Marianne -

Thank you for allowing those of us who cannot attend this meeting to have our voice heard. My husband and I live at 413 Stuart Circle. The Fan has always been a place for diversity and inclusiveness. Part of that sense of community comes from the nature of those who live within this corridor. Having AIRBNB rentals would compromise the culture of our community as well as the property values next door to those homes that are being rented for AIRBNB. We are 100% opposed to this proposal.

All the best-

Russ and Judy Jamison

**From:** [Emely Taveras](#)  
**To:** [Newbille, Cynthia I. - City Council](#); [Pitts, Marianne G. - PDR](#); [Olinger, Mark A. - PDR](#)  
**Subject:** STR Ordinance  
**Date:** Thursday, December 12, 2019 2:58:11 PM

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Good Afternoon,

I am a citizen of the city of Richmond interested in operating a short term rental. The new legislation has come to my attention and it's extremely unfortunate. Limiting rentals to 185 days a year is an undue burden on citizens who rely on short term rentals as part of or their entire livelihood. When surveyed, **80% of respondents have no concerns about STRs.**

I'm requesting that you reconsider voting to pass this ordinance as it stands. If like me, I would assume most property owners do not have a problem with obtaining and maintaining a Certificate of Zoning Compliance but the 185 day limitation is unnecessary.

Thank you very much for your time and your service.

Sincerely,

Emely Taveras

**From:** [Thomas Courtney](#)  
**To:** [Olinger, Mark A. - PDR](#); [Pitts, Marianne G. - PDR](#); [Robertson, Ellen F. - City Council](#); [Addison, Andreas D. - City Council](#); [John Charlet](#); [Wagner, Daniel M. - City Council Office](#); [Wack, John B. - Finance](#); [Peifer, Karri A.](#); [Bishop, Richard K. - City Council Office](#); [Trammell, Reva M. - City Council](#); [Matthew Bauserman](#)  
**Subject:** Resident Courtney - Opposed to Ordinance No. 2019-343  
**Date:** Thursday, December 12, 2019 3:57:06 PM  
**Attachments:** [TOMCO Properties Memo 050219 \(1\).pdf](#)

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello Andreas and Reva,  
CC: Marianne (For Public Comment)

As instructed with your email today (Re: City of Richmond Short-Term Rentals Ordinance), I am providing the following for public comment at the 6th and 13th meetings at city hall relative to Ordinance # 2019-343. I am unable to attend those days due to starting another job.

The ordinance, as written, does not honestly take into account the public feedback and has changed minimally from the proposal presented ages ago. It has been developed in a silo (only inclusive of the Planning Department) with additional legislation likely pending from Finance, etc.

Owner-Operators of AirBnb properties and other short term rentals are eager to comply, but they just don't know how to do so reasonably or without fear of denial. As written, there is a significant restriction (for no known reason) on owner-occupy of the property to be rented.

**OBJECT TO... Sec. 30-697.1 Short-term rental regulations. item (I)** - The short-term rental operator shall occupy a dwelling unit on the lot on which the short-term rental operator's short-term rental is located for an aggregate of at least 185 days each calendar year.

I would accept the legislation with that requirement REMOVED. Alternatively, a limitation of the number of short term rentals on a property (or percentage of total dwelling units) would be more appropriate. Never before has the above restriction been open to public comment or feedback.

Again, I have been PUBLICLY and OPENLY operating as a short term rental operator in the City of Richmond since October 2016. I have paid lodging taxes to the finance department monthly since that time with no residential, financial, or zoning objections.

**TomCo Properties LLC**  
SCC ID: S6452454  
EIN: 81-4254614

Registered Agent - Thomas Courtney  
Registered Agent Phone (804) 482-1338

2906 Floyd Ave = RVA Account # 1027660

1111 Porter St = RVA Account # 1027662

The data of this type of activity being a pervasive problem is just not there - indicating that a simple registration process would do for now. A survey to collect the required info (much like your survey responses) would be sufficient. Deciding to collect lodging tax (only) seems to be the best idea (most financially profitable) so far, but the current legislation is not written for such an activity. Instead it is restricting the opportunity for revenue that would otherwise be sent to the 3rd party compliance service - meant to increase revenue for the city.

Is the "10 bedroom" requirement for hotel-based short-term lodging tax changing so that short term rentals are included at 5 bedrooms or less? Be transparent with the plan and include the zoning and finance rules together so that people can start to comply rather than changing again in a year.

Thanks for your time,

Thomas Courtney  
757-560-6569



**CITY OF RICHMOND**  
**DEPARTMENT OF FINANCE**

May 2, 2019

Thomas Courtney  
TomCo Properties LLC  
1111 Porter Street, Apartment #B  
Richmond, Virginia 23224

RE: Transient Lodging Tax  
Account Numbers 1027660 and 1027662

Mr. Courtney,

It has come to my attention that you have been collecting transient lodging taxes from the persons paying to rent a room from one of your rental properties and remitting such taxes to the City since 07/01/2016. Pursuant to Richmond City Code § 26-275, the City levies a tax in the amount of eight percent on the charge made for each room rented to a transient in a hotel. Your rental properties do not meet the definition of "hotel" set forth in Richmond City Code § 26-274 because they do not contain ten or more bedrooms. Accordingly, to the extent that your rental properties do not contain ten or more bedrooms, the City is not authorized to levy a tax on the charge made to rent a room from one of your rental properties and you are not obligated to collect such taxes on behalf of the City. Please promptly provide us with any records that would allow the City to identify the persons that are entitled to a refund due to your erroneous collection of the transient lodging tax.

Please direct any further questions about this matter to Assistant City Attorney Caitlin Weston at (804) 646-3495.

Sincerely,

John Wack  
Director of Finance

**From:** [Jessica Eaton](#)  
**To:** [Pitts, Marianne G. - PDR](#); [Michael Creasy](#)  
**Subject:** Re: City of Richmond Short-Term Rentals Ordinance  
**Date:** Friday, December 13, 2019 10:24:25 PM

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Marianne, please add my public comment to the meeting,

Short term rentals both outside of a primary residence and in a primary residence offer many benefits to local citizens and tourists of our great city. They offer job opportunities, supplementary income and cultural exchange and awareness opportunities for home owners who often interact with their tenants. I personally stay at short term rentals as opposed to a traditional hotel when I travel, which is often, and I strongly prefer staying in a home vs. a hotel. I believe it adds a very important richness to the travel experience and I want that to be an option for those people coming to our wonderful city. I think taxation and regulation should be expected and respected by these home owners; however, I do not support legislation to limit the amount of days a home owner can rent out their home. In my opinion, this restriction DOES NOT support of our communities economic or cultural well-being.

Thank you for your ear.

Sincerely,

Jessica Eaton  
3522 Hanover Ave  
Richmond, VA 23221

On Thu, Dec 12, 2019 at 11:03 AM Pitts, Marianne G. - PDR  
<[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:

Good Morning,

I am emailing you as you have attended a public meeting or completed a survey regarding short-term rentals in the city of Richmond. On Monday night, an [ordinance](#) to permit short-term rentals under certain terms and conditions was introduced. The ordinance is currently scheduled to be reviewed by City Planning Commission on January 6<sup>th</sup> at 1:30 pm in City Council Chambers. If you would like to provide public comment to the ordinance via email, please email me, and I will provide your comments to the Planning Commission.

Thank you,



**From:** [Charles F](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Re: City of Richmond Short-Term Rentals Ordinance  
**Date:** Thursday, December 12, 2019 11:04:38 AM

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Thank you for the information. I think Air BnB should be allowed in non-owner occupied houses, and that there should be no further parking requirements. Air BnB should be appropriately regulated and taxed.

Requiring more parking is not good for the city, and is counter to how city planning has (properly) moving. We should be a real city, not a poor imitation of short pump. Seas of parking lots do not make the city nicer in any way.

On Thu, Dec 12, 2019 at 10:15 AM Pitts, Marianne G. - PDR  
<[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:

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Thank you,

Marianne

Marianne Pitts

Department of Planning and Development Review

900 E. Broad Street, Room 511, Richmond, VA 23219

[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)

Ph. (804) 646-5207

**From:** [Matt Garrett](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Re: City of Richmond Short-Term Rentals Ordinance  
**Date:** Thursday, December 12, 2019 1:13:51 PM

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I would like to remove the requirement for the operator to dwell in the unit. I don't think that requirement is useful in any meaningful way and adds another burden of compliance on the operator that will be difficult to enforce/prove.

I have included the section that I would like removed below:

(l) The short-term rental operator shall occupy a dwelling unit on the lot on which the short-term rental operator's short-term rental is located for an aggregate of at least 185 days each calendar year.

Best,

Matt Garrett  
540-597-7624

On Dec 12, 2019, at 10:15 AM, Pitts, Marianne G. - PDR  
<[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:

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Thank you,  
Marianne

Marianne Pitts  
Department of Planning and Development Review  
900 E. Broad Street, Room 511, Richmond, VA 23219  
[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)

**From:** [Elizabeth Gregor](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Re: City of Richmond Short-Term Rentals Ordinance  
**Date:** Saturday, December 14, 2019 12:06:27 AM

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I would want to remove 30-697.1 (L) from the ordinance. It says that a operator would need to live on same property as the short term rental for at least 185 days. An operator doesnt have to live on property to be responsible.

Thanks, Elizabeth

On Thu, Dec 12, 2019, 10:15 Pitts, Marianne G. - PDR <[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:

Good Morning,

I am emailing you as you have attended a public meeting or completed a survey regarding short-term rentals in the city of Richmond. On Monday night, an [ordinance](#) to permit short-term rentals under certain terms and conditions was introduced. The ordinance is currently scheduled to reviewed by City Planning Commission on January 6<sup>th</sup> at 1:30 pm in City Council Chambers. If you would like to provide public comment to the ordinance via email, please email me, and I will provide your comments to the Planning Commission.

Thank you,

Marianne

Marianne Pitts

Department of Planning and Development Review

900 E. Broad Street, Room 511, Richmond, VA 23219

[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)

Ph. (804) 646-5207

**Subject:** Re: City of Richmond Short-Term Rentals Ordinance

**Date:** Friday, December 13, 2019 8:30:26 PM

I do not support the legislation that you can only have a short term rental if it is out of your primary residence. You should be allowed to have a short term rental (with limitations) out of a secondary home or property as well. Please feel free to add this to your list of statements to the Planning Commission.

Raymond Hughey Jr  
2209 Carrington Street  
Richmond, VA 23223

**From:** [Amy Jenison](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Disagree  
**Date:** Saturday, December 14, 2019 6:53:52 AM

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I do not support the legislation that you can only have a short term rental if it is out of your primary residence. You should be allowed to have a short term rental (with limitations) out of a secondary home or property as well.

Sent from my iPhone

**From:** [Tim O'Toole](#)  
**To:** [Gray, Kimberly B. - City Council](#)  
**Cc:** [Pitts, Marianne G. - PDR](#); [Olinger, Mark A. - PDR](#)  
**Subject:** Short Term Rentals  
**Date:** Thursday, December 12, 2019 3:01:42 PM

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Councilwoman Gray,

My name is Tim O'Toole. I am a resident of the 2nd district.

I'm deeply troubled by the conclusion the city has come to in terms of Short Term Rentals. And urge you to oppose in its current state.

While I support regulating STRs - including zoning and fees to operate an Airbnb - the arbitrary rules around maximum days and primary ownership are wrong, and seem to favor big business over the residents of your own district.

The Fan is a wonderful place and I take pride in being able to host visitors and show them how great the area is. There are no hotels or other accommodations for them in our area, and this ordinance would detract from the money they spend on bars, restaurants, and attractions in our dear neighborhood.

I can't help but think this ordinance will only benefit hotel operators and owners, many of which aren't even headquartered in Richmond, let alone Virginia. This unfairly restricts residents of your district who have found a way to make some extra money while showcasing The Fan!

I urge you to vote against this ordinance and find a more suitable option. that would allow the world to experience RVA in such a wonderful way.

Thank you for your time and consideration.

-Tim O'Toole

**From:** [Jude Schlotzhauer](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** regulations for short term rentals  
**Date:** Sunday, December 15, 2019 2:53:27 PM

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I would like to register my opinion to the Dept. of Planning and Development regarding short term rentals. I have advocated for a long time for the City to allow short term rentals while collecting taxes on them. This would be a good revenue source for the City and I would be happy to pay my taxes. However, I do not support the legislation that would limit short term rentals to an owners primary residence. I can understand limiting the number of properties one owner can rent short term, but I see no detriment to renting out a second home for short term rental. When my daughter is not living in my second home, I rent it out for short term. I do not want my lovely furnished house to be trashed or left dirty or damaged, which is often the case with long term renters. My experience has been that short term renters take very good care of my home and respect it. I have not had a single negative incident with a short term renter. This is not the same as a real estate investor or group buying up a bunch of properties and running a mass short term rental business. This is my second home which I personally care for and have a personal relationship with each person or family who stays there. Thank you for allowing me to contribute my story and opinion on this issue.

Judith Schlotzhauer

**From:** [David Steiger](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Re: City of Richmond Short-Term Rentals Ordinance  
**Date:** Thursday, December 12, 2019 12:29:12 PM

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Good Afternoon Marianne,

Thank you for sending this message to me.

My major complaint about this is the 185 day requirement, as I rely on income from my Airbnb to pay my mortgage and other monthly expenses for my home in the City of Richmond. With me being forced to occupy my Airbnb unit for 185 days, I will be at serious risk of defaulting and will probably have to move-in with family away from Richmond as a result.

PLEASE DON'T DO THIS TO ME AND PLEASE GET RID OF THIS REDICULOUS 185-DAY ON-PREMISES REQUIREMENT!!!

Thank you,

David

On Thu, Dec 12, 2019 at 10:15 AM Pitts, Marianne G. - PDR  
<[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:

Good Morning,

I am emailing you as you have attended a public meeting or completed a survey regarding short-term rentals in the city of Richmond. On Monday night, an [ordinance](#) to permit short-term rentals under certain terms and conditions was introduced. The ordinance is currently scheduled to reviewed by City Planning Commission on January 6<sup>th</sup> at 1:30 pm in City Council Chambers. If you would like to provide public comment to the ordinance via email, please email me, and I will provide your comments to the Planning Commission.

Thank you,

Marianne

Marianne Pitts



**From:** [Katy Yahoo](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Re: City of Richmond Short-Term Rentals Ordinance  
**Date:** Saturday, December 14, 2019 12:44:03 AM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Thank you for the communication.

Please pass the following comments along to the policy makers and city council.

I am very disappointed and frustrated with the ordinance especially with the requirement that it has to be your primary residence. I do not support or agree with the provision. I was hopeful that Richmond would take the lead and be a model city leading the way on STRs and how we could manage the continuity of community yet allow us to share our communities with others.

The proposal only enables a very small group of hosts that rent their home when they are out of town. As an Airbnb customer, I ONLY stay in Airbnb's that are set up SOLELY as an Airbnb, NOT someone's home and I would NOT go visit or explore a city where I could not find a comfortable place for my family. A hotel or someone's home, with all THEIR stuff, is not my idea of a comfortable place for my family.

As a host, I have hosted numerous groups of friends and families who had so a great experience BECAUSE they could stay in my rental home for a short stay. The new ordinance will prohibit me from sharing that space and Richmond will fade back into anonymity.

As was requested in the sessions, please provide the basis and supporting data for why you have chosen to limit the rights of property owners and damage the tourist trade in Richmond.

Thank you.

On Dec 12, 2019, at 12:23 PM, Pitts, Marianne G. - PDR  
<Marianne.Pitts@richmondgov.com> wrote:

Please note that while many sections of the code were amended to allow short-term rentals as an accessory use, the new division of code which outlines the conditions applicable to short-term rentals begins on page 151.

Marianne Pitts  
Department of Planning and Development Review  
900 E. Broad Street, Room 511, Richmond, VA 23219

**From:** [Cori Vanchieri](#)  
**To:** [Pitts, Marianne G. - PDR](#); [Mayor Levar Stoney](#)  
**Subject:** Short Term Rental  
**Date:** Thursday, December 19, 2019 11:52:02 PM

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CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear. Ms. Pitts:

I am writing to comment about the potential ordinance to permit short-term rentals under certain terms and conditions that is coming under review by the City Planning Commission in January.

My husband and I plan to move from Maryland to Richmond in the next few years. First we need to get our kids through high school in Maryland. My sister is a long-time resident and business owner in Richmond. She and I found a house near hers in the Fan and we bought it as a preview to our move to be nearer to her and her boys. Since we can't move immediately, our plan is to rent the house as a short-term rental to cover the mortgage. We couldn't have afforded to buy the place otherwise, as we already own a home in Maryland.

The part of the ordinance that is unreasonable is the clause requiring that the owner of the rental property live in the place for a total of 185 days per year. We are happy to pay whatever fees or taxes are required by the city, but that live-in requirement makes our plan impossible.

I've reviewed the survey results, in which Richmond residents who responded were very supportive of short-term rentals that paid taxes, but were not burdened with excessive limitations.

Please be responsive to your residents' wishes and make owning and running a short-term rental property a feasible endeavor for residents and people who hope to soon become residents. The 185-day occupancy rule makes all that impossible except for the smallest slice of Richmond residents interested in renting out a single room or two in their primary home. That occupancy rule is not a way to bring tourists into your beautiful city.

Thanks for your consideration.

Cori Vanchieri Haeberle  
301-221-4741

**From:** [Stacie Vanchieri](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Cc:** [Stacie Vanchieri](#); [Mayor Levar Stoney](#)  
**Subject:** Short Term Rental  
**Date:** Tuesday, December 17, 2019 10:18:04 AM

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Good Morning Ms. Pitts,

I may be a little late to the party, but I am catching up on notes, and surveys that have been conducted on the Airbnb or STR issues in Richmond.

If you are not the correct person to email, please let me know who to contact.

I am new to Airbnb since October in the following ways:

1. My sister and I just bought a lovely carriage house on Shields Avenue in the fan. After 20 years of begging, I have convinced my sister to move to Richmond. Since she still has one child at home, graduating in a year, she wont be able to move here for 2 years. We found this GEM of a home for her too early, but decided to buy it and do STR until she can move in. We also use it when family comes to town for overflow. We have renovated the house, made gorgeous improvements to the front, and since I live 4 blocks away, have let the neighbors know to call me with ANY issues. I am a responsible host.

2. I have owned the 'Uneeda Biscuit' building in Church Hill for 25 years. My business is on the first floor, and there are 2 apartments upstairs. Last year I renovated both apartments to luxury standards.

I have a full time tenant in Apt A, and decide to try STR with Apt. B. I am doing this because, of course I can make better profits with a STR, but also, Its fun.. I love hosting guests from out of town, hearing where they are from and telling them all about Church Hill and what Richmond has to offer. It has been rewarding and the guests love it.

Of course, I am perfectly happy to pay any fees, taxes and register the house as a business, but the 185 day rule will make both these little side businesses impossible, and frankly its unfair. I have put large sums of money into the properties, and should be able to responsibly rent them how I please. Im sure you already know there are no good hotel options in Church Hill and not many in the fan area. This seems short sighted of the city to make options even fewer.

Thank you for your time and I look forward to hearing what solutions the city can come up with .

Sincerely,

Stacie Vanchieri

Stacie Vanchieri

**President, Modelogic [Mid-Atlantic]**

p:804-644-1000 | m:804-651-0513 | e:[stacie@modelogic.com](mailto:stacie@modelogic.com)

**From:** [Elisabeth Edelman](#)  
**To:** [Pitts, Marianne G. - PDR](#); [Olinger, Mark A. - PDR](#); [Gray, Kimberly B. - City Council](#)  
**Subject:** Short-Term Rental Ordinance Feedback  
**Date:** Monday, December 30, 2019 3:58:08 PM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi Kim, Marianne and Mark,

My name is Elisabeth Edelman, and I am decade-long owner and resident of 404 N Meadow St in the Fan District. I have been periodically renting my home via Airbnb over the last few years. I am very interested in continuing to operate this property as a short-term rental, doing so legally, with a permit, paying taxes, subject to fair regulation.

That said, I find the ordinance to permit short-term rentals in the City of Richmond, as currently written, to be overly strict. Specifically, I oppose the requirement that property owners must live on the premises 185 days a year. We should be allowed to rent our property, regardless if short- or long-term, even if we do not live on the property. I do support the proposal that limits the number of units in a building for short-term rental purposes.

When I rent my home, it is most often to families who are looking for a place to host family gatherings, requiring a kitchen and dining room, something hotel rooms cannot offer. My hope is that the City of Richmond would continue to embrace innovation in tourism, showing just how great our city is.

I would be happy to answer questions if helpful to your research and consideration of this new ordinance.

Thank you and happy New Year!  
Elisabeth Edelman

--

Elisabeth Edelman  
(978) 621-7500  
[@lisedelman](mailto:@lisedelman)

**From:** [Jim Ingersoll](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Re: City of Richmond Short-Term Rentals Ordinance  
**Date:** Thursday, January 2, 2020 6:18:34 PM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I do not support the legislation that you can only have a short term rental if it is out of your primary residence. Please include this in the meeting on January 6th

Thanks  
Jim

Jim Ingersoll

804-677-9025

On Dec 12, 2019, at 10:16 AM, Pitts, Marianne G. - PDR  
<[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:

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I am emailing you as you have attended a public meeting or completed a survey regarding short-term rentals in the city of Richmond. On Monday night, an [ordinance](#) to permit short-term rentals under certain terms and conditions was introduced. The ordinance is currently scheduled to reviewed by City Planning Commission on January 6<sup>th</sup> at 1:30 pm in City Council Chambers. If you would like to provide public comment to the ordinance via email, please email me, and I will provide your comments to the Planning Commission.

Thank you,  
Marianne

Marianne Pitts  
Department of Planning and Development Review  
900 E. Broad Street, Room 511, Richmond, VA 23219  
[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)  
Ph. (804) 646-5207  
<image001.jpg>

[www.richmond300.com](http://www.richmond300.com)

**From:** [Anna Kreyling](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Cc:** [Andy McMillan](#)  
**Subject:** Re: City of Richmond Short-Term Rentals Ordinance  
**Date:** Friday, January 3, 2020 1:24:38 PM  
**Attachments:** [image.png](#)

---

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello Marianne -

I am writing to let you know that I oppose the portion of the ordinance (item L) that restricts short-term rentals to properties where the owner occupies the unit for at least 185 days each year. I believe this item should be removed from the ordinance.

(l) The short-term rental operator shall occupy a dwelling unit on the lot on which the short-term rental operator's short-term rental is located for an aggregate of at least 185 days each calendar year.

Thank you -

Anna Kreyling

On Thu, Dec 12, 2019 at 10:15 AM Pitts, Marianne G. - PDR  
<[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:

Good Morning,

I am emailing you as you have attended a public meeting or completed a survey regarding short-term rentals in the city of Richmond. On Monday night, an [ordinance](#) to permit short-term rentals under certain terms and conditions was introduced. The ordinance is currently scheduled to reviewed by City Planning Commission on January 6<sup>th</sup> at 1:30 pm in City Council Chambers. If you would like to provide public comment to the ordinance via email, please email me, and I will provide your comments to the Planning Commission.

Thank you,

Marianne

Marianne Pitts

Department of Planning and Development Review

**From:** [Anna Kreyling](#)  
**To:** [Lynch, Stephanie A. - City Council Office](#); [Robins, Amy E. - City Council Office](#); [Pitts, Marianne G. - PDR](#)  
**Subject:** Short Term Rental Ordinance  
**Date:** Friday, January 3, 2020 1:05:10 PM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello Stephanie -

First - congratulations on your recent win! Andy and I were both happy to support you in the election.

As a resident of your district, I would like to express my concerns about the proposed ordinances regarding regulation of short term rentals in the city of Richmond. My husband and I collectively own three properties in the city and we would like to have the option to make some additional income from the residences where we do not live full time. The proposed ordinance would eliminate eligibility for the homes we do not live in at least 185 days out of the year. I would like to see both of this restriction removed from the ordinance for a number of reasons.

- 1- When we attended the community meeting on May 15<sup>th</sup> and listened to Mark Olinger's presentation, there was a striking lack of data available regarding the current use and impacts of short term rentals in Richmond. Other than the data that in 2018 there were only four complaints (which seems to suggest a low amount of impact), Mr. Olinger was unable to answer questions from attendees.
- 2- Short term rentals are quickly becoming a preferred means of travel offering a more affordable and spacious option to travelers. With the current trajectory of Richmond as a desirable travel destination, it seems unfortunate to place such restrictions on tourist accommodations. Again, with the lack of information currently available, it is unclear how the restrictions proposed would affect the availability of short term rentals in the market.
- 3- Short term rentals currently provide middle class income to many Richmond residents. Proper and thoughtful regulation and taxation would be an opportunity to allow both middle class residents and the city of Richmond to prosper.
- 4- Short term rentals encourage visitors to integrate into the neighborhoods where the listings are located in ways that hotels do not. Local businesses in the surrounding areas can benefit from the existence of short term rentals as well.
- 5- For a homeowner, short term rentals provide a way for the owner to have increased visibility on the condition of the property and reduce issues with tenants not taking care of the residence. As a property owner, this is one of the most attractive elements of a short term versus long term rental.

I understand that there are concerns about a lack of regulation of short term rentals and I absolutely believe that it would benefit the entire community if there were some enforcement put into place. There were valid concerns expressed by residents in the meeting that should be addressed. Unfortunately, I do not believe that the current proposed



restrictions will provide the desired effect. A couple of the main concerns expressed centered around being able to reach the owner in case of an issue and the density of short term rentals in certain neighborhoods. Dictating that the listing must be the owner's primary residence does not mean that the owner will necessarily be on property during the guest's stay. Requiring the STR operator to provide a contact number available 24 hours a day (also included in the proposed ordinance) will work to satisfy the needs of neighbors to contact the owner (I actually personally spoke to the neighbors on either side of my house when I was moving out and renting the property full time because I wanted them to have a means of reaching me in case of any issues). The current regulations would also not limit the density of the short term rentals. This could be easily remedied by only allowing new applications a certain distance away from an existing permitted short term rental. Other cities have set up similar restrictions where a short term rental home may not be located within 200 feet of another similar listing.

Again – I am not opposed to the regulation of short term rentals. I would just like to caution adopting measures without appropriate research, community input and analysis of data.

Thank you for your time -

Anna Kreyling

**From:** [Matthew Logan](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Re: Short-Term Rentals: City Planning Commission Agenda Jan 6, 2020  
**Date:** Thursday, January 2, 2020 10:10:27 AM

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Dear Ms. Pitts

Please note that Matthew Logan strongly opposes the STR regulation proposal to require a 185 day limit for operators. Please do not pass this owner occupation amendment as it will negatively affect the city tax income, employment, tourism, meals tax ect

Thanks Matthew Logan

On Dec 31, 2019, at 10:07 AM, Pitts, Marianne G. - PDR  
<[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:


Good Morning,

The Planning Commission agenda and related documents for the Monday, January 6, 2020 regular meeting are now available on the City's legislative website. You can access the agenda [here](#) and on the [City's legislative website](#).

Supporting documentation for the Short-Term Rental Ordinance including the Planning Commission staff report is available [here](#). Please note that I will be updating the public comment letters on Friday with additional letters that we receive this week and providing any additional letters to the Planning Commissioners.

The Planning Commission meeting is a public hearing for the proposed ordinance with opportunities for public comment. The meeting will begin at 1:30 pm. Please note that the location is the 5<sup>th</sup> floor large conference room at City Hall (900 E Broad Street) which is a change from my previous emails.

Thank you,  
Marianne

Marianne Pitts  
Department of Planning and Development Review  
900 E. Broad Street, Room 511, Richmond, VA 23219  
[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)  
Ph. (804) 646-5207  
< >  
[www.richmond300.com](http://www.richmond300.com)

**From:** [406 North Adams](#)  
**To:** [Gray, Kimberly B. - City Council](#); [Pitts, Marianne G. - PDR](#); [Olinger, Mark A. - PDR](#)  
**Cc:** [Bieber, Craig K. - City Council Office](#)  
**Subject:** Letter of Opposition - Ordinance No. 2019-343  
**Date:** Friday, January 3, 2020 1:56:38 AM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good evening,

This email is to formally share my OPPOSITION to Sec. 30-697.1 Item (L) within Ordinance No. 2019-343 regarding an "owner-occupy" requirement thereby restricting short term rental operation by property owners. By requiring 185 days of owner occupancy, this creates an undue burden to property owners by restricting housing flexibility in addition to limiting available sources of rental income. I'll use myself as a real-life example to paint a picture.

People decide to do STRs for a variety of reasons. Some are focused purely on building a STR portfolio of properties to create an enterprise and make money. While others, me included, are focused on maintaining ownership of an asset that is also called home.

I have owned my Jackson Ward property since 2007 and resided in the home full-time for years until work and personal opportunities required me to relocate outside the area. Until recently, the property was used as a long-term rental (12+ months). Circumstances took an unexpected turn in 2019 with my business experiencing a severe economic slump and my Richmond property remaining unrented and without tenants for most of the year. Therefore, I decided to make lemonade out of lemons.

This was an opportunity to work on making my ideal housing situation a reality. One where I have the flexibility to stay in my own home when my work and personal travels don't require me to be on the go. And when I am away, to offer flexible leases to other professionals or families in need of a temporary home. However, it is cost prohibitive to realize my dream if I must forgo specific forms of rental income simply because the total number of owner-occupied nights may or may not meet the minimum threshold in any given year.

So, to reiterate, as a tax paying city of Richmond property owner, *I OPPOSE Ordinance No. 2019-343, as written, and would otherwise SUPPORT with the REMOVAL of Sec. 30-697.1 Item (L).*

OR

*Allowance of at least one (1) non-owner occupied STR dwelling units in 1-4 dwelling unit properties.*

Sincerely,

~Nerissa Marbury, PMP

Ms. Pitts, Richmond Zoning, and City Council;

Thank you for your email and I appreciate you coordinating free and open communication and including this letter in the “Letters of Opposition” presented to the City of Richmond.

My company, Go Real Estate, assists property owners in the City of Richmond with rental management including a portfolio of Airbnb properties in the city. We do this as a portion of our larger Real Estate services. Our Airbnb properties range from 1 to 3 bedroom single family and apartment properties in the City.

Go Real Estate contracts with property owners to provide screening of potential guests, management of their stay, and property preservation. Many of our property owners do not live on site but have retained our services to ensure that their properties are well cared for and maintained during their absence.

The proposal to amend the City Code to allow STRs (Short Term Rentals) with specific revisions does not address several **critical** factors. **I believe, as do my clients, that these factors should be considered prior to any potential changes to code.** I would like to address several key issues that were not considered while performing the surveys and the process of revising code. In my professional opinion, I assert that the City of Richmond is unable to thoughtfully and appropriately revise code without considering these factors which should be addressed prior to any code changes:

- 1) The proposal does not differentiate between owner occupied properties and those properties managed by a licensed real estate firm obtained specifically to manage real estate on the behalf of a homeowner.

Go Real Estate has been contracted to assist property owners during temporary absence from their property. For instance, a property owner who owns a property but does not have the opportunity to live on-site during this time due to job relocation or blended family situations where the principal homeowner no longer lives on site.

**We believe that Licensed Real Estate Brokers providing property management services should be considered prior to adopting new code. And additionally that non-occupant owners should be allowed if they are represented by a Licensed Real Estate Broker providing services agreed upon by a committee of Licensed Real Estate Brokers and the City of Richmond. A provision should be adopted for these scenarios, which frequently occur.**

- 2) The proposal would like to adopt a “185” day standard. Meaning that only operators who live on site for 185 days can use their dwelling as an STR. As stated in the proposal the purpose of which is to reduce speculative use of private residences as hotels and preventing absentee landlords.

However, a day standard does not eliminate the potential for absentee landlord. In fact, it could be argued that such rule promotes absentee landlord-ism, allowing one landlord to be absent for half of the year without any concern for their property.

Moreover, the “185” day standard appears arbitrary and impossible to enforce. Could a property owner consider themselves owner-occupied simply during times of unbooked vacancy?

**We believe that the “185” day standard is unenforceable and does not eliminate absentee landlord-ism, and thus this day standard should not be adopted.**

- 3) The proposal would require an approval process and a Biennial \$300 Fee. In addition stating that the fee would cover “administrative” costs of enforcement of the new code.

However, the proposal has not determined the impact of these changes. And therefore, how many Airbnbs will continue to exist after adoption of these changes? During the public meetings the question was asked by an attendee as to how many Airbnbs are “owner occupied” and the response was that the Staff were unable to make that determination.

If the \$300 biennial fee does not pay for the administrative costs to run the enforcement of this new code, who will pay for these fees? Therefore, it appears that the City is now determining costs which may increase taxes to City of Richmond homeowners.

**We believe that the pricing of a Biennial fee is entirely based upon the impact of this code. At this time we believe it is impossible to determine an adequate fee before determining the entirety of code changes and the subsequent impact. Therefore, any fee cannot be adopted at this time.**

- 4) A neglected factor not addressed in the staff report is the impact of STRs on the community and the additional revenues that are generated.

When a STR guest visits a property in the City of Richmond they spend their money in the City of Richmond. Guests often enjoy the VMFA, Science Museum, Maymont Park, Segal Center, and other sites. More importantly when they stay in the City of Richmond they do not just enjoy our resources but they spend money in the City of Richmond, thus generating additional sales tax and meals tax revenue. The guest is recommended to eat and drink at locally owned businesses such as Joe’s Inn, Heritage, The Hill Café, and more. The City of Richmond and small business owners have profited from the increased tourism that Airbnb has provided.

**The report has not done an impact study of Airbnbs currently operating in the City and how these codes may impact small business and tourism currently benefiting from Airbnbs. We believe that impact study should be done and considered before adoption of any code.**

The survey responses conclude that the respondents are largely in-favor of Airbnbs in the City. Very few people have appealed the application of taxes and regulation on Airbnb stays. Airbnbs could have a proper place in the City if the proposal to adopt them is done with genuine effort and a thorough understanding of their impact.

We urge you to delay the adoption of any code at this time. And respectfully ask you to consider the items listed above by allowing further study time to understand how Airbnbs operate and impact the City of Richmond.

Sincerely,

Tyler Rackley

Principal Broker – GO Real Estate Inc.

**From:** [Carissa Tsiris](#)  
**To:** [Lynch, Stephanie A. - City Council Office](#); [Robins, Amy E. - City Council Office](#)  
**Cc:** [Pitts, Marianne G. - PDR](#); [Olinger, Mark A. - PDR](#)  
**Subject:** Protest of STR Legislation  
**Date:** Friday, January 3, 2020 11:25:13 AM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear City Council Member Lynch,

I recently voted for you in your recent election, and I own a property in your district. I write to you to strongly oppose the proposed short term rental legislation, specifically, the requirement for 185 days of occupancy.

There is a large discrepancy between someone using an entire apartment complex for STR and someone renting one or two properties. I participate in STR and it make up a decent portion of my income. I would struggle without it (which means I'm not rich and am leveraging my property as an asset in the gig economy). Having a cap on the number of days does nothing positive in my opinion, and I've met people who moved in with their partner so they could rent out their house full time - they technically don't live at that property anymore, but it's not some evil corporation buying up affordable housing to make a buck.

I'm disappointed that the city hasn't seemed to listen to the feedback given, and has worded the survey to purposely skew results. Even with that, the majority of feedback noted that residents did not have an issue with STR, so why the strict legislation?

Additionally, what about tourism dollars? My property is centrally located and I'm always booked because there isn't a hotel in my area. Where will people stay if not in a short term rental? Coming from a place like Nashville where there were so few hotel rooms in comparison to demand, staying for one night was easily 350+. Those tourist dollars will end up in places like Henrico, when tourists could be paying the steep restaurant tax instead of relying solely on residents.

Surely short term rentals aren't the only barrier to affordable housing, and I think there are other ways to go about it. I'm all for limiting the number of units in a large building (4 units or more), and I'm all for registering and paying the fee. I don't see that requiring a live-in host will do anything other than take money out of the pockets of lower-middle class individuals like myself and put it in other counties, cities, or to the hotel industry.

I sincerely hope you vote against this legislation, or at least amend it to remove the live-in requirement.

Sincerely,

Carissa Tsiris  
Ellwood Avenue

**From:** [Walton Shepherd](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Cc:** [Patterson, Samuel - City Council Office](#)  
**Subject:** Letter of OPPOSITION to the inequitable, anti-renter definition of "STR operator" (ORD. 2019 - 343)  
**Date:** Friday, January 3, 2020 3:01:06 PM

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Dear Ms. Pitts,

I write to express my opposition to the inexplicable and inequitable exclusion of the renters of our great city from the economic opportunity of STRs. (See definition 98:2, page 141: "Short-term rental operator means an individual who is the owner of a dwelling unit used as a short-term rental.")

**This categorical exclusion is not only inequitable: it is arbitrary on its face. First, no justification is provided in the record for such a sweeping exclusion, and second, the majority of the other localities surveyed do not exclude renters from their definitions.**

This arbitrary exclusion is also at odds with the Council's mission to afford economic opportunity to all, and not solely to those sufficiently privileged to own a home. Yet, the Council's proposed exclusion of renters would directly exacerbate the inequitable gap between the haves and the have-nots, with home owners literally get richer while renters are left behind. (More grotesque, renters may, as a direct result of the STR market from which they are excluded, be saddled with higher rents and dwindling rental housing stock.)

In the City of Richmond, of all places, this is a baffling slap in the face of the less-privileged.

Please remove this restriction on less-privileged Richmond renters, so that all may access the economic uplift opportunities afforded by STRs.

(Other than that restriction, I do generally support the regulation and revenue collections afforded by STRs in Richmond.)

Thank you,  
Walton Shepherd

7th District  
401.9236  
2105 M Street  
Richmond VA 23223

COD

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## Keep short-term rentals out of neighborhoods

Editor, Times-Dispatch:

I support continuing the ban on vacation rentals in our residential neighborhoods.

Richmond is a city of neighborhoods. This past Saturday, I attended a breakfast to welcome a new family into our neighborhood. Conversations included how better to support our schools and to improve neighborhood safety. Imagine our new



neighbors moved next door to a vacation rental. Will vacationers who move in and out of our neighborhoods on weekends support our school fundraisers and keep a watchful eye on our children?

“There was no app for that” is not the basis for the longtime ban on vacation rentals in residential neighborhoods. Vacation rentals are not innovative; they have worked well for decades at our beaches and resorts. They also work in mixed-use business zones. The basis for the ban remains that residential neighborhoods are not for vacationers, they are for raising families and supporting communities.

Residents of Richmond who embrace our community spirit do not want a stream of vacationers coming and going next to their home.

Mary Eure.

Richmond.

**From:** [Ellen Shuler](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Short Term Rental Proposal  
**Date:** Sunday, January 5, 2020 9:35:21 AM

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CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I have just read over the abbreviated review of the Short Term Rental proposal that will be reviewed by the planning commission on Monday, January 6, 2020.

I have owned my home at 302 N. Davis Ave since 1977 and I share a party wall with my next door neighbor. I find the STR proposal quite horrifying. I've never had any problems with my neighbors over the years. All have been owners, not renters. Through the party wall, it is not unusual to hear the dog bark, vacuum cleaners running or occasional crying children, but nothing I've ever felt a need to complain about.

The attached house has four bedrooms. With the allowed two adults per room, that's 8 adults plus unlimited children and animals. That essentially turns a residence into something akin to a full-on beach party house. I find that totally unacceptable in a quiet residential neighborhood. And don't even get me started about parking! I can't imagine that I am the only homeowner who has these concerns. I am strongly opposed to an STR proposal that would allow such a situation to occur.

Thank you,  
Ellen Shuler

Sent from my iPad

**From:** [John Albright](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Re: City of Richmond Short-Term Rentals Ordinance  
**Date:** Monday, January 6, 2020 7:21:57 AM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Marianne,

We are not big fans of short-term rentals, but would like the Planning Commission to consider our input here on the proposed legislation:

**We're in favor of:**

- The property being the STR operator's primary residence (very strongly in favor)
- Events and gatherings of persons other than the authorized lodgers being prohibited
- Safety Requirements including smoke detectors, carbon monoxide detectors, fire extinguisher are called out

**Our strong concerns include:**

- Limited details on how enforcement and technology to do so will be handled
- A need for hefty fine and revocation for STR regulation violators
- Consideration for Parking is not included and we think should be stipulated as 2+ spaces off-street
- The amount of days used for STRs should be reduced from 180. Instead, 30-60 days would provide better control in early stages of the regulation
- Not including business license (since STRs are a business) in the regulation that builds on rules already in place for home businesses

Lastly, we strongly suggest basing Richmond STR regulation on the Charleston SC model as they have been successful in establishing a healthy STR environment for their city.

John & Michelle Albright  
1414 Grove Ave

On Thu, Dec 12, 2019 at 10:15 AM Pitts, Marianne G. - PDR  
<[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:

Good Morning,

I am emailing you as you have attended a public meeting or completed a survey regarding short-term rentals in the city of Richmond. On Monday night, an [ordinance](#) to permit short-term rentals under certain terms and conditions was introduced. The ordinance is currently scheduled to reviewed by City Planning Commission on January 6<sup>th</sup> at 1:30 pm in City Council Chambers. If you would like to provide public comment to the ordinance via email,

**From:** [Suzanne Carley](#)  
**To:** [Olinger, Mark A. - PDR](#); [Pitts, Marianne G. - PDR](#); [Brown, Jonathan W. - PDR](#); [Gray, Kimberly B. - City Council](#)  
**Subject:** Short-term rental proposal 1/6/20  
**Date:** Monday, January 6, 2020 12:04:32 PM

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CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern,

For the purposes of today's meeting, I would like to express my concerns with several portions of the current STR proposal. My husband and I have lived in the Fan for 13 years and love living here because of its character, history, and great people. We are very concerned that the proposal goes against the 2001 Master Plan's intent to preserve our neighborhood's integrity and discourage exactly this type of activity.

The proposal being discussed today does nothing to encourage property owners to be 'invested' in preserving the character of our neighborhood. There is no limit on the number of days, no definitions for an 'operator' or 'host', no regard for the already pervasive parking issue, and absolutely no discussion for the process of policing/enforcing adherence to permit requirements. I do not think the burden of policing all of these concerns should fall on neighbors. Anyone from anywhere could use a long term renter/employee as a possible host or operator. There should be some language in the permit for how neighbors can approach the city for any appeals towards a STR's maintenance, clientele, or overall operational problems or concerns. Reviews need to be more frequent than every 2 years.

Thank you!

Best,  
Suzanne Carley  
1530 Park Ave

Suzanne Carley  
suzecarley@gmail.com

**FAN DISTRICT ASSOCIATION**

**208 Strawberry Street  
Richmond, Virginia 23220**

January 5, 2020

Ms. Marianne Pitts  
Department of Planning and  
Development Review  
900 East Broad Street, Room 511  
Richmond, Virginia 23219

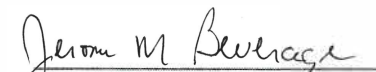
Dear Ms. Pitts:


This past summer the Fan District Association established a working group to determine what regulations Fan residents would like applied to short-term rentals ("STRs") in our neighborhood, and I submitted those suggestions to you at our meeting in August. Based on the working group's suggestions, Fan residents are primarily concerned with keeping STRs as an accessory use rather than a principal use within the neighborhood. We understood this to be the City's goal as well, and in fact the Staff Report pertaining to the proposed STR ordinance claims that the purpose of the new ordinance is to provide "regulations to ensure that the short-term rental remains an accessory use to a dwelling unit." However, there is no corresponding requirement in the proposed ordinance. Sec 30-697.1(1) requires an STR operator to "occupy a dwelling unit on the lot on which the STR operator's STR is located for an aggregate of at least 185 days each calendar year," but this provision would allow the owner of a multi-unit building to live in one dwelling unit and rent all the other units as STRs 365 days per year. In addition, he could rent his own unit as an STR for 180 days per year. Such a lenient provision could turn every multi-unit building into a hotel and the Fan into a neighborhood of investment properties used solely as STRs with very few actual neighbors. The FDA would like to see this provision changed to require an STR operator to "occupy an STR for an aggregate of at least 185 days each calendar year."

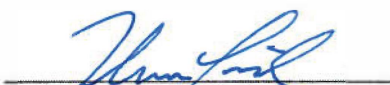
Further to ensuring an STR remain an accessory use is a restriction on the number of days per year an STR operator is permitted to rent an STR. We requested that STRs be limited in the number of days they could be rented to 30 per year. The proposed ordinance has no restriction on the days per year, ostensibly because the number of days would be too difficult to track. The difficulty to track doesn't excuse the need for a limitation on what is meant to be an accessory use. We understand that 30 days may be too few, but if STRs are an accessory use, then by definition, 365 is too many.

Thank you for taking the time to review these comments. Please let me know if you would like to discuss further.

Very truly yours,

  
Jerry Beverage, President

  
Martha Warthen, Co-Chair  
Code Enforcement &  
Zoning Committee

  
Thomas Lisk, Co-Chair  
Code Enforcement &  
Zoning Committee

**From:** [Matthew Fuchs](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Cc:** [Elizabeth Fuchs](#)  
**Subject:** Re: City of Richmond Short-Term Rentals Ordinance  
**Date:** Saturday, January 4, 2020 9:51:50 AM

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**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Ms Pitts,

Thank you for contacting us regarding the Short Term Rental ordinance. We are in agreement with the owner occupied requirement that is stipulated; however, we are not in agreement with no annual rental day limit being imposed. This lack of a limit will allow for a very permissive environment for the first year and will offer current residents and neighbors very little in the way of recourse if an operator chooses to use STRs for the entire year. We recommend that a 180 day limit (at the very least) be put in place. This is in line with the 185 day owner occupied requirement.

Sincerely yours,

Matthew & Elizabeth Fuchs

1416 Grove Avenue  
Richmond, VA 23220  
[mfuchs11@gmail.com](mailto:mfuchs11@gmail.com)

On Thu, Dec 12, 2019 at 10:15 AM Pitts, Marianne G. - PDR  
<[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:

Good Morning,

I am emailing you as you have attended a public meeting or completed a survey regarding short-term rentals in the city of Richmond. On Monday night, an [ordinance](#) to permit short-term rentals under certain terms and conditions was introduced. The ordinance is currently scheduled to reviewed by City Planning Commission on January 6<sup>th</sup> at 1:30 pm in City Council Chambers. If you would like to provide public comment to the ordinance via email, please email me, and I will provide your comments to the Planning Commission.

Thank you,

Marianne

**From:** [Katherine J](#)  
**To:** [Olinger, Mark A. - PDR](#); [Pitts, Marianne G. - PDR](#); [Brown, Jonathan W. - PDR](#); [Gray, Kimberly B. - City Council](#); [Bieber, Craig K. - City Council Office](#); [Stephanie Lynch](#); [Robins, Amy E. - City Council Office](#); [Rodney Poole](#)  
**Subject:** Opposition to proposed STR regulation and request for continuance  
**Date:** Monday, January 6, 2020 12:23:32 PM

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello,

1) I add my support for a **request of continuance** for this agenda item since key individuals were not aware it was being brought forward today.

2) I would like to point out that short term rentals ARE in fact already **explicitly prohibited in Richmond**. I have highlighted the language in our [Home Occupation Rules](#) below, and hope you will consider the precedent you are creating by whole-sale allowing commercial use throughout residential zoning. This is a complete disregard of the point of having residential designations. Even worse, you are removing the ability of neighbors to participate in the approval process. At least with the current SUP system, neighbors are given a voice and contextual issues can be weighed.

3) if the City is intent on creating a subset for STR's, then I hope you will at a minimum consider:

- A) **Restricting number of nights to less than 2 months** in a calendar year. Difficulty in regulating the number of nights is a unacceptable excuse not to try.
- B) Operators should have to **provide a plan for parking** guests onsite, or within the parking zoned allowance for their area.
- C) There should be **tiered levels to reflect the varying zoning** where STR's are occurring. This is not a one-size fits all issue.

Thank you for your service to Richmond.

Sincerely,  
Katherine Jordan  
312 N Granby St  
Secretary, Green City Commission  
919 475 7263

<http://www.richmondgov.com/PlanningAndDevelopmentReview/forms/HomeOccupationAPP.pdf>

#### **HOME OCCUPATION RULES**

Any occupation, profession, business or enterprise which is incidental and secondary to the principal use of the premises as a dwelling unit. The following provisions shall apply to home occupations in all districts in which they are permitted by the use of regulations set forth in this chapter.

(1) Employment. Only persons living together as a family on the premises shall be employed on the premises in the conduct of the home occupation.

(2) Location. The home occupation shall be conducted within the dwelling unit or within a completely enclosed accessory building on the same property, provided that the home occupation use of an accessory building shall be permitted only when authorized by exception granted by the board of zoning appeals pursuant to section 114-1040.3 of this chapter. Use on an accessory building for motor

vehicle parking or incidental storage of products or materials used in conjunction with a home occupation conducted within the dwelling unit shall not require an exception. There shall be no outside activity or outside storage of products or materials in conjunction with any home occupation.

(3) **Area.** The home occupation, whether located in the dwelling unit or in an accessory building, **shall not occupy an area greater than the equivalent of 25 percent** of the enclosed and heated floor area of the dwelling unit or more than 500 square feet, whichever is less. Areas within enclosed buildings and use for parking of vehicles as may be required by section 114-640.2 of this chapter shall not be included in calculation of the area devoted to the home occupation.

(4) **Appearance.** There shall be no signs, other than specifically permitted by article V of this chapter, and no displays or alterations to the exterior of the building or premises that would distinguish it as being devoted to a non-dwelling use.

(5) **Intensity/traffic.** Visitation by clients, customers, vendors or other visitors associated with the home occupation, including deliveries, **shall not exceed a total of four vehicles per day, nor more than two persons at any one time, and shall occur only between the hours of 8:00 AM and 6:00 PM.**

(6) **Vehicles.** **Parking** or storage of vehicles shall be subject to the limitations set forth in section 114-640.2 of this chapter, provided that **no more than two vehicles used in conjunction with a home occupation** shall be parked or stored on the premises either outside or inside a completely covered enclosed building.

(7) **Prohibited activities.** In conjunction with any home occupation, no product shall be offered for sale directly to customers on the premises, **there shall be no housing of persons for compensation,** and there shall be no repair of vehicles or internal combustion engines. The following uses or activities shall be prohibited as a home occupation: beauty salons, barber shops, manicure or pedicure services, massage therapy, medical or dental offices and clinics, catering businesses, kennels, veterinary clinics and similar uses or activities.

(8) **Performance.** There shall be no process or activity conducted or equipment operated that generates any noise, vibration, odor, smoke, fumes, glare or electrical interference discernible to the normal senses beyond the lot lines of the property on which the home occupation is conducted. In the case of a home occupation conducted in a dwelling unit other than a single-family detached dwelling, such impacts shall not be discernible to the normal senses outside of the dwelling unit. The use or storage or both of hazardous materials of such type or in such quantities not normally permitted in a residential structure shall be prohibited. NOTE: No vehicle that exceeds an empty weight of six thousand five hundred (6,500) pounds, semi-trailer or commercial vehicle shall be parked or stored outside of a completely enclosed building. For the purposes of this section, a commercial vehicle is defined as a loaded or empty motor vehicle that exceeds an empty weight of six thousand five hundred (6,500) pounds, a trailer or semitrailer, designed or regularly used for carrying freight, merchandise, or more than ten (10) passengers, including buses. No Home Occupation Certificate of Zoning Compliance will be approved unless all of the above stated rules can be complied with.

FAILURE TO COMPLY WITH THE ABOVE RULES CONSTITUTES A VIOLATION OF THE ZONING ORDINANCE SUBJECT TO A FINE, IF CONVICTED, OF **UP TO ONE-THOUSAND (\$1000) DOLLARS AND/OR UP TO ONE (1) YEAR IN JAIL.**

I, \_\_\_\_\_, have read and understand the foregoing HOME (Print Name) OCCUPATION rules and agree to abide by said rules in the conduct of my HOME OCCUPATION. \_\_\_\_\_ (Signed)

(Address) \_\_\_/\_\_\_/\_\_\_ (Date) Revised: 13-8-06



**From:** [Thomas Innes](#)  
**To:** [Olinger, Mark A. - PDR](#); [Pitts, Marianne G. - PDR](#); [Brown, Jonathan W. - PDR](#); [Gray, Kimberly B. - City Council](#)  
**Cc:** [John Albright](#); [dunwoodymb@gmail.com](mailto:dunwoodymb@gmail.com); [elizabeth.papas@gmail.com](mailto:elizabeth.papas@gmail.com); [Liz Williamson](#); [writesarahsherman@gmail.com](mailto:writesarahsherman@gmail.com); [katherine.l.jordan@gmail.com](mailto:katherine.l.jordan@gmail.com); [Matt Fuchs](#); [oonaghoughran@gmail.com](mailto:oonaghoughran@gmail.com); [Kenneth Steward](#); [Suzanne Hall](#); [president@fandistrict.org](mailto:president@fandistrict.org); [zoning@fandistrict.org](mailto:zoning@fandistrict.org); [mcfep@yahoo.com](mailto:mcfep@yahoo.com); [Joshua McFarlane](#); [Susan Miller](#); [sfeldman@richmond.edu](mailto:sfeldman@richmond.edu)  
**Subject:** STR Proposed Regulations January 6th Planning Commission  
**Date:** Monday, January 6, 2020 11:40:00 AM

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This is a follow up to comments and suggestions that so many owner occupied residents have made before as it relates to the proposed regulations.

First, the regulations in whatever form they are approved can always be made less restrictive in the future versus more restrictive. For example, limiting the number of days (like Los Angeles and Washington, DC) or making STR's applicable to only primary residences (like Boston and Washington, DC ) and variable hosting requirements (like San Francisco and Chicago) may offset the negative impacts of traffic, noise and general safety concerns. If they are in place when adopted, then the impact can be determined after a reasonable time. If it turns out that a lessening of any of the restrictions would not have a negative impact, then appropriate action can be taken. If it turns out that a more restrictive environment is needed, the enforcement and subsequent consequences would be hard to both pass and enforce.

Second, this is a commercial enterprise and should be regulated, licensed and taxed just like any other profit based entity. The proposed fee of \$300 is insignificant compared to both the income potential and the hard costs of administration. The fee needs to cover all costs of regulation and enforcement. The fines for non compliance need to be significant enough to prevent violations. Cities like Chicago have fines that range from \$1,500 to \$3,000 per day and go down to Boston with fines of \$100 to \$300 per day. Violations of density and use have the direct impact on the adjoining neighbors and have the potential to diminish their quality of life and enjoyment of their homes.

Third, in areas like the Fan, where there are parking overlay restrictions in place and parking is already a premium, there needs to be a reasonable and enforceable parking requirement such that the existing homeowners and residents are not forced to park blocks away. Nothing will have a more negative impact on quality of life than coming home on a Friday night only to find the house next door with five, six or even more cars taking up a significant percentage of the street parking. That quality of life for the existing owners and residents, the ones that are largely responsible for creating the strength and vitality of the neighborhood and the tax base for the City, needs to take precedence over the needs of a transient user.

It seems that a regulated STR environment, where there are limits on the provider, such that it is an owner occupied residence in some form, a limited number of nights and effective parking accommodations will minimize the impact on the neighbors and satisfy the needs of the non commercial STR operator.

Thank you for your consideration and your thoughtful examination of the long term implications of the STR regulations.

Thomas N Innes  
1501 Grove Avenue  
Richmond, VA

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**Thomas N. Innes**  
**Principal Broker**  
**RE/MAX Commonwealth**  
**7201 Glen Forest Dr #104**  
**Richmond, VA 23226**  
**804 288 5000**  
**Licensed in Virginia**

**From:** [lisa](#)  
**To:** [Lynch, Stephanie A. - City Council Office](#)  
**Cc:** [Pitts, Marianne G. - PDR](#); [Olinger, Mark A. - PDR](#)  
**Subject:** oppose 185 day owner occupancy restriction  
**Date:** Sunday, January 5, 2020 11:05:36 PM

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Stephanie-

I want to write in opposition of the of the proposed ordinance no 2019-343 specially the removal of L and the 185 DAY OWNER OCCUPANCY RESTRICTION.

Thank you for representing my district. I am a home owner in 23225.

Lisa Mischley  
314 W27th

**From:** [Erin Brooks Rowe](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Re: Short-Term Rentals: City Planning Commission Agenda Jan 6, 2020  
**Date:** Monday, January 6, 2020 12:16:15 PM

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Ms. Pitts.

Considering the upcoming City Planning Commission Review (and subsequent City Council vote) I wanted to voice my opinion that I **oppose Item L** in the ordinance (**primary residence portion**).

From my perspective as a Richmond resident, homeowner, and landlord, Item L appears to be an arbitrary portion of the ordinance; no data has been presented that supports this rationale. I would gladly support all other proposed interventions!

As a traveler and frequent user of short-term rental platforms like Airbnb, I would never stay in someone's primary residence. Item L would likely make short term rentals a non-viable option for many Richmond visitors and affect tourism rates and associated economic benefits.

Thank you for all you do!

--

Erin Rowe

(c): 804-837-8711  
[erin.brooks87@gmail.com](mailto:erin.brooks87@gmail.com)

On Tue, Dec 31, 2019 at 10:07 AM Pitts, Marianne G. - PDR  
<[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:

Good Morning,

The Planning Commission agenda and related documents for the Monday, January 6, 2020 regular meeting are now available on the City's legislative website. You can access the agenda [here](#) and on the [City's legislative website](#).

Supporting documentation for the Short-Term Rental Ordinance including the Planning Commission staff report is available [here](#). Please note that I will be updating the public comment letters on Friday with additional letters that we receive this week and providing any additional letters to the Planning Commissioners.

**From:** [Susan Zechini](#)  
**To:** [Pitts, Marianne G. - PDR](#)  
**Subject:** Re: Short-Term Rentals: City Planning Commission Agenda Jan 6, 2020  
**Date:** Monday, January 6, 2020 10:03:12 AM

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Good morning Marianne,

I would very much like to be added to the speaker list for this afternoon's meeting. I am very much in opposition to the level of regulation recommended in the Staff Report for private primary residences in the City of Richmond.

Thank you.

Sue Zechini

On Tue, Dec 31, 2019 at 10:07 AM Pitts, Marianne G. - PDR  
<[Marianne.Pitts@richmondgov.com](mailto:Marianne.Pitts@richmondgov.com)> wrote:

Good Morning,

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The Planning Commission meeting is a public hearing for the proposed ordinance with opportunities for public comment. The meeting will begin at 1:30 pm. Please note that the location is the 5<sup>th</sup> floor large conference room at City Hall (900 E Broad Street) which is a change from my previous emails.

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Thank you.