



The Mount Vernon Council of Citizens Associations, Inc.

P.O. Box 203, Mount Vernon, VA 22121-9998

<http://www.mvcca.org>

February 4, 2019

**Senator Thomas K. Norment
Senator William M. Stanley, Jr.
Senator Scott Surovell
Senator Adam P. Ebbin**

Re: Senate Bill 1701 (pertaining to Short Term Leasing)

Senators:

The Mount Vernon Council of Citizens Associations (MVCCA) represents homeowner associations, citizen associations and condominium owner associations in the Mount Vernon Magisterial District of Fairfax County.

MVCCA strongly opposes SB-1701 and urges it not be adopted.

MVCCA contends one-size-does-not-fit-all and that regulation of short term rentals must be left to the local authorities which can better address local needs and citizen concerns. At base, it is a planning and zoning issue which is peculiarly a local responsibility.

MVCCA, as an organization comprised entirely of home owners, respects property rights but permitting excessive, unregulated short term rentals in areas zoned residential does not respect the property rights of adjacent owners, violates zoning laws prohibiting operation of a business in such areas, creates issues of noise, trash, parking and traffic and adversely affects regulated and tax-paying businesses such as Bed&Breakfasts, motels and hotels.

Proponents might cite the desire of an owner-occupier to sometimes rent out a room or portion of a home to help make ends meet in this high cost market. Unfortunately, the 180-day permission of SB-1701 instead creates in effect a special exception for an unregulated business. MVCCA has already seen homes purchased (or converted) for the sole purpose of renting for parties, weddings and other events, assaulting quiet neighborhoods with raucous guest behavior, noise, and traffic issues. Permitting 180 days of rental (potentially 15 days of every month and including every weekend) makes the business financially viable and profitable for the absentee owner (and the multinational “agents” such as AirBnB) at the cost of other residents’ rights to quiet enjoyment of their property. Those are the very rights zoning laws seek to protect by restricting business operation to appropriate areas.

Local government is able to weigh competing interests and determine parameters which permit some short term rentals to continue while recognizing some for the businesses that they are and requiring they meet zoning requirements, comply with public health and safety rules, and pay taxes just like other lodging businesses.

MVCCA has adopted two resolutions emphasizing citizen concerns and homeowner rights and the need for appropriate local control which are attached:

- (1) MVCCA Board Resolution 2018-4**
- (2) MVCCA (P&Z) Resolution 2016-6**

We urge rejection of SB-1701 to preserve homeowner rights and local control on the issues presented.

Very truly Yours

MVCCA Board of Directors by:

Judith F. Harbeck

Earl Flanagan

John Ribble

Judith F. Harbeck, Co-chair

Earl Flanagan, Co-chair

John Ribble, Co-chair