

**From:** [Allen, Burkley \(Council Member\)](#)  
**To:** [Planning Commissioners](#)  
**Cc:** [Kempf, Lucy \(Planning\)](#)  
**Subject:** Item 12, BL2019-79 requiring STRP owners to be on site  
**Date:** Wednesday, January 15, 2020 12:52:27 PM

---

Dear Planning Commissioners,

Thanks for your careful consideration of how Nashville can continue to refine our short term rental regulations to allow some homeowners to participate in Nashville's homesharing economy in a way that is not disruptive to the neighborhood or the housing market. I think we learn more every year about what is appropriate and what is problematic. The issues that have consistently stood out are the negative impacts of concentrating large numbers of guests in a neighborhood and the difficulties of enforcing appropriate behavior requirements of guests.

I understand the logic behind BL2019-79 requiring the homeowner to be on site during the short term rental period, but I am concerned about the consequences of this bill as proposed and as substituted. First I am concerned with the revised section 1, which would prohibit advertising the entire home for owner occupied STRP. Because this would still be allowed in non-owner occupied STRP's, this would give an unfair advantage to non-owner occupied properties since a limited number of visitors are comfortable with staying in a home with the owner. Past experience seems to indicate that the most extreme tenant behavior problems are associated with properties where the owner does not live on site, but an owner who returns to face the damage of rowdy tenants or the complaints of unhappy neighbors has tended to be responsible and should not be placed at the disadvantage of not being able to rent his property when he or she is away, when a non-owner occupied STRP owner can.

Secondly, I am concerned that this will be another unenforceable requirement since state law prohibits Nashville from citing offenses that would not apply to regular property like noise and trash ordinances. We have already lost the ability to cite an owner for advertising for more guests than Nashville's regulations allow. This prohibition seems to fall under the same category and would be equally unenforceable.

I appreciate the intent to ensure that there is an owner on site to ensure good guest behavior, but I am concerned that this approach will prevent opportunities for future law abiding STRP properties to the advantage of the existing non-owner occupied properties. Because using a home for Short Term Rental has been a path to affordability for some home-owners, this is not the portion of the market that we should be penalizing.

Respectfully,

**Burkley Allen**  
**Metro Council At-Large**  
**615-383-6604**

Council Committees - Affordable Housing - Chair  
Budget and Finance  
Public Works

Greenways Commission



**From:** [Charles Wilson](#)  
**To:** [Planning Commissioners](#)  
**Subject:** Vote your conscience on Bills BL2019-78, BL2019-79, & BL2019-111  
**Date:** Wednesday, January 15, 2020 10:19:24 AM

---

Please vote your conscience on bills BL2019-78, BL2019-79, and BL2019-111

**From:** [Carol W. Williams](#)  
**To:** [Planning Commissioners](#)  
**Subject:** Council bill 2019-79  
**Date:** Wednesday, January 15, 2020 7:35:42 AM

---

To the Planning Commission:

Your change of wording on #12 (regarding Council Bill 2019-79) shows once again the lack of understanding of the manipulative efforts of STRs in residential neighborhoods. Even if they cannot advertise whole house rentals does not mean they will not rent the whole house. For instance, a four bedroom house advertising two rental bedrooms opens the whole house housing holding as many as the renter brings with no owner on location. There will be no enforcement until parties are over If at all. Once again money wins over neighbors. Entire Houses are being built in East Nashville for non owner operated STRs. I was told by a contractor that one almost complete future STR house (non owner occupied)has nine bedrooms and nine bathrooms .

Please know you are hurting residential neighborhoods by removing the 15 hours to require the presence of owners.

Thank you for your service,

Carol Williams  
800 Russell Street  
Nashville, TN 37206  
615-227-4197  
Sent from my iPhone