

September 11 council meeting – regarding short-term rental accommodations

I would like to speak with you about some specific clauses in the proposed regulations.

58.1 (4) - States that a Short Term Rental Licensee must not allow a guest to sleep in a room that does not have a window which provides a means of egress. I want to specify that this would eliminate certain newly built 1-bedroom units that have the bedroom in the center of the unit that were designed in a legally compliant way with the use of sprinkler systems. Additionally, rooms in units on the 20th floor of a high rise with a window do NOT have a way of egress, since the fire trucks cannot reach that high. The fire Marshall and regulations have deemed that sprinkler systems are sufficient for rooms that do not have a way of egress. I am suggesting that short term rentals are held to the same standard that the fire marshal has deemed appropriate. I recommend that the draft regulations be amended to allow for rooms with sprinkler systems.

58.1 (5) - states that Short Term Rental Licensees must not allow more than 2 guests to sleep in a bedroom. This is overall a good regulation to prevent overcrowding. However, there are certain units that it doesn't make sense for. For example, 1000 square foot open concept studios. The average bedroom is 132 square feet. I recommend that rooms that are larger than 250 square feet (which is double the size of the average room) should be allowed to host 4 guests.

58.1 (9) - states that Short Term Rental Licensees must keep a record of any paid guest and the room that the paid guest stays in. Paid guest is a bit unclear, since hosts don't often know how the payment was split. I think a more appropriate rule would be to keep a record of "the primary guest with who's account the booking was made on". In addition to that, the section states that we must keep a record of what room the "paid guest" sleeps in. In a situation where there are several guests sleeping in a 3-bedroom house, it may be a little bit creepy to keep a record of what room each guest slept in and if they ever switched halfway through their stay. I recommend rewording the paid guest to be "primary guest who's account the booking was made on" and removing the room tracking system for units that are listed as an "entire place"

Thank you for your time.

Svet Pargov – Pargov.svet@gmail.com – 587-983-6164

