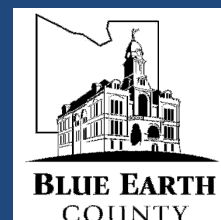


BLUE EARTH COUNTY

Survey Results – April 2020
Short-Term Rental Standards



Background

Blue Earth County is in the process of creating standards for short-term vacation rental units. To help obtain input and direction for potential standards, the County administered a survey. The survey was an 18-question online survey using Microsoft Forms. The survey was opened on March 11, 2020 and closed on April 27, 2020.

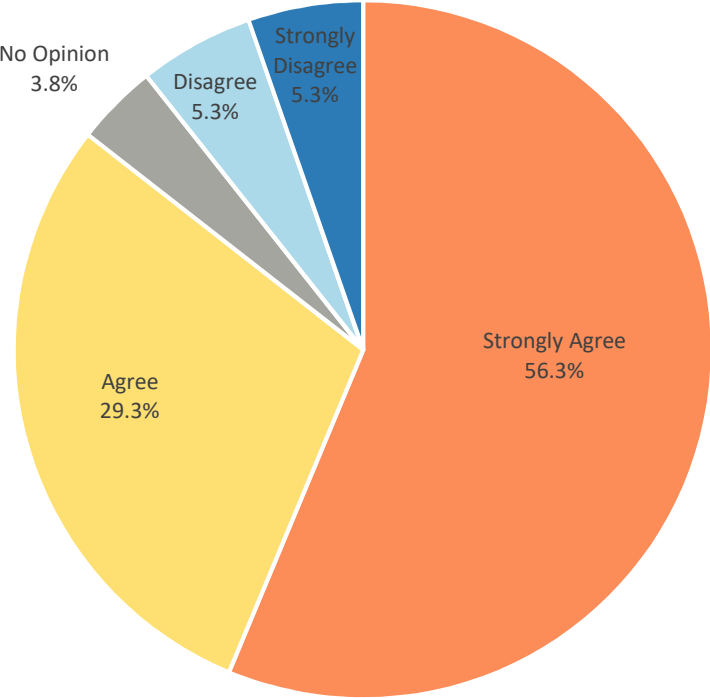
On April 13, 2020 a press release was sent out for the survey. The survey was also promoted using the county website, and social media.

A total of 263-responses to the survey were received.

The survey and results are summarized in this document.

Please rate your opinion with the following statements:

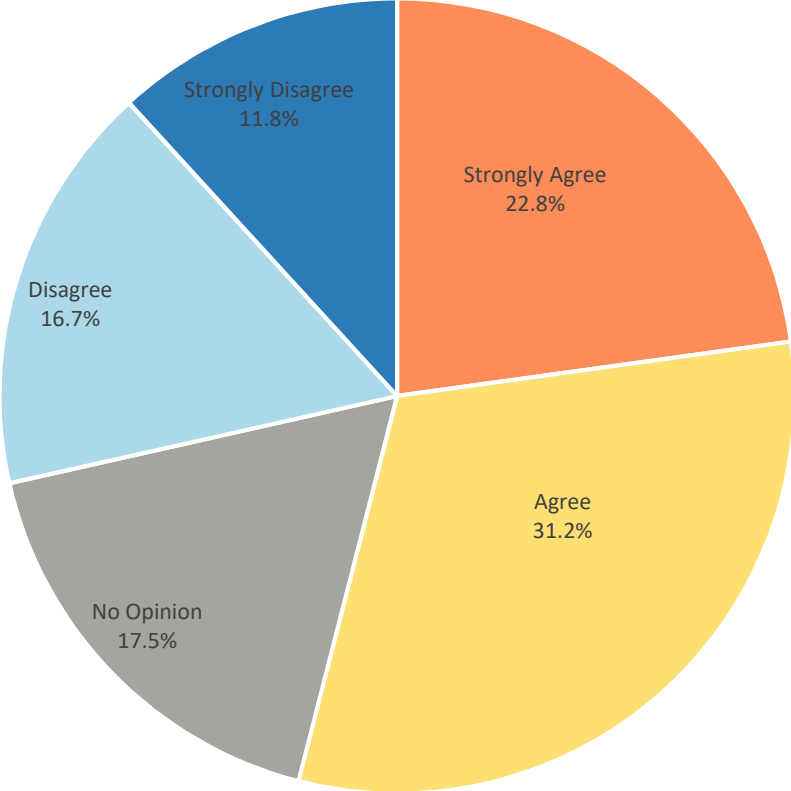
Question 1: Short-term vacation rentals can benefit our local economy as they offer additional lodging options.



Response	Number of Responses	Percent
Strongly Agree	148	56.3%
Agree	77	29.3%
No Opinion	10	3.8%
Disagree	14	5.3%
Strongly Disagree	14	5.3%
Total	263	100.0%

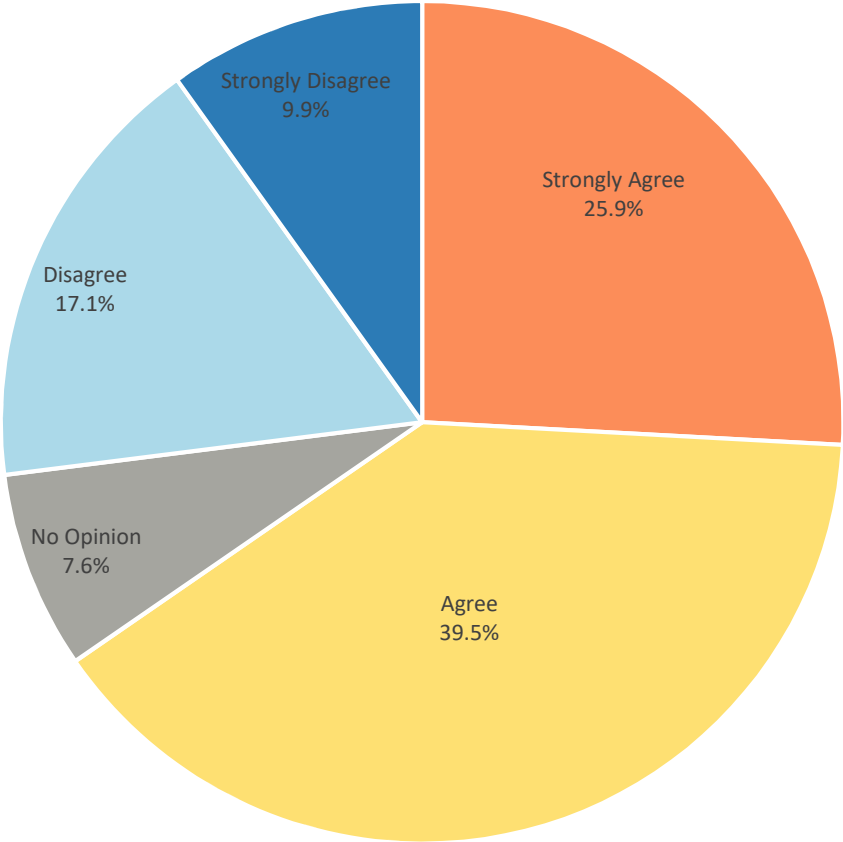
Please rate your opinion with the following statements:

Question 2: Having regulations for short-term vacation rental units would be beneficial in Blue Earth County.



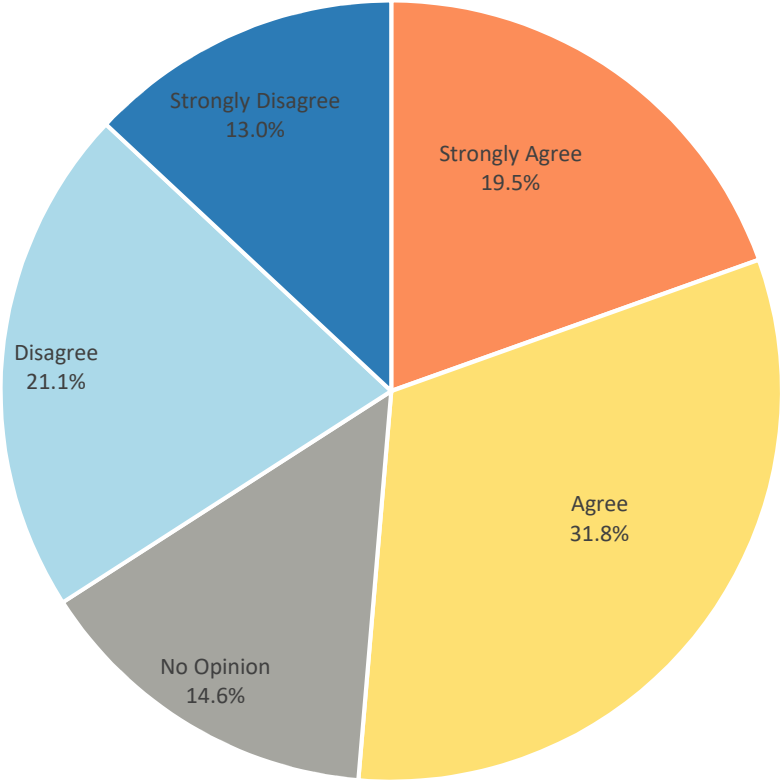
Response	Number of Responses	Percent
Strongly Agree	60	22.8%
Agree	82	31.2%
No Opinion	46	17.5%
Disagree	44	16.7%
Strongly Disagree	31	11.8%
Total	263	100.0%

Question 3: Short-term vacation rentals should be required to provide their contact information to all property owners within a specified distance so that neighbors have a person to notify if there is an issue.



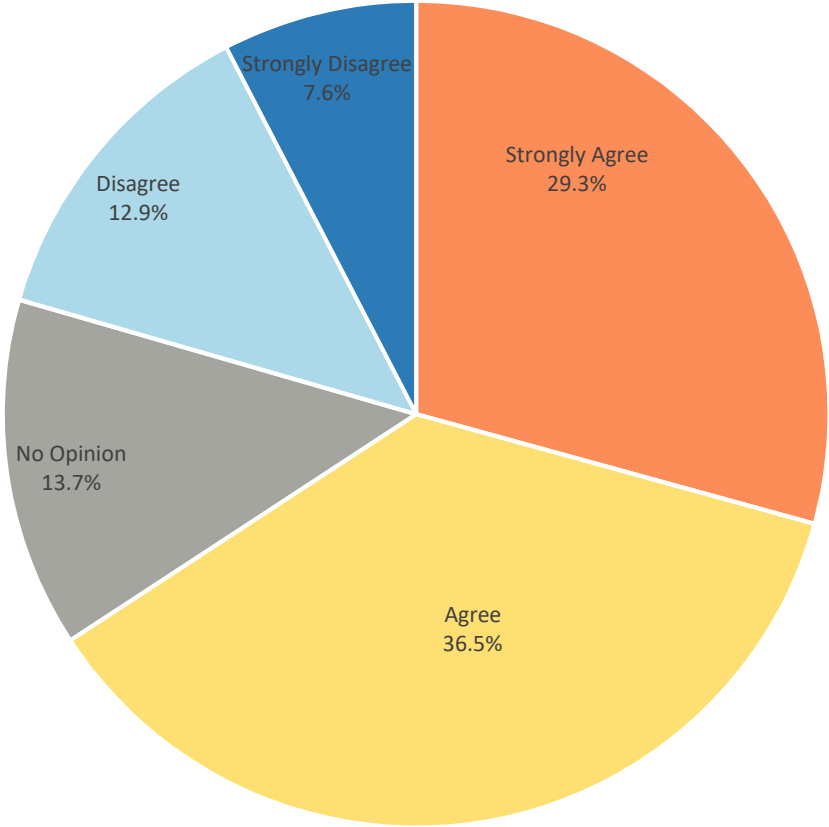
Response	Number of Responses	Percent
Strongly Agree	68	25.9%
Agree	104	39.5%
No Opinion	20	7.6%
Disagree	45	17.1%
Strongly Disagree	26	9.9%
Total	263	100.0%

Question 4: Property lines should be well marked by a fence or shrubs on properties with a short-term vacation rental unit.



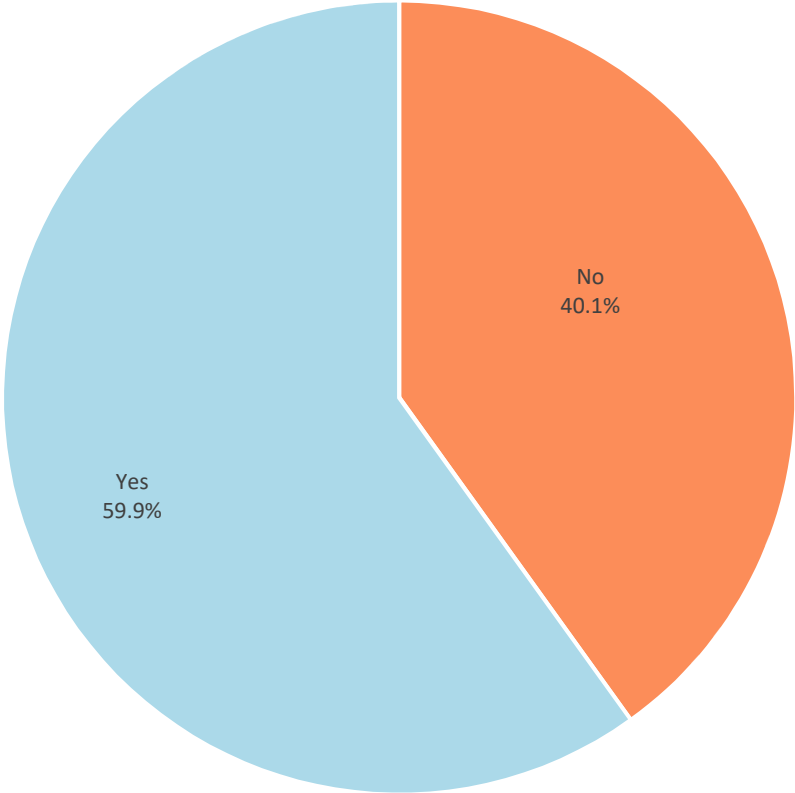
Response	Number of Responses	Percent
Strongly Agree	51	19.5%
Agree	83	31.8%
No Opinion	38	14.6%
Disagree	55	21.1%
Strongly Disagree	34	13.0%
Total	261	100.0%

Question 5: Adequate parking for cars or trailers at short-term vacation rentals should be provided on the rental property so that guests do not have to park on a public road.



Response	Number of Responses	Percent
Strongly Agree	77	29.3%
Agree	96	36.5%
No Opinion	36	13.7%
Disagree	34	12.9%
Strongly Disagree	20	7.6%
Total	263	100.0%

Question 6: Should there be a restriction on the capacity or maximum number of occupants at a short-term vacation rental unit?



Response	Number of Responses	Percent
No	105	40.1%
Yes	157	59.9%
Total	262	100.0%

Question 7: If Yes to Question 6, What are the maximum number of occupants that should be allowed?

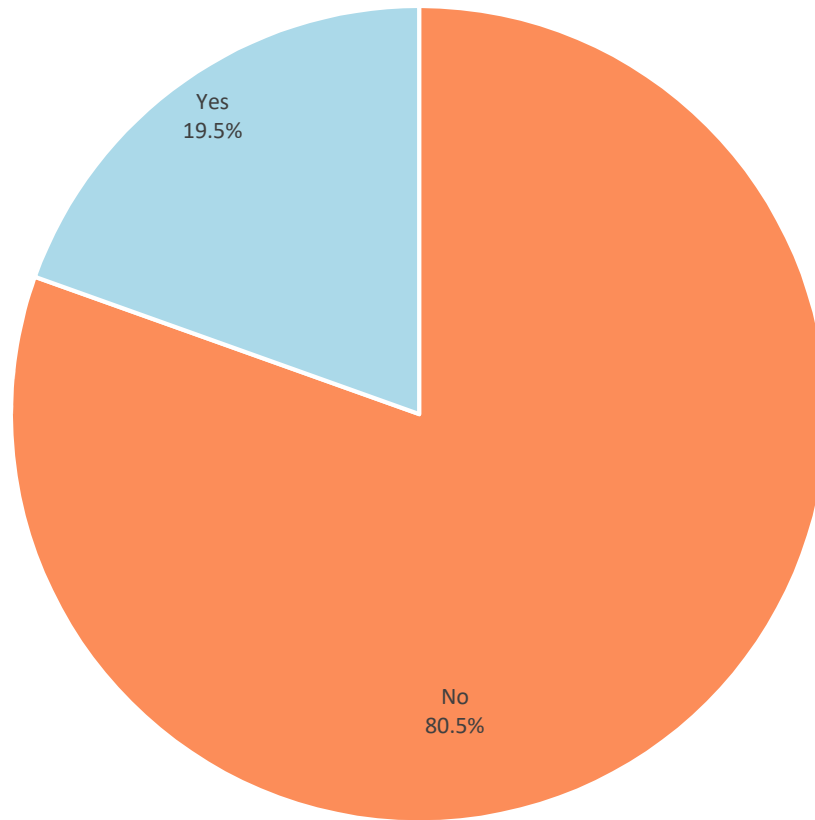
Response to the maximum number of occupants that should be allowed	Number of Responses
10	9
12	6
6	6
2 per bedroom	5
8	5
5	4
Depends on the size of the rental unit.	3
Should be dependent on the number of bedrooms and size of the lot the property is located on. If you have a 6 bedroom house with a bunk bed loft on 10 acres you should be able to have as many as you see comfortable to house. If it's a 3 bedroom house on a .17 lot with close neighbors there should be a limit to beds during after hours.	3
15	2
2 ppl per bedroom plus 2 extra ppl	2
3 per bedroom	2
depends on the space	2
However many the rental sleeps	2
X people per sq foot including short term guests	1
# of beds	1
16	1
2 adults per bedroom	1
2 people per bed/pull-out couch	1
2 people per sleeping area which could include a living room couch area - kids could camp out in floor so a 3 bedroom house with living room could have 8 people not counting anyone under age 3 - they should not be included in total	1
2 per bedroom including outside campers	1
2 persons per bedroom plus 2 per sofa/sleeper. The maximum number not in bedrooms (I.e. Sofa/sleeper) not to exceed 4 per rental unit.	1
2 unrelated adults. At least one bedroom per two people in the rental.	1
2 unrelated per bedroom or 3 per bedroom if family	1
3	1
4	1
4-5	1
5 to prevent huge parties and gatherings.	1
7	1
8 if there is enough parking	1
8-10 depending on the size of the structure	1

Response to the maximum number of occupants that should be allowed	Number of Responses
A ratio based on per bedroom or minimum square footage calculations to allow larger properties to host more people.	1
All depends on the Size of the house. I would say some many people per so much square footage.	1
As many as the rental can sleep, 4 full size beds = 8 occupants for example.	1
Based on bedrooms- 2 quests/ room (roughly) no to include children under the age of 8 that could easily sleep on a single sized air mattress	1
Based on bedrooms, just like a normal rental. 2 person per bedroom.	1
Based on existing sleeping capacity of home or cabin.	1
Based on number of bedrooms and parking	1
Based on size of unit-sleeping quarters	1
Based on the amount of sleeping places	1
Based on the size/sleeping capacity of the unit.	1
By health codes that hotels and resorts have to follow	1
By number of beds and couches.	1
Depending on location and size of unit or property. That should determine maximum capacity of unit. Example: 3 bed 2 bath can accommodate 12, 1 bed 1 bath studio can accommodate 4, etc...	1
Depending on sq feet or # beds	1
Depending on the size of the dwelling. 2 / bedroom plus 4 persons	1
Depending upon size of unit	1
Depends how big the house is	1
Depends on # of beds or bedrooms.Common sense says 10 people would be too many for a 2 bedroom house	1
Depends on beds	1
Depends on beds available, square footage fo the building. In general, 3 beds, 6 people.	1
Depends on how big the place is or how many it sleeps. Most people use rental properties for family vacations so that would mean extra people than just your current family.	1
Depends on how many bedroom and bathrooms there are in the rental until! So 4 bedroom I would say 8-12 people.	1
Depends on parking, bathrooms and acreage	1
Depends on rooms in the rental	1
Depends on size	1
Depends on size and scope of property. TBD	1
Depends on size of home, parking accommodations, proximity to neighbors, and shouldn't count children.	1
Depends on size of house/property	1
Depends on sleeping	1
Depends on sleeping arrangements and size of the property	1
depends on the building size	1
Depends on the house	1

Response to the maximum number of occupants that should be allowed	Number of Responses
Depends on the house in question, but keeping numbers down to avoid parties and other disturbances is important.	1
Depends on the rental. Occupants shouldn't exceed the capacity of the facility. For example 20 people in 3 bedroom facility seems to be too many.	1
Depends on the residence. Follow normal standard residence restrictions.	1
Depends on the size of the house and how much off street parking is available	1
Depends on the size of the house and how much parking there is.	1
Depends on the size of the house.	1
Depends on the size of the house. If it can sleep 8-10 for instance they should be allowed to house that many. People should also have the right to have friends/relatives for a evening so I say 25 total	1
Depends on the size of the property and number of bedrooms and bathrooms. The average short term rental that we have utilized accommodates 10-12ppl. We are a family of 5. We have have many friends that are families of 6+.	1
Depends on the size of the property, living structure and parking available.	1
Depends on the size of the property.	1
Depends on the size of the property. It should be proportionate to the size of the home/ number of bedrooms (2 people per bedroom that has at least a queen bed).	1
depends on the size, number of bedrooms and availability of off street parking.	1
Depends on where the property is.	1
Depends upon the size and number of bedrooms and beds.	1
Each rental would have to comply with the county on that they are the ones that know how many person each unit accommodates or sleeps	1
I believe they should be able to fit 1-2 families. So 8-10 people maximum.	1
I feel the # of occupants should be based off the number of legal bedrooms in the home. Whether that # is 2-4 persons per bedroom. For example a 2 bedroom home with less than 1000 sq/ft of living space should not be allowed to rent out to 10+ people.	1
It depends on the unit. Some of these short term rentals are studio apartments and some are large lake homes. Each host should have to be reasonable with their maximum capacity.	1
It should be based on the number of bedrooms, NOT the number of beds. 3 bedrooms 6 people.	1
It should be based on the number of sleeping spaces including beds and sofa-sleepers. For example: Two bedrooms with queen beds and a sofa sleeper = 6 guests.	1
It should be in correlation with the size of the property (amount of bedrooms)	1
It should depend on the size and space available	1
It should depnd on how large the rental is.	1
Limit should be tied in with the number of sleeping spaces and parking spots	1

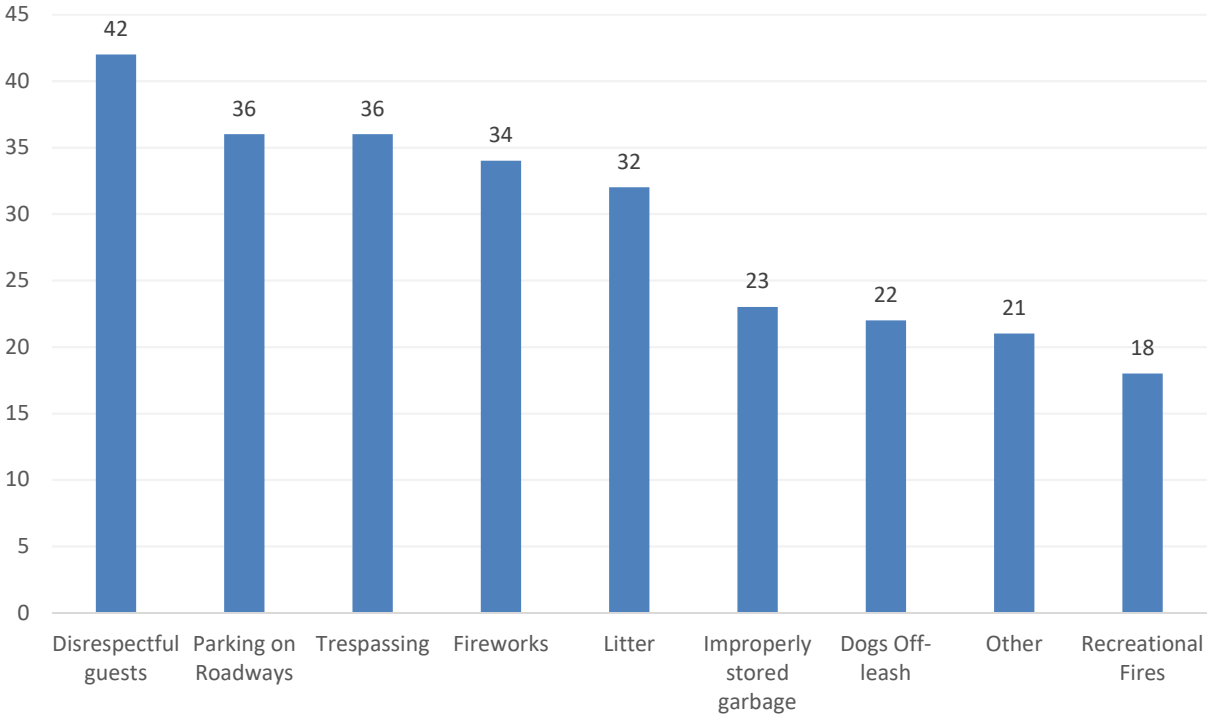
Response to the maximum number of occupants that should be allowed	Number of Responses
Max # that can sleep in beds + children in cots	1
No more than 2 persons for each bedroom	1
Not sure the best way to word the occupancy rating. Ideally number of people would be determined by the number of bedrooms, then determine a occupancy per bedroom based on square footage of the bedroom not two exceed the number of beds.	1
Not sure.. Should be safety based or based on parking or septic system?	1
Number reflected on amazing of beds/ sleeping areas that are available	1
Occupancy capacities should be based on the square footage of the dwelling & number of bedrooms. A typical 3 bedroom home with 1500 sq ft of living area as an example. One guest per 150 sq ft would equate to a maximum occupancy of 10 overnight guests.	1
Should be based off the capacity within the unit. For instance, if it sleeps 6 than max should be 6-8	1
Should be based on the size of the residence and the property.	1
Should be based on the size/occupancy of the rental building	1
should be based on the square footage of actual bedrooms as well as the number of bathrooms	1
Should be determined by size, bedroom, and fire codes. Similar to hotels.	1
That depends on the size of the unit.	1
The problems that we have seen typically involve large groups, so limiting the number could potentially eliminate some of the disturbances with noise and obstructed roadways. This would be dependent upon the location of the property and number of bedrooms.	1
This depends on the square footage and number of beds.	1
This should be based on the size of the rental, not just a blanket number for all.	1
This should be dependent upon square footage, number of bedrooms/bathrooms, parking,etc. essentially the occupancy should fit the lodging.	1
This should follow social distancing rules	1
this will depend on the property. 2 per bedroom?	1
Two adults per bedroom plus two additional. Adult is someone over the age of 16.	1
Two and a half times the amount of bedrooms in the structure.	1
Two persons per bed (includes sofa beds and the like) OR 2 persons per 400 square feet of finished living space.	1
Would depend on the number of beds rooms in the home	1
Zoning Department should specify based on sq footage of home and septic size	1

Question 8: Are you concerned about short-term vacation rental units in Blue Earth County?



Response	Number of Responses	Percent
No	210	80.5%
Yes	51	19.5%
Total	261	100.0%

Question 9: If one answered yes to question 8: What concerns you about short-term vacation rental units?



Other Response for Concerns from Question 9

All night parties with large groups of people who are not part of the guest list.

guests over capacity

Health code violations

I have grandchildren visiting and would have no way to know who is temporarily living near me. I consider VRBO's to be a personal safety concern.

Increased drunk driving / boat and auto accidents

Increased noise

Less regulation needed to profit

Local lakes in the area are zoned as recreational and residential use areas. Short term rentals constitutes a commercial use of personal property

More people brings more problems.

Other cities housing market has greatly increased in price making it unaffordable to live in these cities because people buy properties to only use as short term rentals

Parking on adjoining property.

Parking on roadways

parties

Recreation fires

Safety from guests

Speeding down residential roads

Speeding on roadways or potential of drunk driving

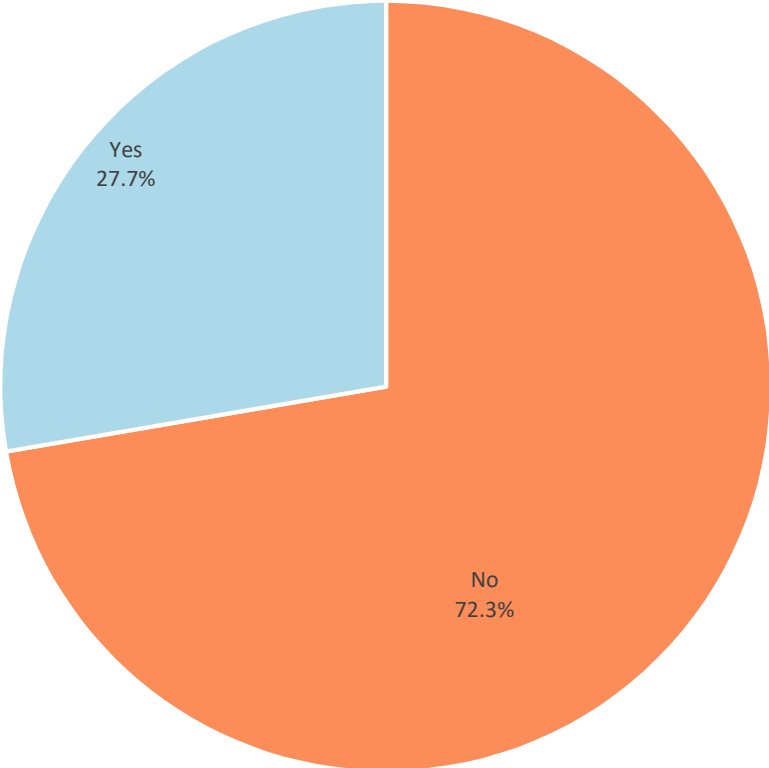
The basic safety and livability of the rental unit. Basic standards such as smoke detectors, carbons, vermin, electrical, plumbing, roof free of leaks, siding free of chipping and peeling paint, egress windows, and other

The impact on home prices in the area

theft /damage to my house next door if not at home vacation winter ,use and damage of shared drive way,

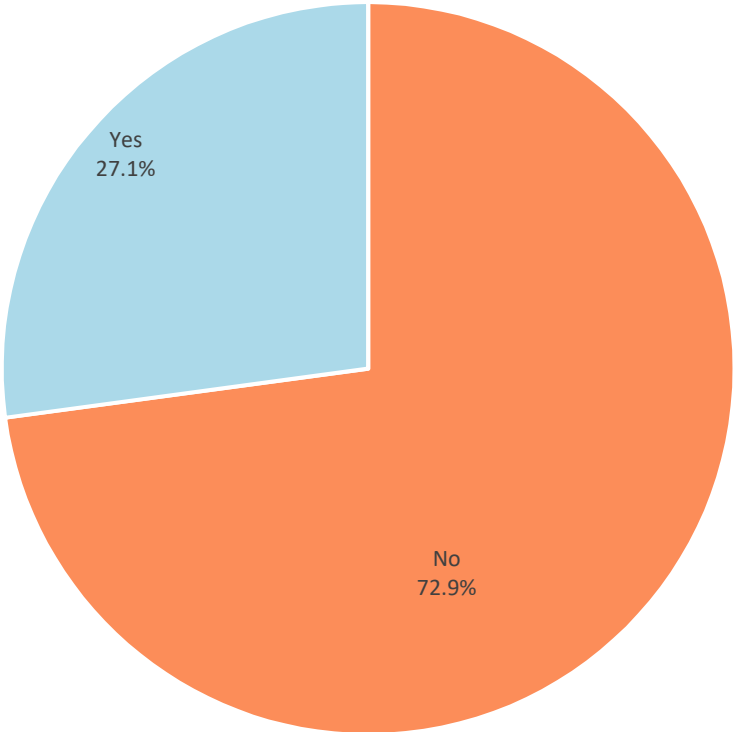
Too many people staying at the property. That include the number in the home as well as campers and trailers that get brought in for the event.

Question 10: Are there short-term vacation rentals operating near your house or neighborhood in Blue Earth County?



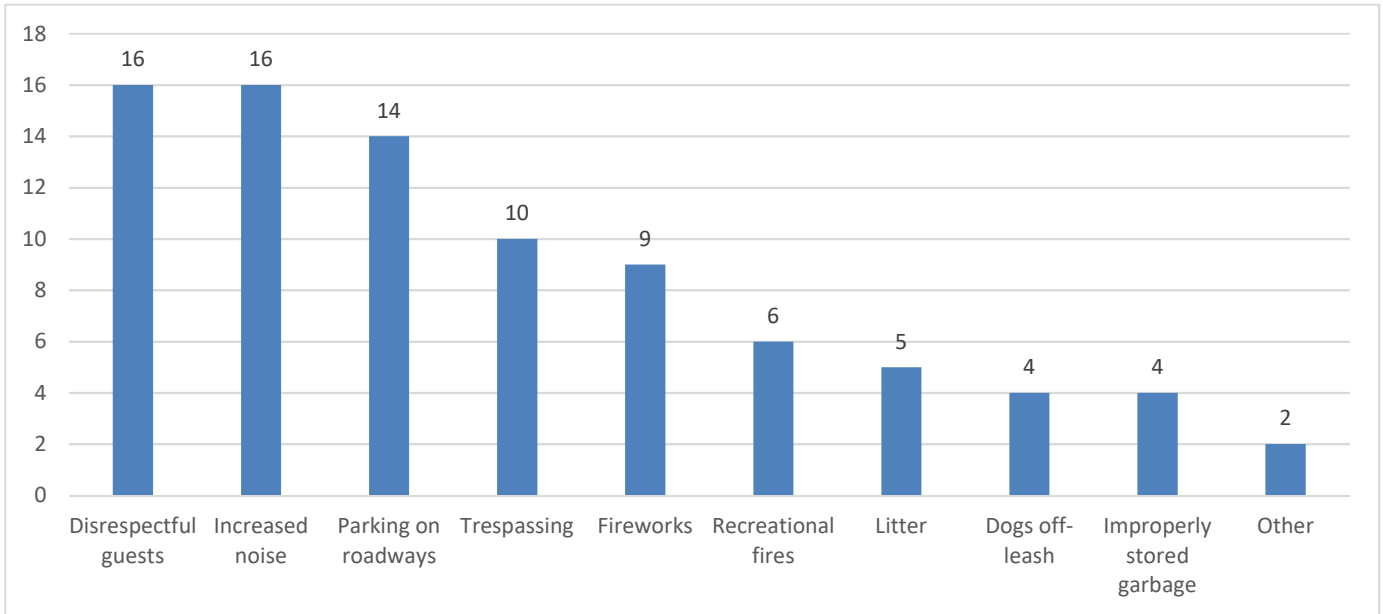
Response	Number of Responses	Percent
No	188	72.3%
Yes	72	27.7%
Total	260	100.0%

Question 11: If yes to question 10, Have you been disrupted by the activities of renters in a short-term vacation rental unit?



Response	Number of Responses	Percent
No	51	72.9%
Yes	19	27.1%
Total	70	100.0%

Question 12: If answering yes to question 11: How have you been disrupted by a short-term vacation rental unit? (Select all that apply):

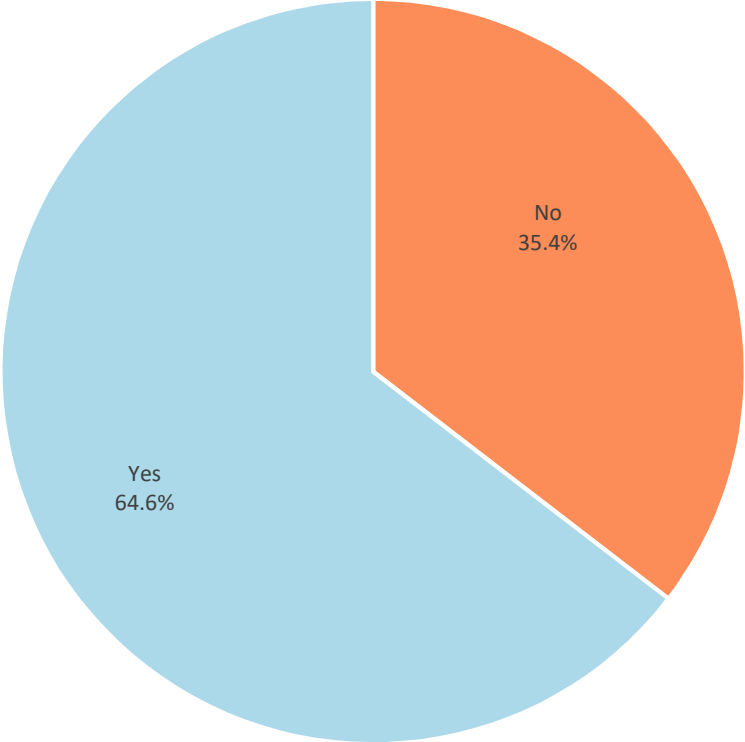


Response	Number of Responses
Disrespectful guests	16
Increased noise	16
Parking on roadways	14
Trespassing	10
Fireworks	9
Recreational fires	6
Litter	5
Dogs off-leash	4
Improperly stored garbage	4
Other	2

Other Responses:

- Traffic congestion
- Canoers

Question 13: Are you a resident of Blue Earth County?

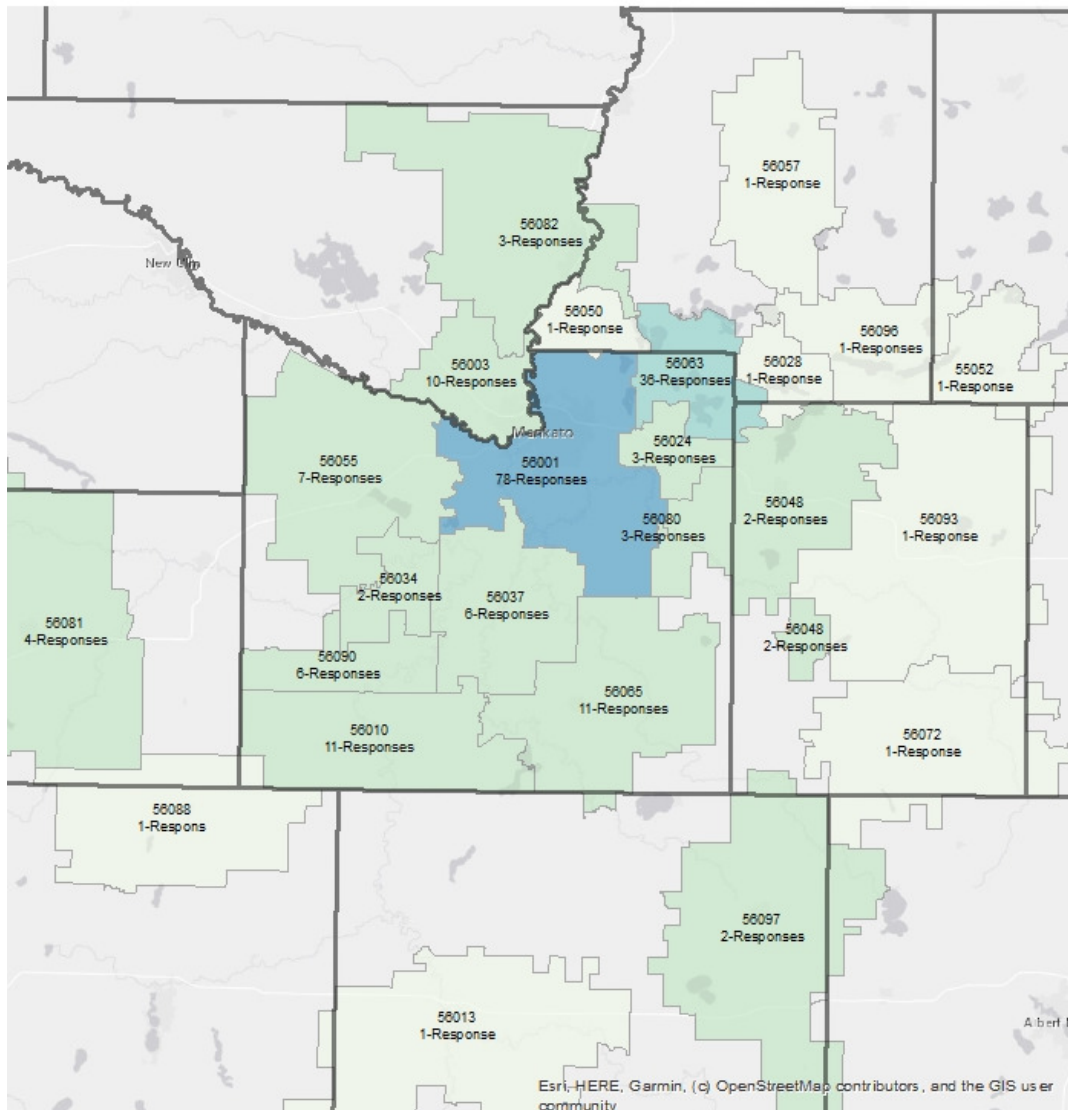


Response	Number of Responses	Percent
No	90	35.4%
Yes	164	64.6%
Total	254	100.0%

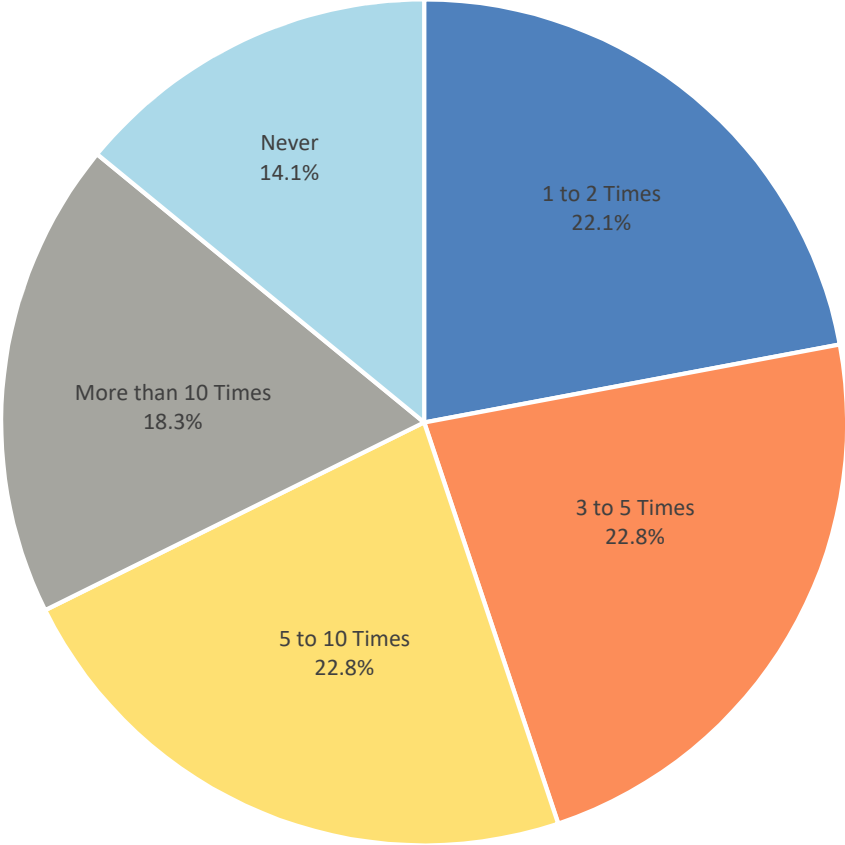
Question 14: What zip code do you live in?

Responses were received from seventy-four different zip codes. Sixty-eight of the zip codes were in Minnesota, three were in Wisconsin, and one each were received from Iowa, Washington and Texas.

The map below shows the responses from the zip codes in surrounding Blue Earth County.

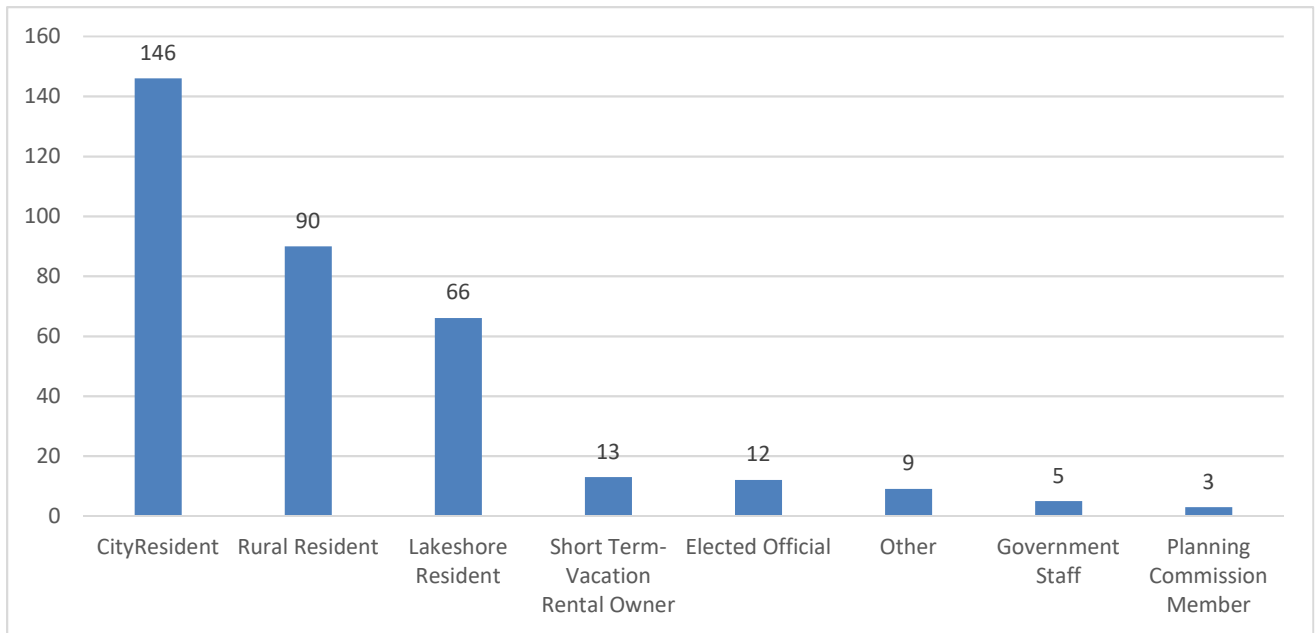


Question 15: How many times have you stayed at a short-term vacation rental property??



Response	Number of Responses	Percent
1 to 2 Times	58	22.1%
3 to 5 Times	60	22.8%
5 to 10 Times	60	22.8%
More than 10 Times	48	18.3%
Never	37	14.1%
Total	263	100.0%

Question 16: Please select all of the following items which describes you:

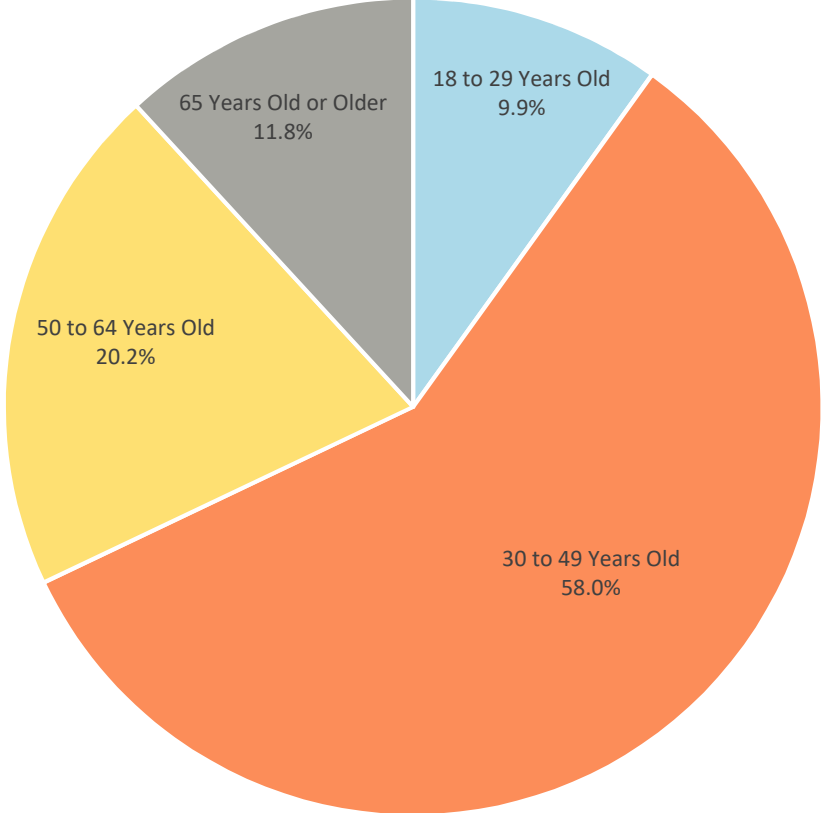


Response	Number of Responses
City Resident	146
Rural Resident	90
Lakeshore Resident	66
Short Term-Vacation Rental Owner	13
Elected Official	12
Other	9
Government Staff	5
Planning Commission Member	3

Other Responses:

- Worker in BEC/Family lives in BEC
- Vacationer to Blue Earth County
- Use a rental
- Suburb resident
- Small Business Owner
- Realtor
- Self Employed
- I understand business
- County resident that owns lakeshore cabin

Question 17: What age group describes you:



Response	Number of Responses	Percent
18 to 29 Years Old	26	9.9%
30 to 49 Years Old	152	58.0%
50 to 64 Years Old	53	20.2%
65 Years Old or Older	31	11.8%
Total	262	100.0%

Question 18: Please provide any comments or suggestions regarding standards or regulations for short-term vacation rental units:

92 of the 263 Responses provided written comments. The full comments are listed below.

A limited number of requirements would be appropriate, such as requiring contact information to neighbors within 4 residences or 500 feet, whichever is less. Restrictions on the amount of vehicles parked on public or private roads would also limit the number of persons using the facility. A parking restriction could be justified on the basis that emergency vehicles need to have access along the roadway. So long as the owner is responsible, vacation rentals would provide additional income to the County, and ensure payment of real estate taxes. Especially in these new times. Perhaps a regulation that if there are more than four (4) loud or disruptive incidents within a twelve (12) month period, the right to operate the vacation rental would be lost. Incidents would need to occur on different days, not all on one (1) day. In addition, owners would need notice of each incident and receive a warning about revocation of the right to continue short term rental of the property. After the second incident they would have to attend a meeting with County staff to explain the steps they plan to take to avoid similar incidents. (See Mankato's language regarding Landlord's attending meetings.) A capacity limitation may be appropriate, but I would caution against that, as frequently "extended families" such as parents, kids, and grandkids tend to rent these. Let the parking requirements control that issue. Don't over regulate, and don't make the short term rentals be a conditional use permit or variance situation, as those never expire. If the facility is in less quality of a condition (i.e. rustic), that may be what the people renting are looking for. Don't require high building standards, or specific safety requirements. The facilities of poor quality will be out of business in no time. Let the market regulate itself.

Are all these regulations really necessary

As a short term vacation rental owner, I worry about being harassed about things that other residents are doing. We in no way want to disrespect or disrupt our neighbors. However, we find that the neighbors currently go looking for issues. We hope that there can be a resolution for both owners and neighbors of short term rentals to continue to help enhance our economy.

Being near a rental home I have had issues with loud and disrespect guests. The property line was not clear to guests so we installed a fence.

I am also concerned about safety of the structure/property that is being rented. Someone fell down as there were no handrails and the sheriff and ambulance had to come. There are unsafe stairs and have seen children clime out of broken windows.

I keep thinking back to the The Bohemian Bed and Breakfast in New Ulm where the owners and guests were killed in a fire. I feel some of the properties that are rented are not safe.

Check well water , check firer equipment

Concerned about unknown persons coming into neighborhood and what they may bring with them, i.e. pandemic situation

concerned of what type of people on a short term time
what liability does owner have to neighboring properties
do they have insurance for neighboring properties if their renters are bad what recourse do i have
have a shared driveway ,and do not want strangers using

Conditional use permits should be required for short term rentals. This is a business activity in a residential zone where the business owner isnt a resident at the home.

Other items to consider; require fenced yard to prevent trespass to neighboring property causing undue liability for adjoining landowners, suitable off street parking must be provided to accommodate guests while meeting shoreland impervious requirements, annual safety inspections to ensure functioning fire safety equipment, stairs/railings, building and sleeping room egress.

Adequate trash services.

Septic compliance.

Occupancy limits based on facility.

Don't over think it.

Establishing local rules/regulations will create local resident peace of mind

Education is key in how this style vacation home integrates travelers into the core of the community, travelers really get all the "feels" of what is like to live here :) example, walking to shop for groceries on Lafayette street, shopping on Riverfront; area lake life; jumping on red jacket trail from your airbnb the morning after a West FB game, campus life etc.

Florida requires units to be licensed. I think if all requirements are met, short term rentals should be allowed.

Gross over capacity of the lot.

Violation of zoning R1. Should be taxed per commercial property value.

Have noise and max occupancy guidelines along with making sure that the owner or management company's are being treated fairly. Remember these are usually individuals who own a second home or cabin and are using them to help pay Mortgage, taxes, Bill's and upkeep of the properties. They should not be taxed at commercial rates for property taxes. That would kill the industry and halt any extra income to the area along with possibly forcing those owners to sell.

Having rural short term rentals would be a great economic benefit for rural blue earth county.

This would be a great way to promote Blue Earth County Parks the riverways, bike trails and hiking trails and state park

I almost exclusively use short term rentals when traveling for work or vacation. Having the option to stay in a unique setting, rather than a sterile hotel, is important to me. I like to get to know the place I'm visiting- go to Local Mom and Pop restaurants, etc. Typically, I'll go out of my way to find a great short term rental, and then plan the stay around the location. I'm always considerate of the owner, the property, and the neighbors. Short term rentals are good for the local economy, and good for the neighborhood (as property owners have a strong incentive to keep their places tidy and attractive to guests). Thanks!

I believe the short term vacation rentals should be well regulated by requiring the owners to carry rental permits. I also believe that speed limit signs should be posted on all roads with short term vacation rentals.

I feel they should be held to a similar standard as a bed & breakfast

I have had one next door for 3 years. They are impossible to manage no matter how hard the remote owner try's. A family or couple will rent it 4 people come to stay and after that the crowd multiply by x everyday. The problem isn't how many people stay there in the house usually the problem occurs how many other relatives and friends show up everyday. I have seen countless times you have e huge groups is disruptive people everyday no rules can be enforced.

I live in close proximity to a vacation rental. I have not had a single disturbance with an occupant. Some residents on the lake have gone out of their way to create issues with rental owners. Their stance on this issue is largely predicated on their pre-existing relationship with the rental owner.

I strongly oppose short-term rentals in my neighborhood from a safety standpoint. We are zoned R1. I have lived in this neighborhood for 40 years and know my neighbors. With VRBO's, I have strangers walking/biking up to my property-looking around for what they see and then leaving. It is very concerning. A permit would not be given for a hotel to be built in my neighborhood and I consider VRBO's to be in line with commercial property. VRBO is a business that should not be allowed in R1.

I think being too restrictive isn't a good thing. At the same time, it needs to be made clear to guests that neighbors shouldn't be disturbed/inconvenienced.

Trying to make short-term rentals put up fences or shrub borders is an overreach. People should be able to rent out THEIR property within reason without onerous regulations, fees, etc.

I think it is good that you are considering regulations. Think of having your next door neighbor rent out their house to different people every week. Most people are OK but having basic rules to protect existing homes is warranted.

I think property lines should be clearly marked. Do they need trees/bushes no, but some sort of marker to be respectful to neighbors. As for neighbors, the contact info of the property rental owner should be available in case there are disturbances or issues. Parking should be Available on sight for safety purposes for neighbors and property owners.

I think Septic compliance is key to making sure homeowners are taking care of their properties, yearly rental licensing inspections/permits and a public notice of who is the emergency contact.

I think short term rentals offer great opportunities for home owners. It is a way to earn extra income without the investment of a full rental property. I appreciate staying in Airbnb's when traveling because it is more accommodating for a large family than a hotel room. With a family of 6, we can typically stay in a home for under \$100/night, as opposed to hotel room, which is usually \$125/night for one room with 2 beds.

Short term rentals are also a nice way to repurpose what already exists - not building a new multi-level hotel or large apartment complex. It fills a need while utilizing existing spaces.

I am not opposed to some oversight/recommendations, but sometimes regulation ends up looking like making a long list of rules because one person had a poor experience. In many cases, issues can be solved between private individuals without the need to affect every resident of Blue Earth country who wants to have an Airbnb.

I think short term rentals such as those seen on Airbnb or Vrbo site can benefit a community by offering alternative lodging and helps bring in more visitors who will likely visit area small businesses. I believe it should be up to the individual owner to disclose contact information to neighbors as I do not even give my information out to my current residential neighbors for privacy reasons. If there is a major emergent issue the police could be called. The renters of the unit however, should have access to the owners information. I think the amount of people per rental would be dependent on the size and available beds for that specific property. Many times large families will stay together in one rental for a reunion or other family events/vacations.

I understand the frustration of neighbors with unruly vacation rental guests. I feel the home owners need to establish clear and firm boundaries and rules and enforce them that is their job as owners. And if they can't control the guest they rent to then they lose the privilege of a vacation rental. A few renters that are uncaring about neighbors give this issue a poor reputation. Let's keep an open mind about this matter

I would like to see them have to have licensing that could be suspended or revoked if there are too many complaints or issues.

I'm sure there are some common sense regulations that would make sense surrounding short term vacation rentals, largely in order to protect safety of the renters, etc. A registration with the city would make sense to me so that if there are noise complaints police could make appropriate contact with the owner in addition to the renters. I do not think banning them is beneficial.

If Mr XXXXX XXXX is going to participate in this, you better watch him because he does a lot of illegal things behind city & counties backs.

If someone gets more than 2-3 complaints they should not be allowed to rent out their property

If there are regulations, I think that they should be loose. We have personally loved our stays at short-term vacation rentals. It helped us get a good feel of the area and we were more likely to buy groceries or eat out at a local restaurant when staying in a short-term rental due to saving money by staying there instead of at a hotel.

If there are restrictions on occupants, it should be based on the actual capacity of the house. Parking should depend upon the area, similar to what would be used if it were occupied by a family(ie. if the property only has on street parking, rental should be allowed the same.)

In response to the current COVID-19 situation, I do not believe that short-term vacation rentals should be required to close. Being privately owned, it should be the property owner's responsibility to ensure the rental units are sanitized/cleaned in order to provide a healthy environment.

It greatly removes the natural essence of the area when you encourage to profit from the land for people to come and potentially damage it and remove the already thin ambiance of the area. The area, I've lived in since i was born, has become harder to appreciate because of the growth. To which undoubtedly you, whoever cares enough to ask these questions, don't care overall because profit is all you seek. We're not a major tourist attraction, so pointless to expand that venture to even attempt it.

Less regulation for these sometimes razor thin profit margins in short-term rentals is best in my opinion. Thanks!

Let people do with their property what they wish. They purchased it with their money and should not be told what they can and can't do with it. There is already too much overreach.

Limit the length of time guests can stay. Strictly enforce noise, occupancy, and anti-littering. Allow neighbors to have an input on whether to allow a short term vacation rental and keep the business accountable to neighbors.

Look at what Duluth Does

Making sure the houses are cleaned properly in case someone who stayed there was carrying the virus.

Mankato township in general doesn't want to grow it's really too bad. If you own and pay tax on a piece of property you should be allowed to make it a day to day rental! Rentals like airbnb bring tons of revenue to the area and provide people with a different and in my experience better vacation stay.

Maybe an age limit..lots of renter must be 25..no parties or LG gatherings with people not renting

Neighborhood nuisances; parties that get out of control; not in City limits, then too easy for unlawful activities; the Cities of Mankato and North Mankato have excessive regulations and restrictions so the rest of the county should have restrictions also.

Noise from parties and vacation activities at these homes is of concern

None

None of your damn business!

Nothing more about short term rentals but it would be nice to get the Lime Valley trailer park cleaned up or completely removed.

Our tax dollars and city workers time are best spent somewhere else. Allowing individual property owners to rent a room in their home can offer them additional income that they may not be able to make elsewhere due to their unique circumstances, just like Uber it is their property, they already pay taxes on it, it's nightly and it is there right. Thank you for hearing our input

owner must have proper insurance and make himself/herself available by phone. owner should have permit to operate a short term rental unit this should not be expensive maybe \$50. or something.

Owner should have to purchase a \$20.00 permit yearly. This would make it easier to keep tract of units

Parking and any details that need to be noted should be part of the contract with owner. County does not need to be involved. Any complaints from neighbors should be directed to owner. Should not need to be so regulated by laws.

Permitted by parking area, bathrooms, acreage
3 strikes and no permit

Please provide information on the repercussions of violations

Policing an ordinance if adopted is also a major concern. One solution is to require that owners who want to rent out their properties on a short term basis should be required to obtain a short term rental license from BECo. The fees should be reasonable in price, but require proof that the unit is up to certain standards before issuing.

Having a licensed home inspector provide a report that accompanies the application certifying the unit is safe to occupy for the prescribed maximum occupancy is necessary to ensure health, safety and welfare. This report & inspection is at owners expense and should be required a minimum of once every three years.

Also a mechanism for adherence to standards established. If complaints reach a certain level (to be established), then the owner would be notified that license revocation is a possibility.

Regulation in general isn't bad but holding up a business on a technicality is wrong. Large ticket items should be voted on and little things should be resolved between residents. Common courtesy on both sides of a discussion is valuable.

Regulations to protect both renters, owners and neighbors should be considered-- there can be a profitable solution for all involved.

Rental units should have a septic system inspection done at least annually.

Run properly these can be a good resource for visitors to come to our area. Run unmanaged they can be disruptive to the neighborhood

Safety issues should be addressed. People staying at the locations are not aware of fire codes, carbon monoxide, safe drinking water issues. They will assume these things are adequate or being checked..waiting until there is an issue is too late. I have stayed at several and I check smoke detectors but many did not have fire extinguishers. There should be enough parking and it should be identified for guests so that they know where to park so it is not on neighbors land and not over well or septic system. These units are more intense than a normal house and there should be restrictions of some sort so that the neighbors are not constantly bothered by loud guests. Not all properties can support a rental unit without it negatively impacting neighbors. Their septic systems should be monitored and up to code.

Saint Paul and Minneapolis instituted reasonable short term rental regulations.

Short term rental properties are vital to our state and county economy!

Short term rentals are a great way to boost tourism and attract people to our area. They are also great for people travelling for business creating new markets in our economy. I appreciate the ability for people visiting my business or personal life to use multiple housing options for their stay.

Short term rentals bring a lot of revenue into our state and small towns. I do 7 lake home rentals and own a boat rental shop. We deliver boats all over MN. 50% of our guest come from out of state. Also Most MN residents can not afford the expense of a cabin or lake home so they turn to cabin and lake home rentals. It would be unfair for people with lower incomes to not be able to have access to a cabin or lake home for a week or two out of the year. Think about 59-60 years ago Mn has way more cabins and mom and pop resorts to stay at. Most have been tore down and built into large homes that sit empty most of the year. Why not let people use them who can not afford a \$750,000 cabin. Our rental business spends over \$100000 a year locally supporting other businesses. We also hire cleaners mechanics and other summer help. The state of MN generates over \$21000 a year in sales and use tax from us. Banning or over regulating vacation rentals will put us out of business and slash revenue for other small businesses.

Short term rentals in rural BEC is not really an issue. BEC really needs long-term rental ordinances. Give the Sheriff's Office and Environmental Services the tools to deal with problem tenants and landlords.

Short term rentals in summer vacation destinations can add some cash flow into the local economy, if there are other attractions, like recreation, concerts and festivals. The bars and restaurants may benefit some, but most parties renting homes bring their own food and liquor, rather than visiting local establishments. We have rented in Duluth and northern MN, Bayfield, WI and Montana. Two were very well cared for homes and we appreciated the opportunity to stay in a beautiful place for less cost than a hotel and the amenities of home. We had room to move about and a kitchen to prepare our own meals. The other properties were not as clean and I imagine were just an income source for the owner, allowing them to have a property they could use on occasion with little cost to themselves. This is the type of situation the county could help regulate, so that year round residents who maintain their properties do not start seeing neighboring homes becoming "party houses" with absentee owners. Short term rentals should be subject to the same standards as the hotel industry, especially now that we have experienced a world-wide quarantine because of the coronavirus. There should be restrictions on the number of beds per room, as owners will often add bunks or more than one bed per room to increase occupancy and associated fees. The increased capacity usually results in multiple vehicles with not enough parking. So, if we are to allow short term rentals in Blue Earth County, I believe the most important steps to take are 1. limit the number of rentals in individual neighborhoods, 2. limit occupancy, 3. limit vehicles, 4. require inspections for cleanliness and maintenance, 5. require owners to provide their contact information for emergency situations.

Short term vacation rentals can be great if they are properly regulated and the number of people staying in them are proportionate to the size of the home and the area is conducive to having a revolving door of guests (like it's zoned for rental with other rental properties). I am actually not opposed to them but often people seek them to party in and that is incredibly disruptive to homeowners that have to live beside them with no say in the constant influx of random people in and out. That poses huge safety concerns for a variety of reasons and it actually pulls down the surrounding property values while the owners are capitalizing on and making money off of this. If zoning and restrictions aren't regulated more and more permanent homeowners will be forced to move elsewhere to get away from these types of properties and then you will be left with a community full of them that goes to crap.

Sounds like a good thing for BE county to do and if there is a problem rental house don't renew rental until problems are addressed

Speeding down road ways, being disrespectful to neighbors

Standards including neighborhood notification and public hearing standards should be implemented.

Stillwater has approved STR and the way they set it up it works well for our neighbors and our rental. We get great reviews and we run a tight ship.

STR's are already an element of our economy so I feel eliminating them is not an option. Safety regulations that are reasonable and not overly oppressive may be an OK idea.

STRs should be treated like any other rental property.

The safety of all tenants, short term or long term must be considered. The operators of short term rentals

The standards should be protective of the neighboring property owners & the environment.

There are some people, when they do not own the property they are living in and are staying only for a short interval, do not care how they may disturb the neighbors. A short term vacation property is like a hotel or resort, with all its traffic, comings and goings, but located in a residential area. Thus, it needs to be managed closely and licensed just as a hotel or resort. If an excess amount of disturbances occur the license should be revoked.

There are too many regulations in Blue Earth county already, compared to other county's throughout Minnesota. It would make our county look lame to stay at if others do not have strict regulations.

There needs to be a limit on how many are allowed to operate. As noted in other cities, it can push our home ownership and Mankato already has high home costs. This is especially important for cabins and lake homes.

There should be a limit on the amount of short term rentals allowed in the entire city. People shouldn't be allowed to buy property for the sole purpose of using it as a short term rental as it will increase the housing market prices making it unaffordable to live in the city as it has been shown to happen in other major cities.

There should be a limit on the number of rentals allowed in a neighborhood.

They need to convert property to commercial zoning. Have inspections from state and pay license, tax and everything that a regular law abiding business.

They should be licensed by the city or county they are in

Think it good, property owners just need to have homes up to code.

This is a waste of time. Stop trying to make laws just to have laws.

use the same rental rules that the city of Mankato uses on rental properties and makes owner responsible

Vacation rentals offer a nice alternative to impersonal hotel rooms for families to make wonderful memories with family and loved ones. If the owners are involved and responsible the business can add to the community. Our county is plentiful in lakes and recreational opportunities for all and can be a source of additional revenue for our area.

VRBO's are beneficial to both the owner, county and city in increased spending by the people who use them. Do not make the regulations so tough that is impossible to operate on of these, then the economic impact lessens.

We have a short term vacation rental in Polk County and the zoning department issues a permit authorizing how many people can stay in the short term vacation rental at one time and the department of health does an inspection 1x/year, which I think is good because it ensures safety things such as fire alarms are in working order, carbon monoxide detectors are where they should be etc.

Being a short-term vacation rental owner we have had nothing but wonderful experiences with our guests. We have a cumbersome rental agreement that we ask guests to review and sign prior to their stay which outlines rules for the area, lake, quiet times, etc.

We have one in our neighborhood and it is a continue hassle for everyone. We are zoned R1 and these are ran as a commercial business with rules that can't be enforced by remote owners. We aren't paying big taxes and house payments to live next to an unmanageable location. We would have a gRd time selling our house if we wanted to because no one wants one near them.

We have stayed in numerous short-term vacation rentals in several States. The only consistent regulation we have encountered is no pets and parking regulations. It is our experience the owners have great pride in their property.

We need more of these around the area as they provide specific types of lodging that are not available through hotels. My family and extended have used short term rentals before and the family memories have been amazing and could not of been achieved by staying at a hotel

While there is no short-term rental near our home in B.E. County (in Mankato), there is one near our Lake cabin in LeSueur (Lake Washington) county There are sometimes more than a dozen cars parked by the place that spill onto the roadway as there is no place for adequate parking. In addition, guests have large and loud parties, play loud music, on the lake which disturb the quiet serenity on the lake. In addition, garbage strewn about is an issue as is drinking while boating. I have no idea if the owners of the place have a permit or not, but there should be regulation and not disruption for neighbors.

WI has a good policy in that it follows the State guidelines vs having the County recreate the wheel.