**SAMPLE LETTER #1**

Marin County Planning Commission, PlanningCommission@MarinCounty.org

Kathleen Kilgariff, Community Development Agency, KKilgariff@MarinCounty.org

Supervisor Dennis Rodoni, DRodoni@marincounty.org

RE: Draft STR Regulations

Dear Marin County Planning Commission, Ms. Kathleen Kilgariff, and Supervisor Dennis Rodoni:

I write in opposition to the County’s draft short term rental standards which will result in making housing in West Marin less cost-efficient for everyone and limit visitor access to the coast and parks in the region.

**With no rationale nor data** to support the draft regulations, it is evident that the draft regulations will greatly impact visitors to the region. By reducing housing options for visitors, the county is inadvertently reducing visitor access to the coast and parklands.

**For the visitors, the draft regulations will limit access** **and raise the cost of available lodging** for those wishing a deeper experience in the region. The regulations go beyond the moratorium by decreasing the number of vacation homes available to families visiting the region. GGNRA is the most visited national park in the Nation. PRNS had over 2.3 million visitors last year. Vacation rentals are already limited. Fewer vacation homes, means fewer visitors to the coast and parks.

**For the County, the regulations will limit economically feasible lodging** for visitors who come to experience the nearby public land. A multi-family home is more cost-effective for a family than renting multiple single rooms in a hotel. In addition to allowing a family to experience the national parks more deeply, these homes give visitors an authentic experience in unique communities throughout West Marin. These limits will result in limiting visitor’s access to affordable housing on the coast.

**For the homeowner, the regulations are costly, burdensome, and possibly unattainable**. The unprecedented 11-pages of detailed restrictions and requirements will all but ensure compliance failure among a substantial number of homes and result in less lodging to visitors. For those few that can comply, the time and expenses associated with gathering the documentation, additional services, and the annual inspections will lead to a large increase in the overall costs of operation, which will result in increased nightly rates for visitors to the region.

**Overall, these regulations will make homeownership more costly and out of reach for more people—visitors and residents alike**. West Marin has always been a community with large numbers of vacation homes used in part as short-term rentals for generations. Renting one’s second home for others to use for vacation purposes has also been a means by which many local people are able to live permanently in West Marin during their retirement years. Limiting people’s ability to rent their homes, or cottages and in-law units that have been rented for many years on a part-time basis, reduces their ability to achieve homeownership.

Please vote no on the draft regulations and help stop the County’s misguided effort to limit visitor access to the region’s public lands.

Sincerely,

NAME

TOWN/CITY

cc: info@westmarinaccesscoalition.com