

Hello,

With so many types of Airbnb rentals, it's hard to decide which ones are affecting the housing crisis, and which ones are helping our economy (while not having an adverse effect on local real estate prices & rent prices). Here are my suggestions for state level legislation.

**STR/Airbnbs that I support:**

- Renting a room in someone's house
- Renting your house while you're away (Occupied by owner for 50% or more of the year)
- Accessory dwelling units
- Dense clustering of units to reduce sprawl & deforestation: hotels, condos, fractional ownership, or other styles built in commercially zoned areas for tourism
- Unique, efficient, or tiny rentals (1000 SF max)
- Single family homes with 10+ beds which offer affordable options for large groups to vacation on a budget. Grandfather in current rentals, but lock out further building of these styles of homes.

**STR's that I don't support for squeezing the housing market in a negative way:**

- Single family houses that are purchased as an investment tool, and occupied by the owner less than 50% of the year should not be allowed.
- Converting multi-family buildings into Airbnbs should not be allowed. They were built to be apartments.

**Sources:**

<https://www.forbes.com/sites/garybarker/2020/02/21/the-airbnb-effect-on-housing-and-rent/?sh=1acfb2132226>

<https://www.vpr.org/vpr-news/2021-08-11/businesses-struggle-to-find-workers-as-vermont-labor-force-hits-historic-lows>

[https://www.rutlandherald.com/news/business\\_vermont/business\\_vt\\_news/vermont-grapples-with-airbnb-issues/article\\_5fcd43c9-b35c-5b92-becc-e5f6aaa8d913.html#comments](https://www.rutlandherald.com/news/business_vermont/business_vt_news/vermont-grapples-with-airbnb-issues/article_5fcd43c9-b35c-5b92-becc-e5f6aaa8d913.html#comments)

Thank you,  
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