



# SHORT-TERM RENTALS

## Survey Assessment

Town Council Zoning & Regulatory Committee  
November 7, 2019



## The Process



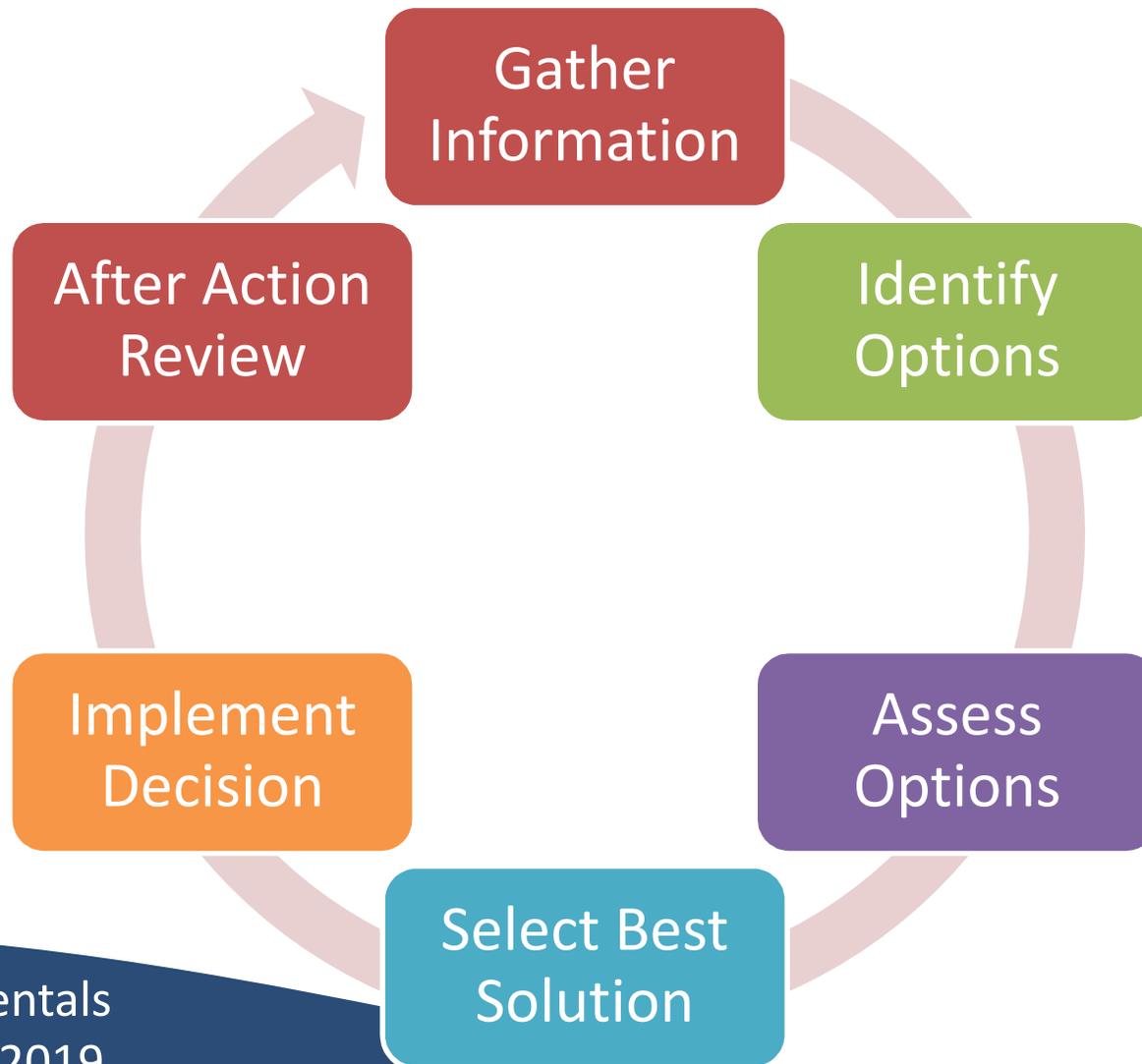
## Survey Assessment



## Moving Forward

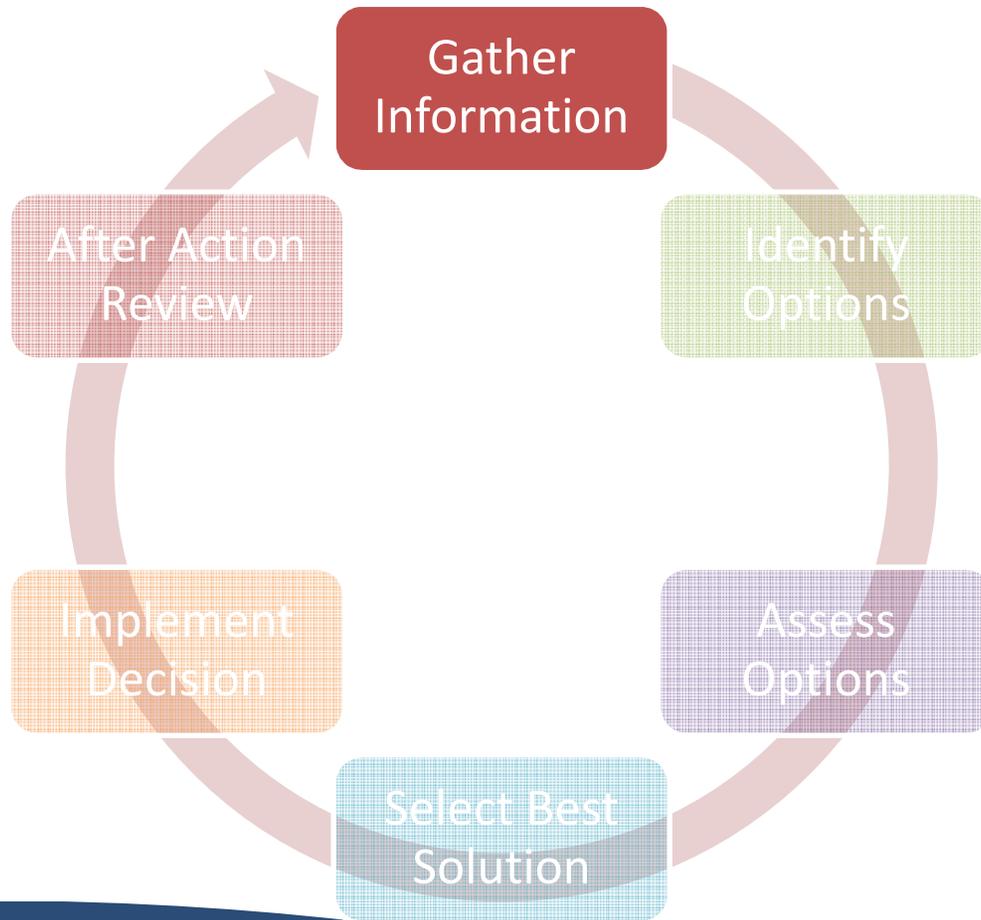


# The Process





# The Process



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Current Conditions  
Analysis

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Examine other  
Communities

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Determine Best  
Practices



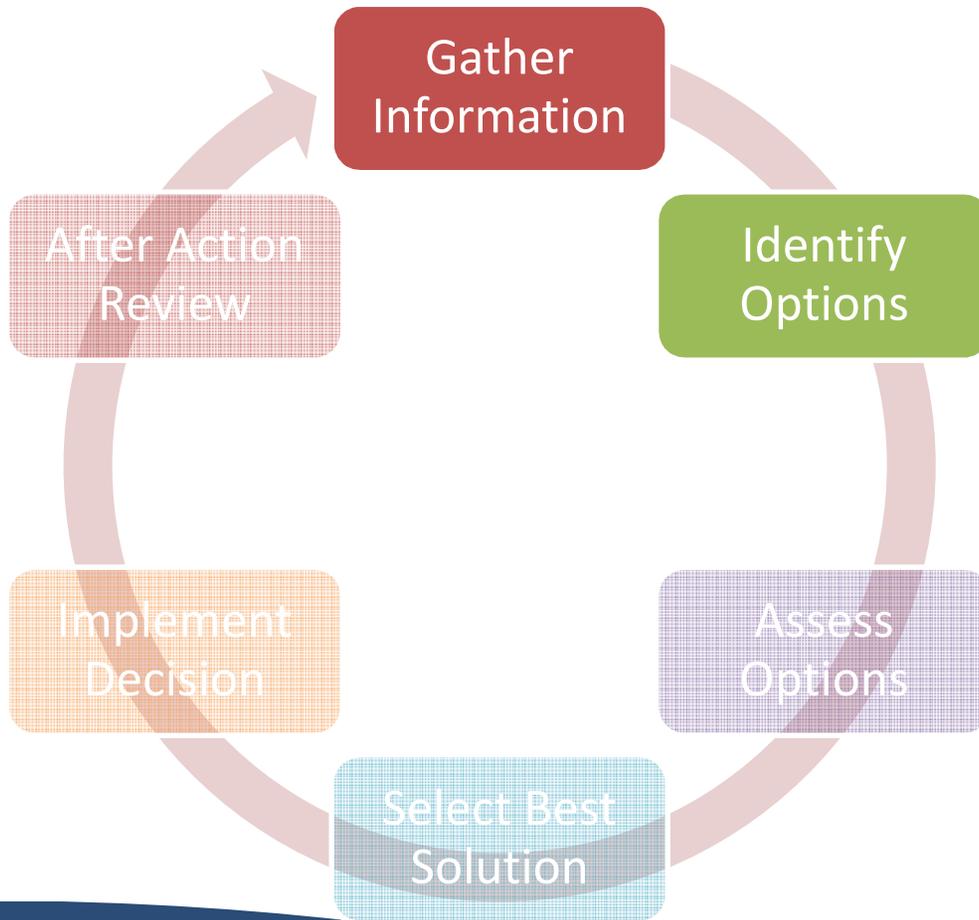
# The Process

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Evaluating  
Gathered  
Information

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Organizing  
Available  
Options





# The Process

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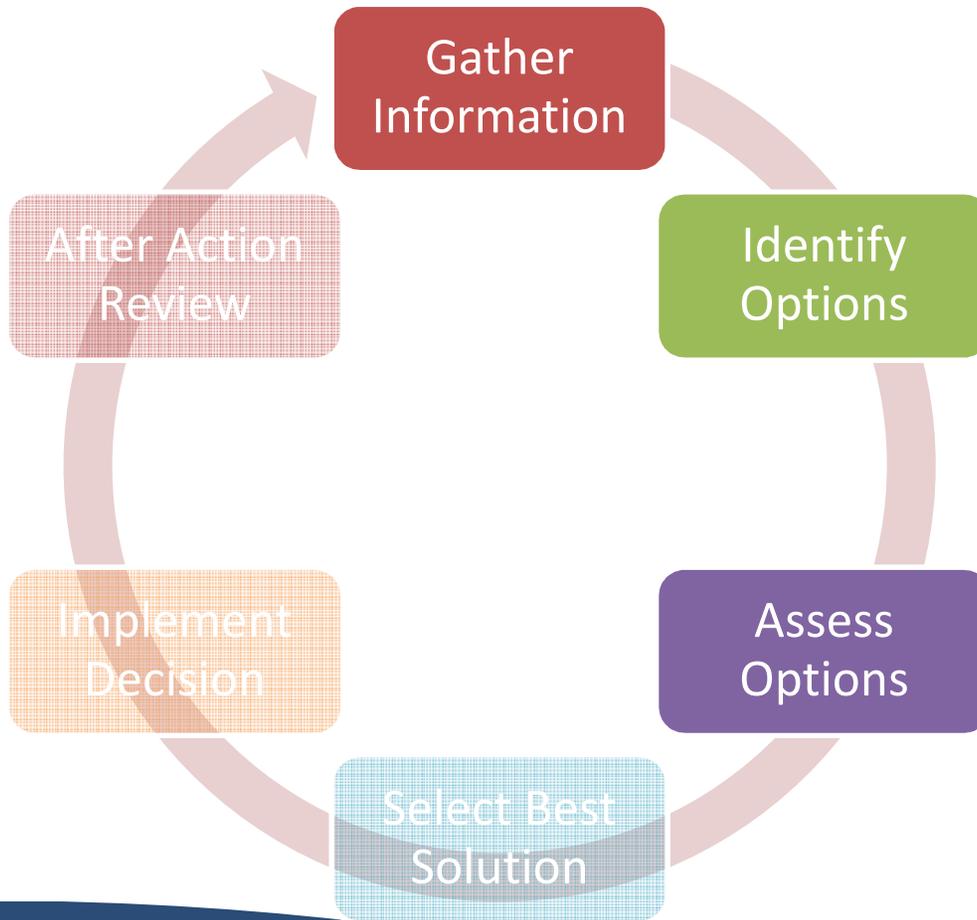
Survey

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Public Meetings

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Civic Associations





# Assess Options: Survey

## Objective

- Seek input regarding people's personal experiences with short-term rentals, thoughts about potential regulations, and opinions on the benefits and drawbacks to our community

## Strategy

- Press Release
- Webpage
- Civic Associations
- eNewsletter
- Social Media
- Email Distribution
- Word of Mouth



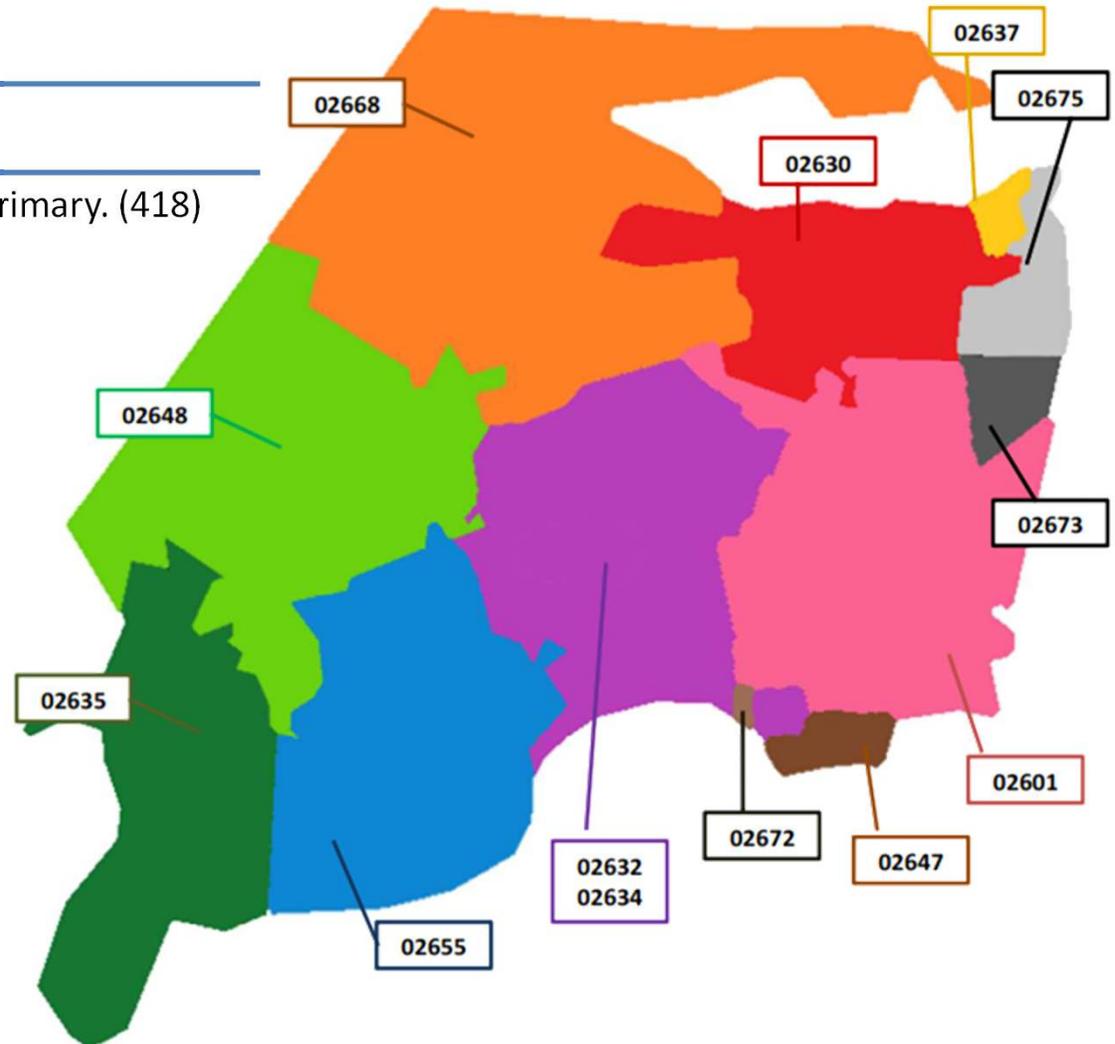
# Survey Results

## 673 Reponses

82% total included Zip Codes (551)

Of 82%, 75% used Barnstable Zip Code as primary. (418)

Zip Code	# of Responses	% of 418 Responses
02601	70	17%
02630	54	13%
02632	87	21%
02634	1	0%
02635	54	13%
02637	10	2%
02647	2	0%
02648	34	8%
02655	78	19%
02668	16	4%
02672	5	1%
02673	2	0%
02675	5	1%
<b>Total</b>	<b>418</b>	

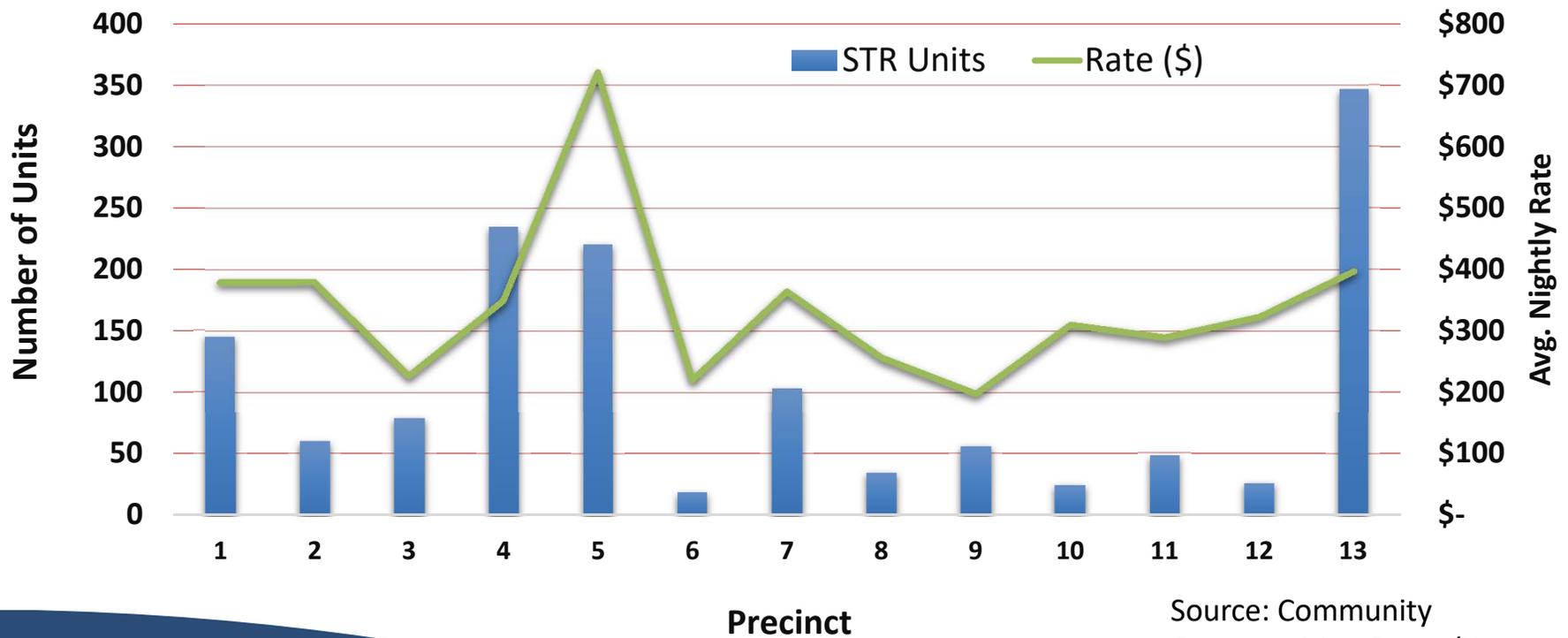




# Survey Results

**68% of Barnstable's short-term rentals are in Precincts 1, 4, 5 and 13**

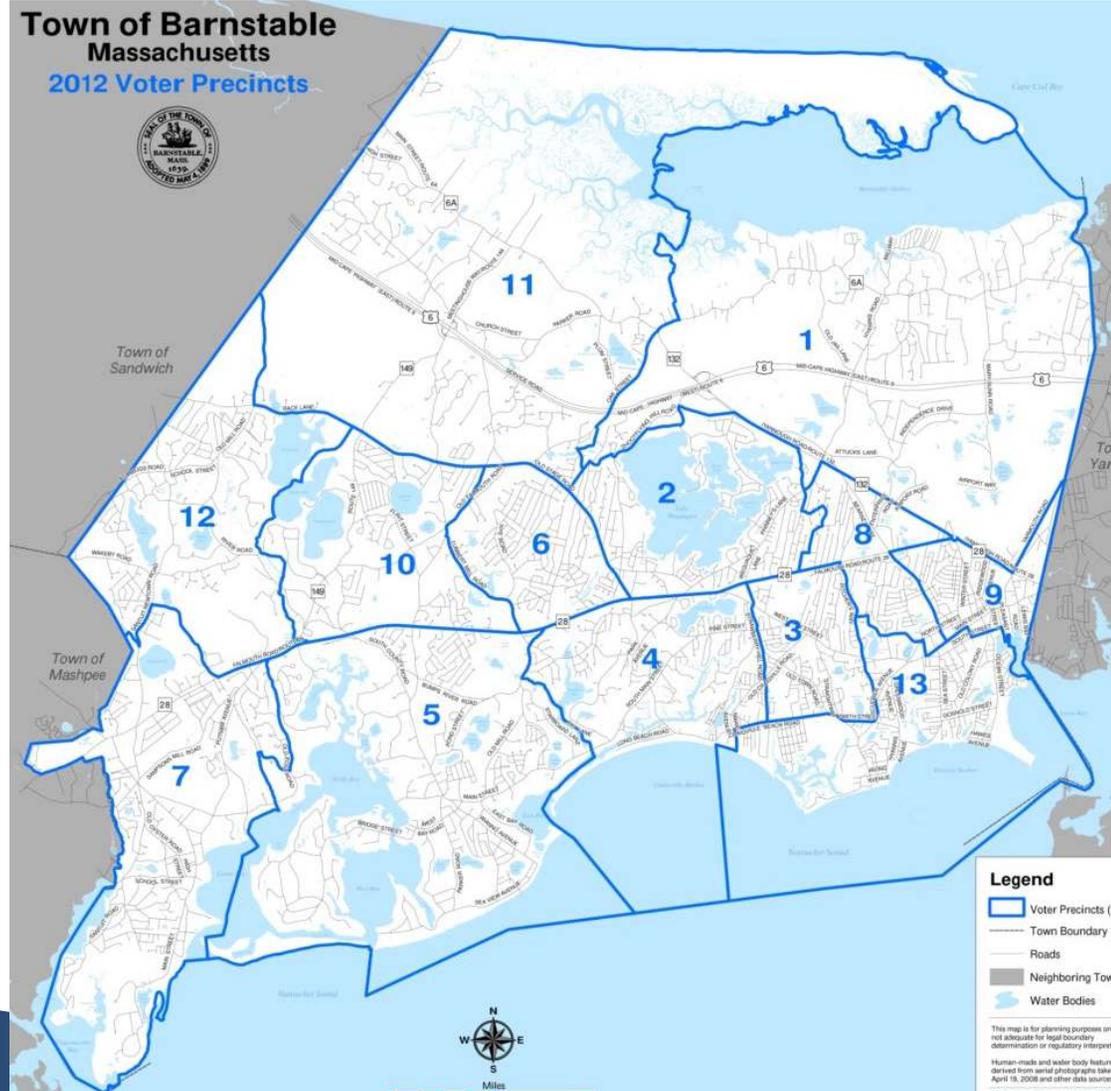
Barnstable Short Term Rentals



Source: Community Opportunities Group/Host Compliance Group Data



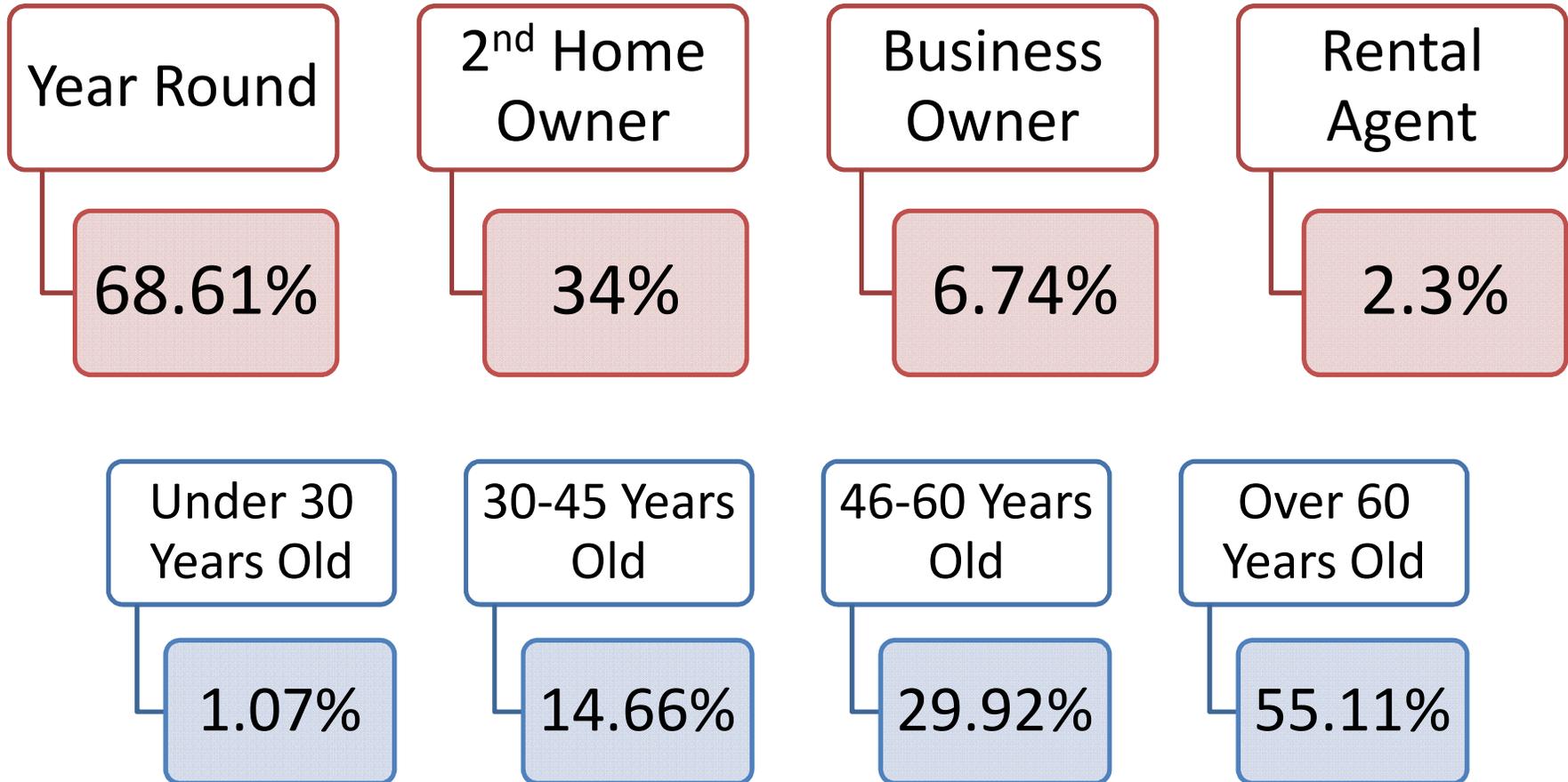
# Survey Results



Short Term Rentals  
November 7, 2019



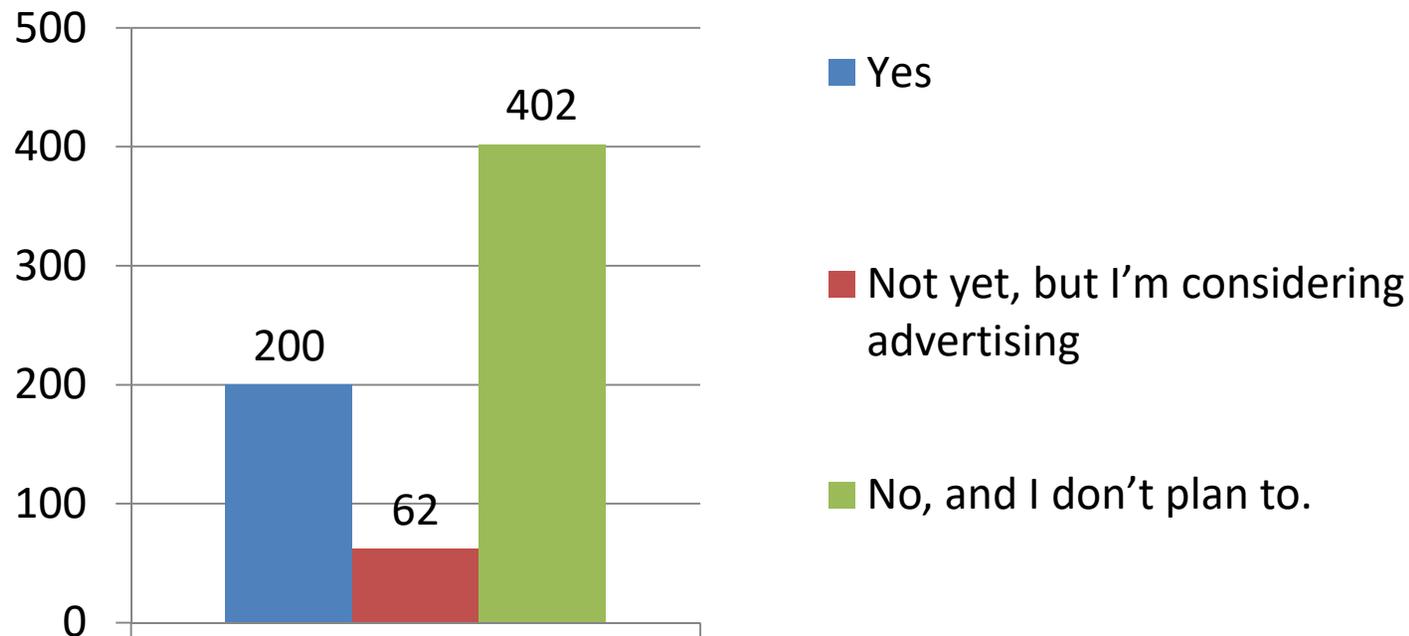
# Survey Results





# Survey Results

Have you ever hosted a short-Term rental in Barnstable?

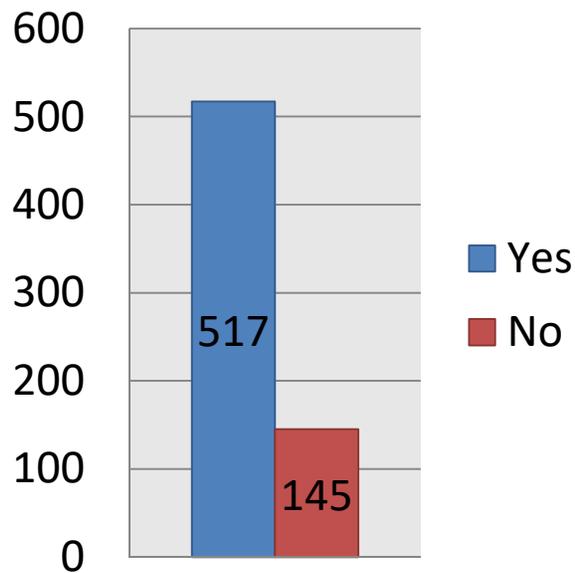


664 Responses (98%)



# Survey Results

Are you aware of short-term rentals operating in your neighborhood in Barnstable?

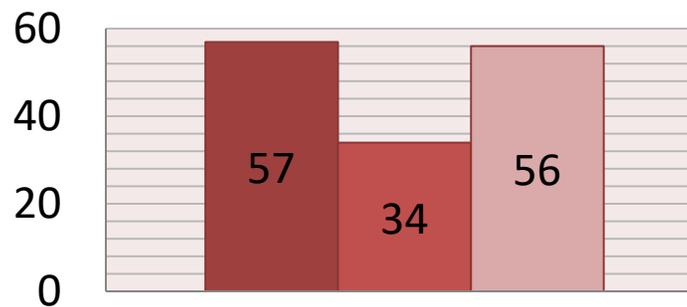


662 Responses (98%)

Of the 21.9% NOT aware STR operations...

If No: How would you feel about a short-term rental in your neighborhood?

■ Not an issue  
■ Moderately uncomfortable  
■ Very Uncomfortable



147 Responses (22%)

Of those uncomfortable...

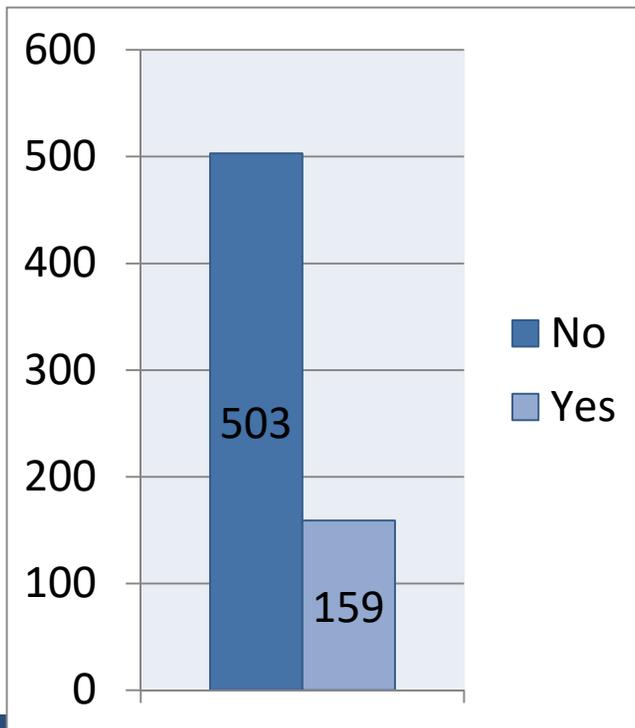
## Top 10 Words

Noise  
Neighborhoods  
Safety  
Parties  
Traffic  
Trash  
Transient  
Parking  
Overcrowding  
Disrespectful



# Survey Results

Has your quality of life ever been negatively impacted by a short-term rental in your neighborhood?

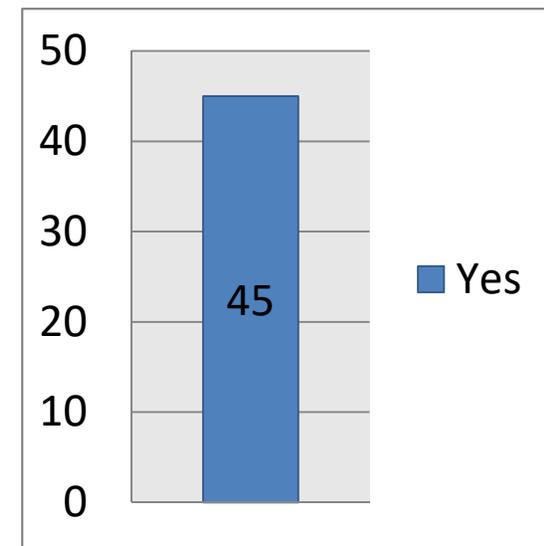


Of those aware and negatively impacted...

## Top 10 Words Used

Noise  
Vehicles  
Parties  
Traffic  
Parking  
Neighbors  
People  
Trash  
Night  
Strangers

Have you ever submitted a complaint to the Town about a Short-Term Rental?





# Survey Results

## Quality of Life – By Zip

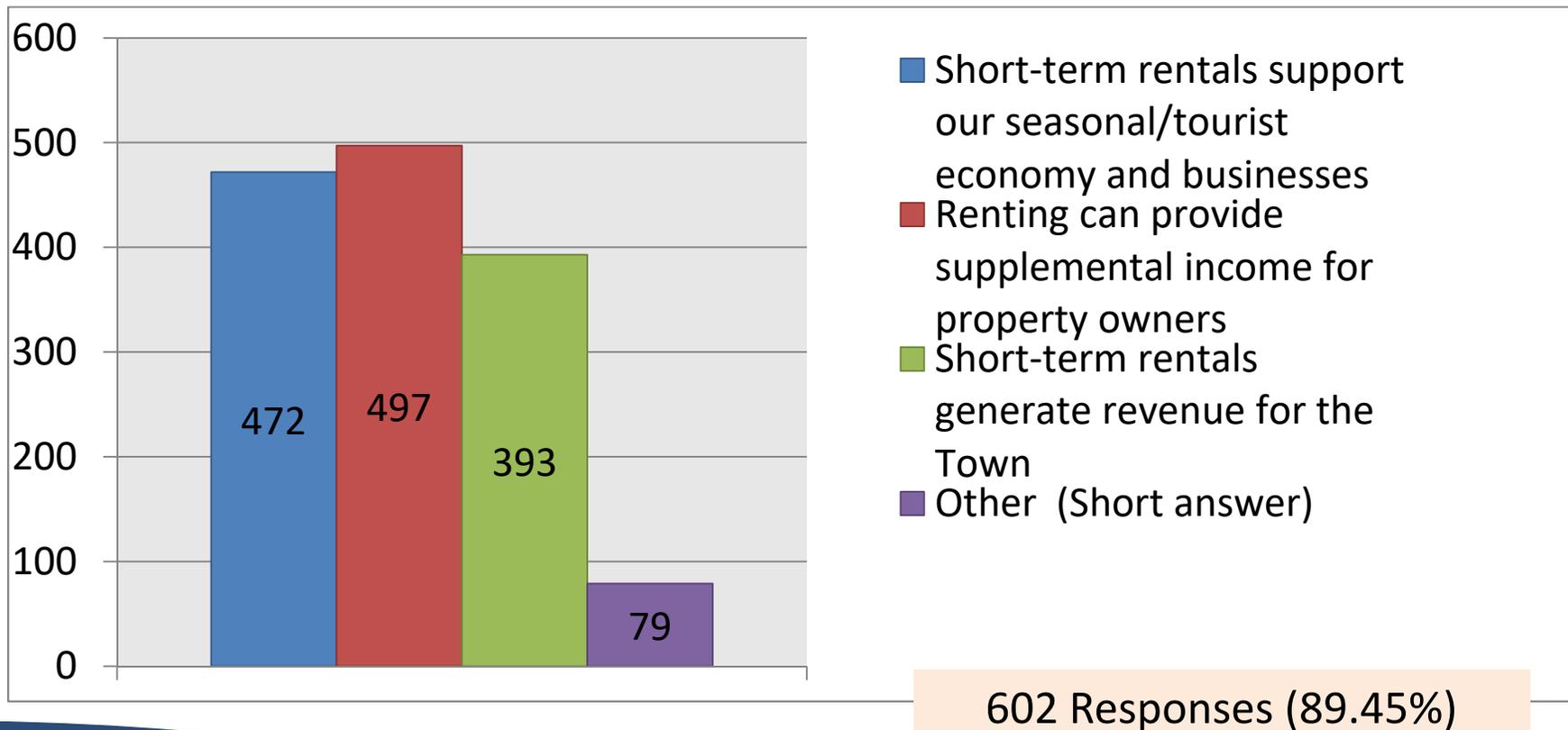
Has your quality of life ever been negatively impacted by a short-term rental in your neighborhood?

Zip Code	# of Responses	Yes	No
02601 (Hyannis)	70	40%	60%
02630 (Barn)	54	20%	80%
02632 (Cent)	69	29%	71%
02635 (Cot)	54	35%	65%
02637 (Cummaq)	10	10%	90%
02648 (M Mills)	34	6%	94%
02655 (Ost)	70	36%	64%
02668 (W Barn)	16	6%	94%
02672 (W HyPort)	4	50%	50%



# Survey Results

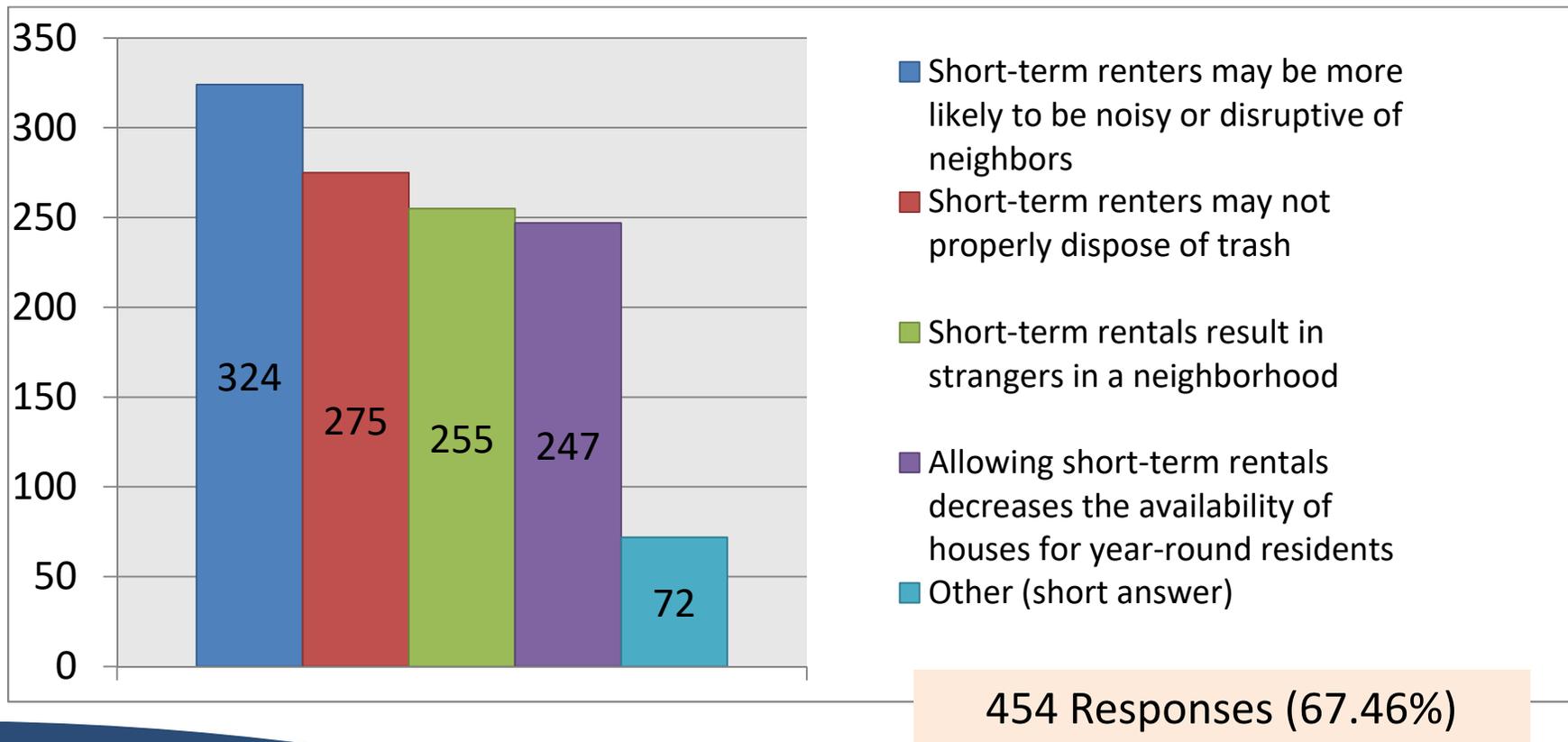
I see the following as a benefit of short-term rentals (check all that apply):





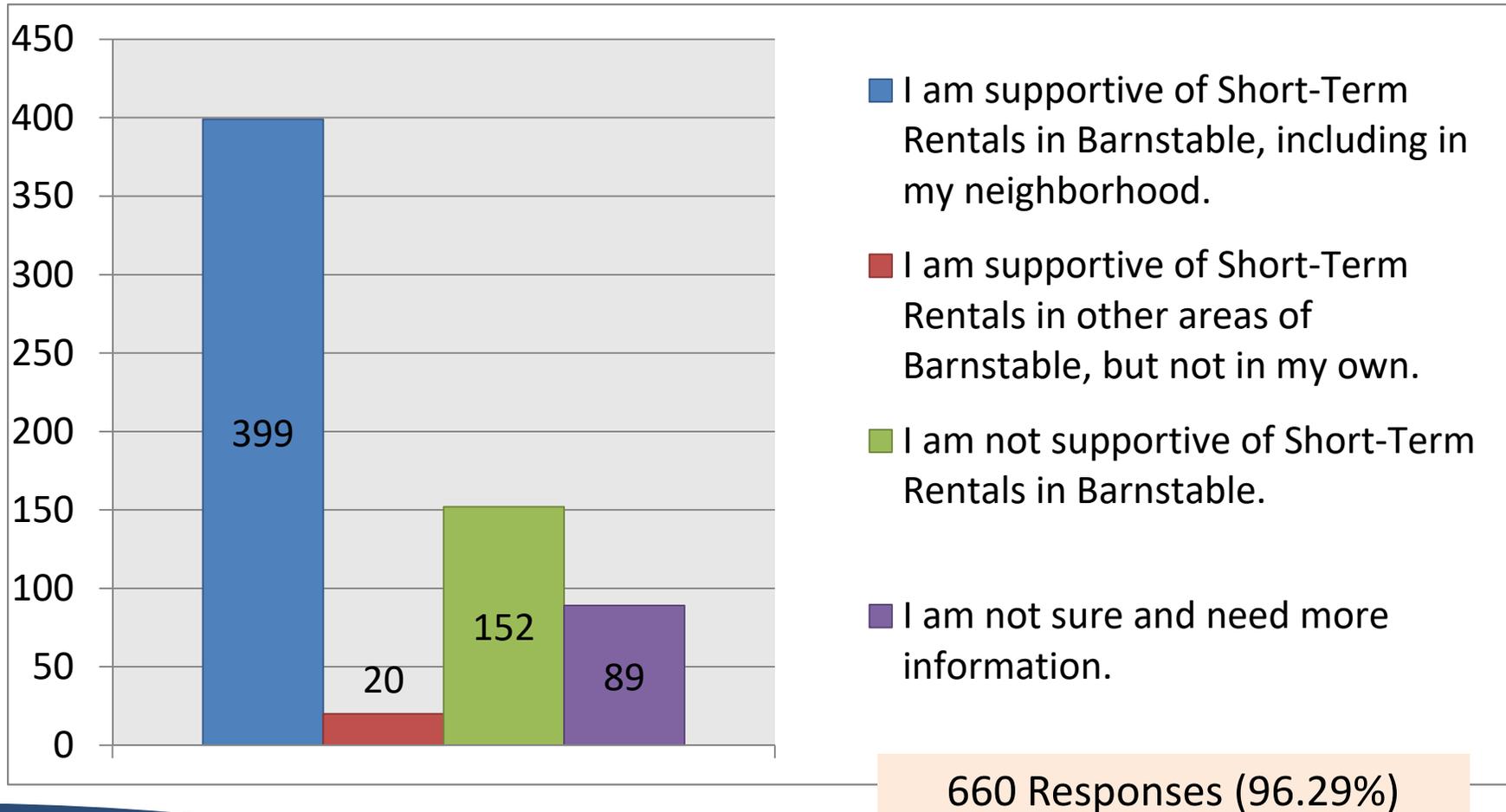
# Survey Results

I see the following as a drawback of short-term rentals (check all that apply):





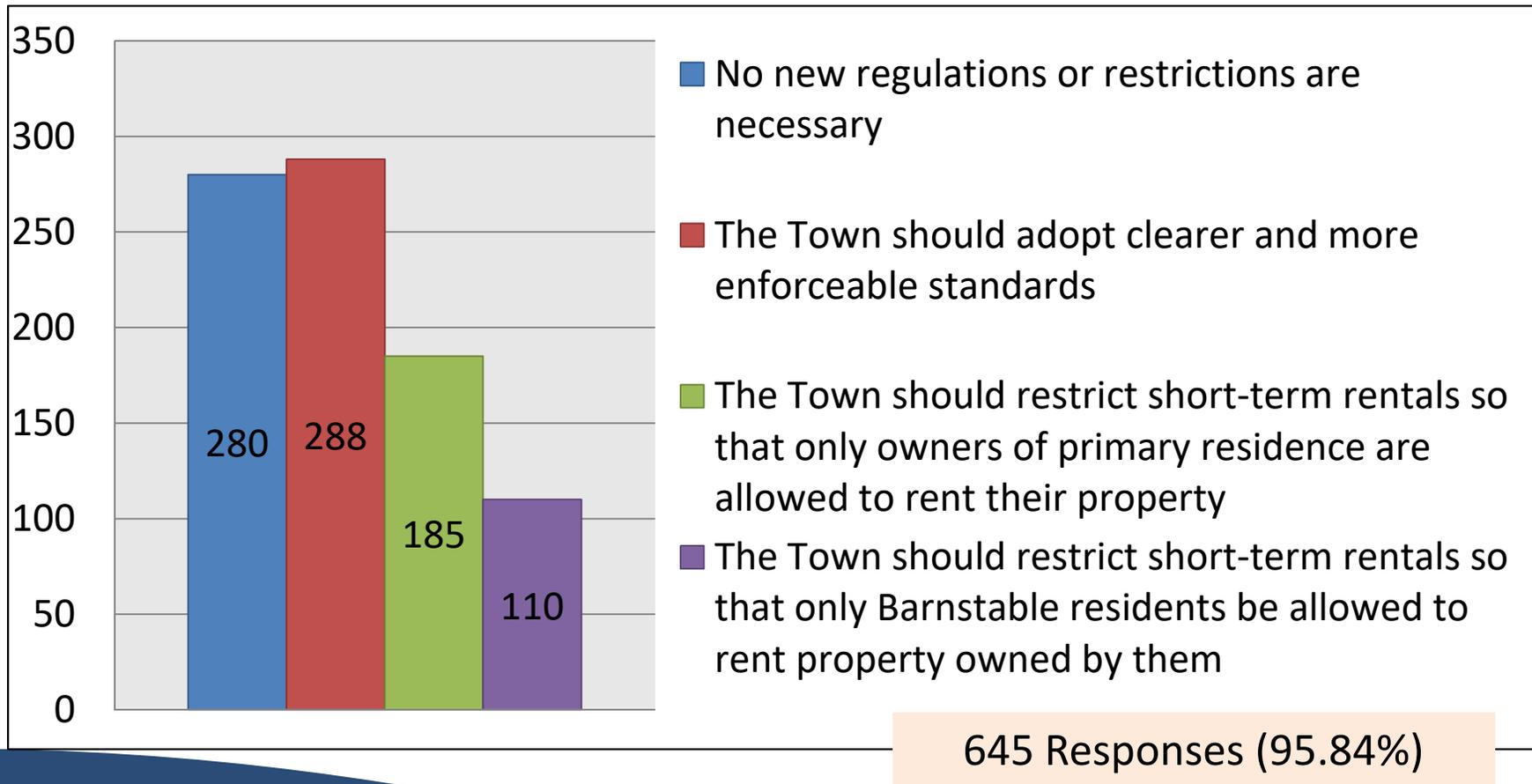
# Survey Results





# Survey Results

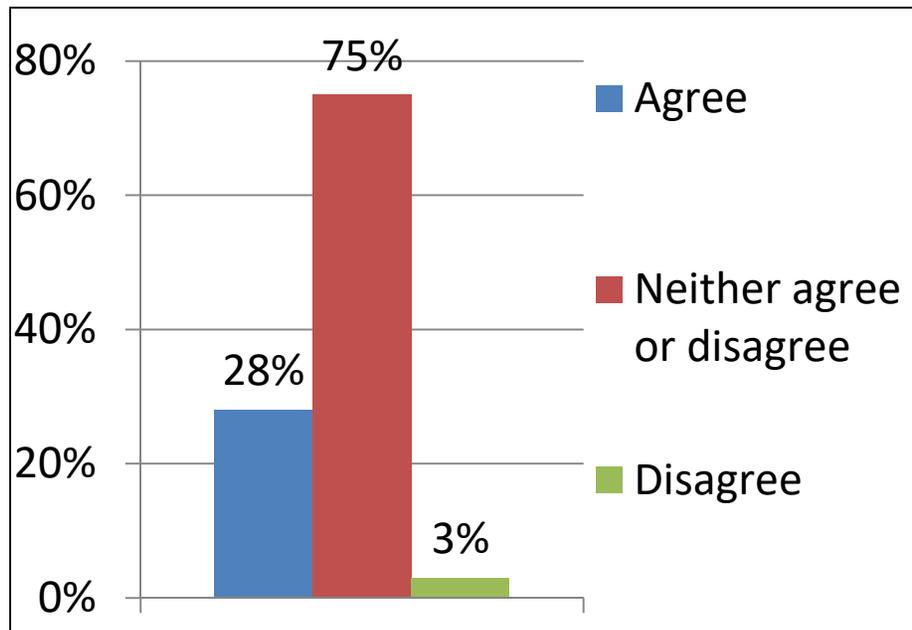
## Regulations (check all that apply)



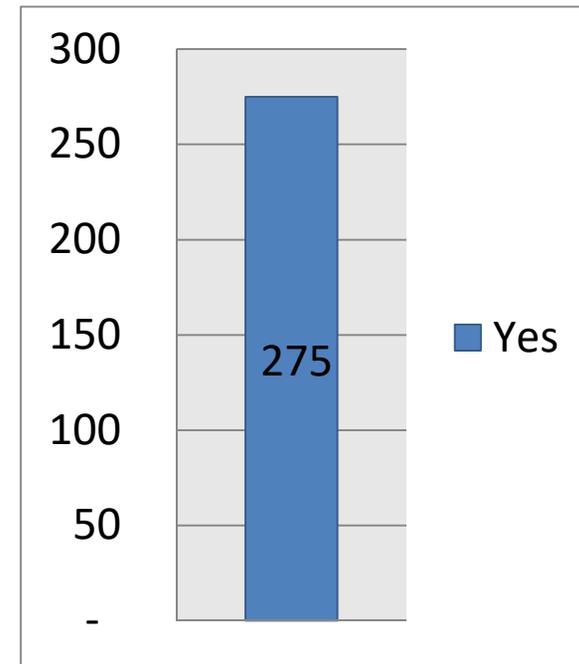


# Survey Results

**Short-term renters have more of an obligation to be considerate than other residents**



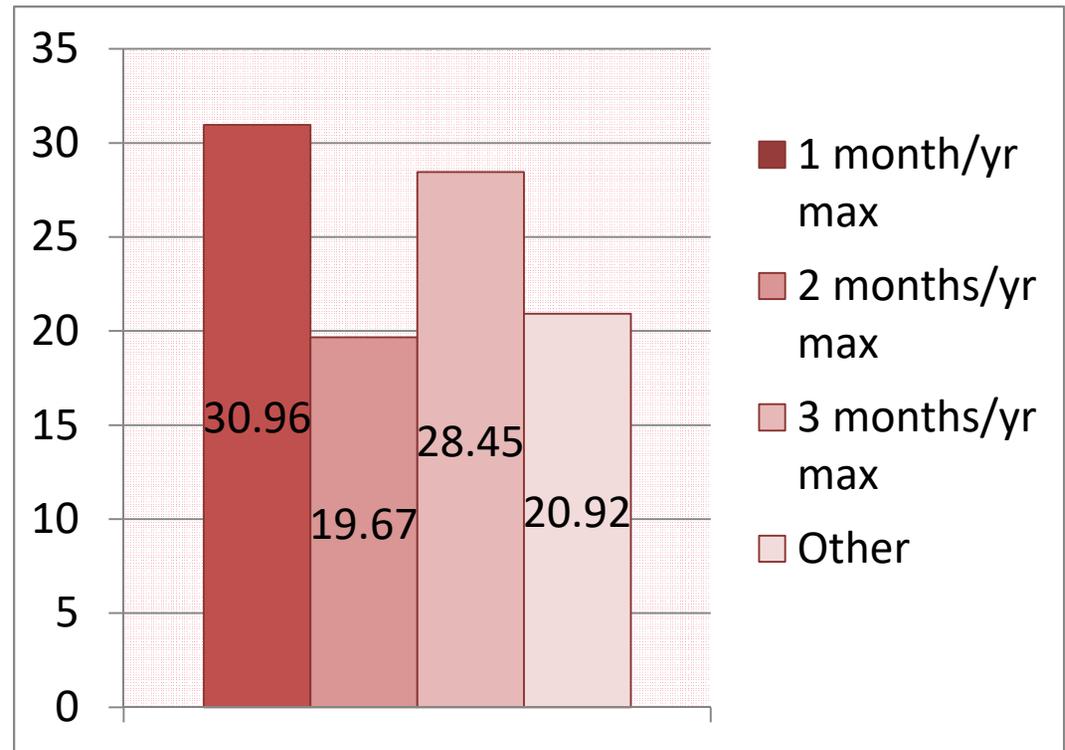
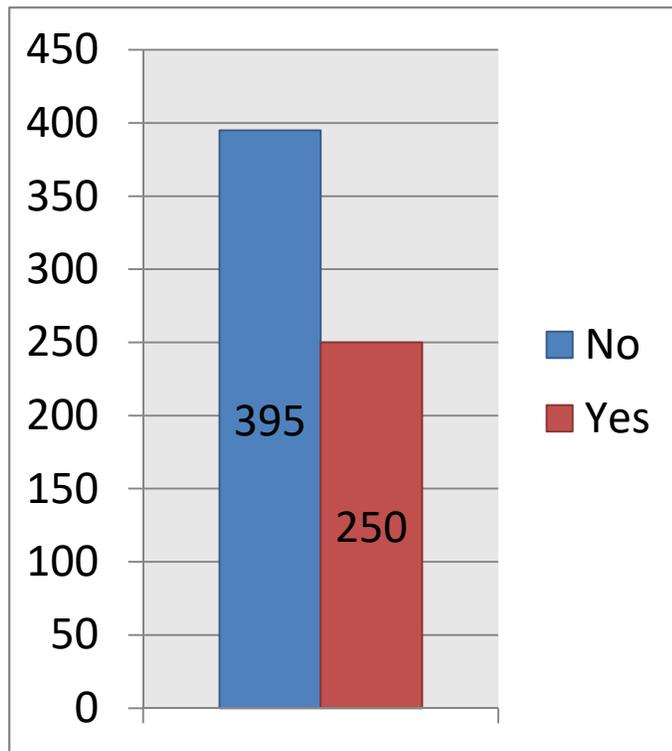
**I would want to be notified if my immediate neighbor was going to advertise a short-term rental on their property**





# Survey Results

I think there should be a maximum number of weeks a year a property can be rented as a short-term rental:



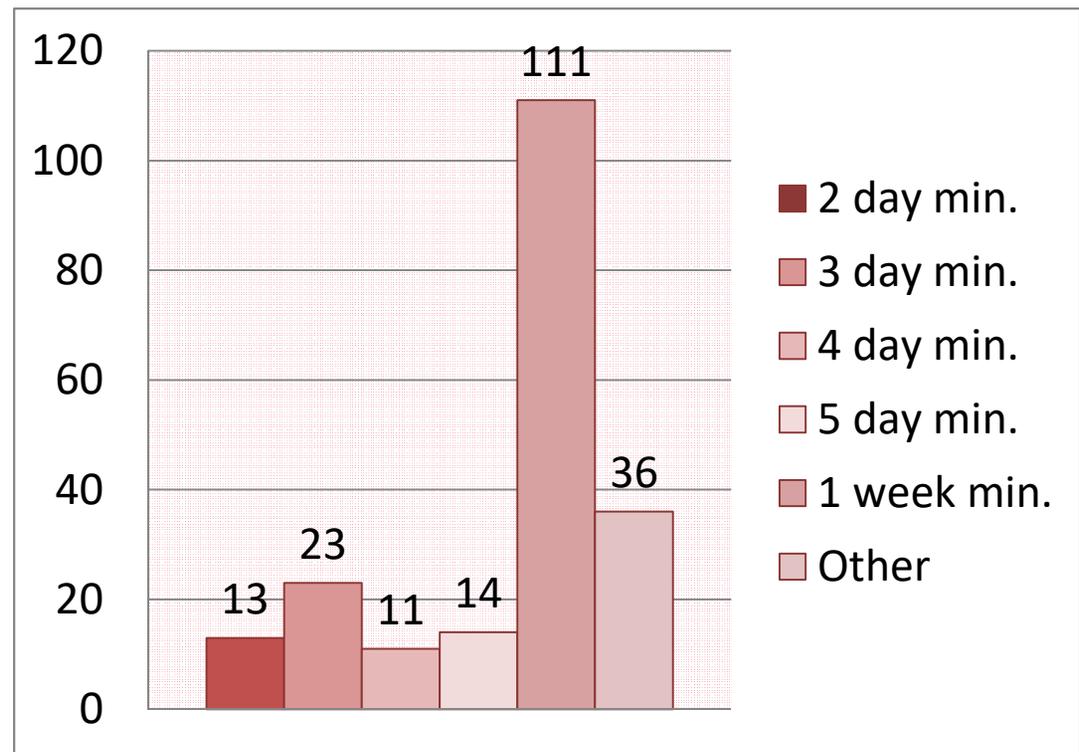
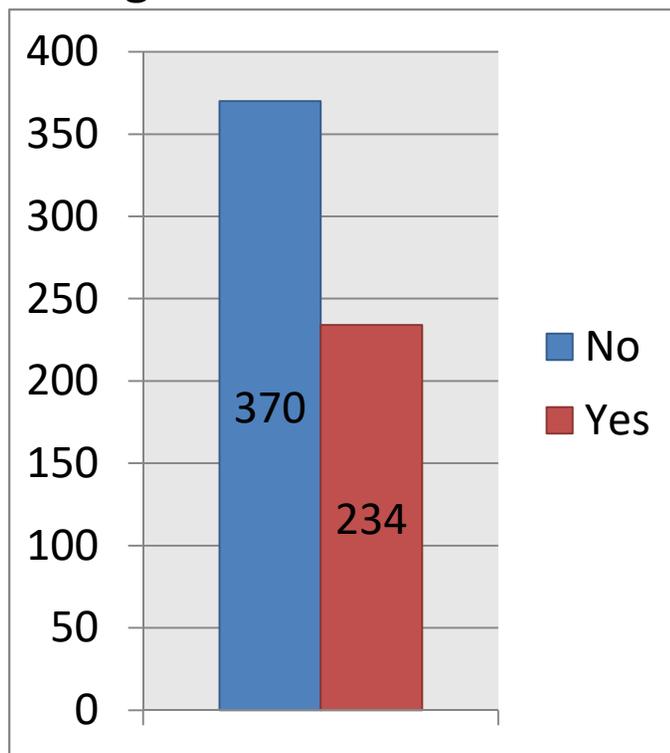
645 Responses (95.84%)

Short Term Rentals  
November 7, 2019



# Survey Results

I think there should be a minimum number of days a property can be rented to a guest:



604 Responses (89.75%)



# Moving Forward

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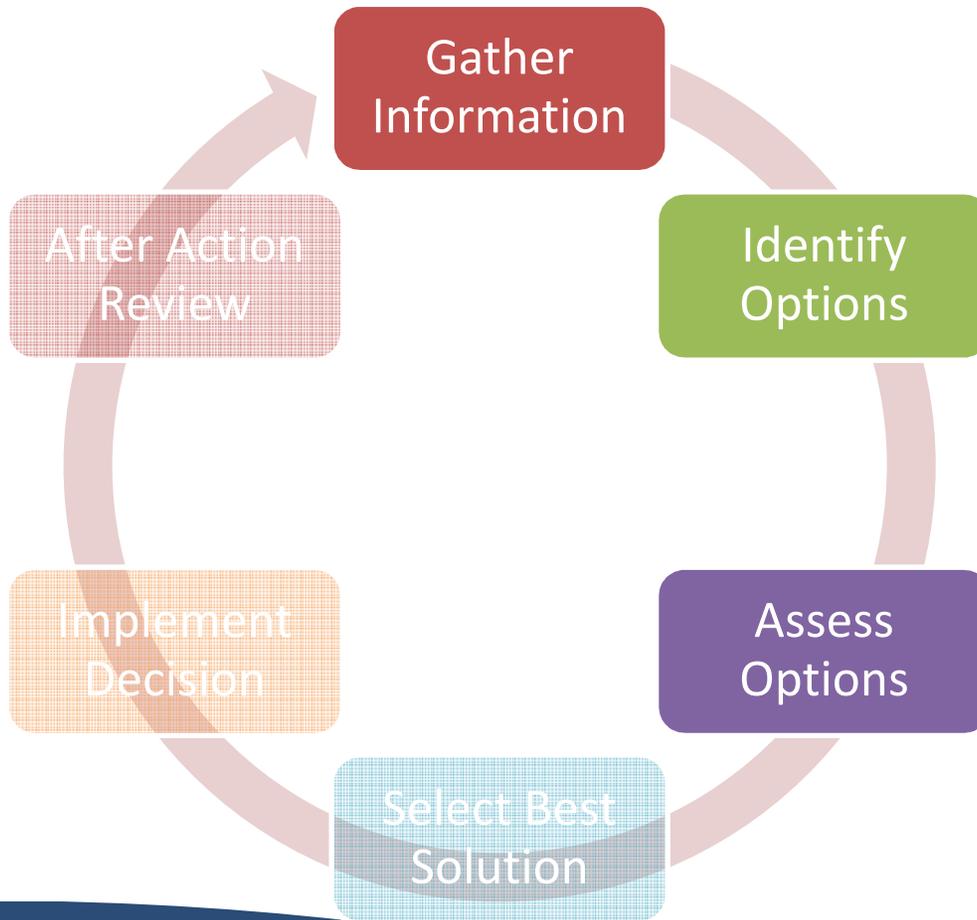
Survey

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Public Meetings

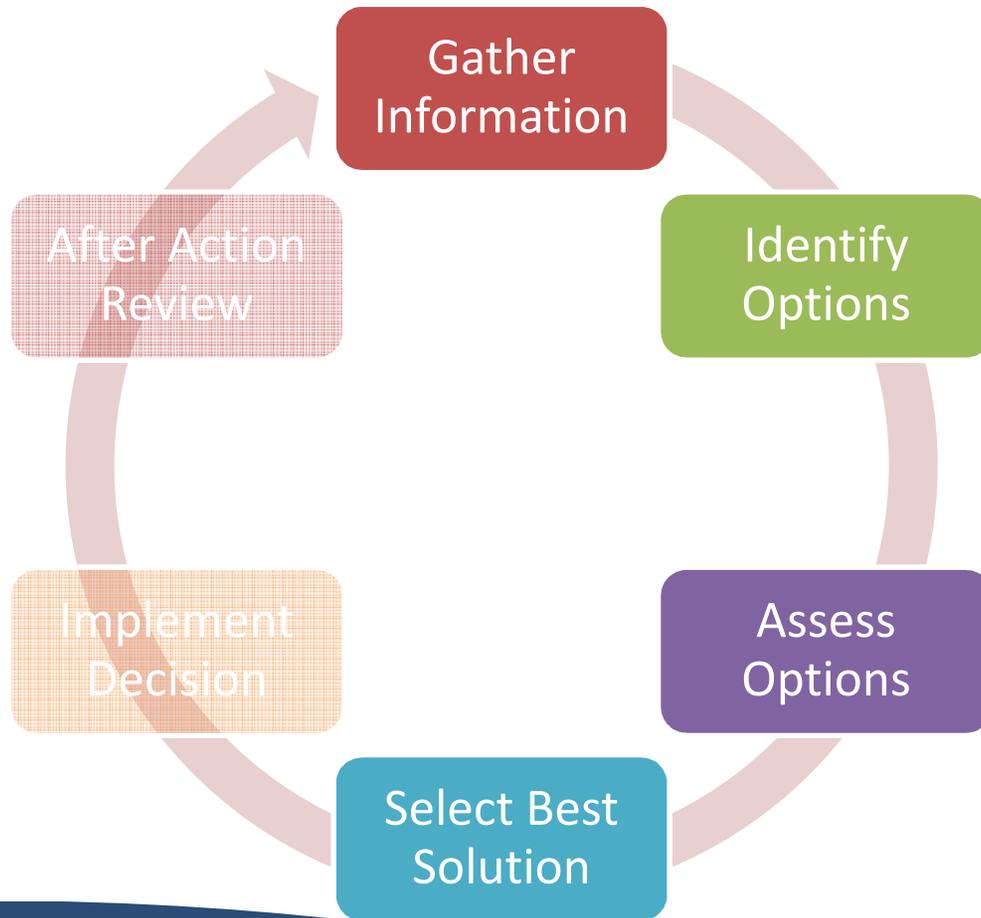
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Civic Associations





# Moving Forward



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Formulate  
Recommendation

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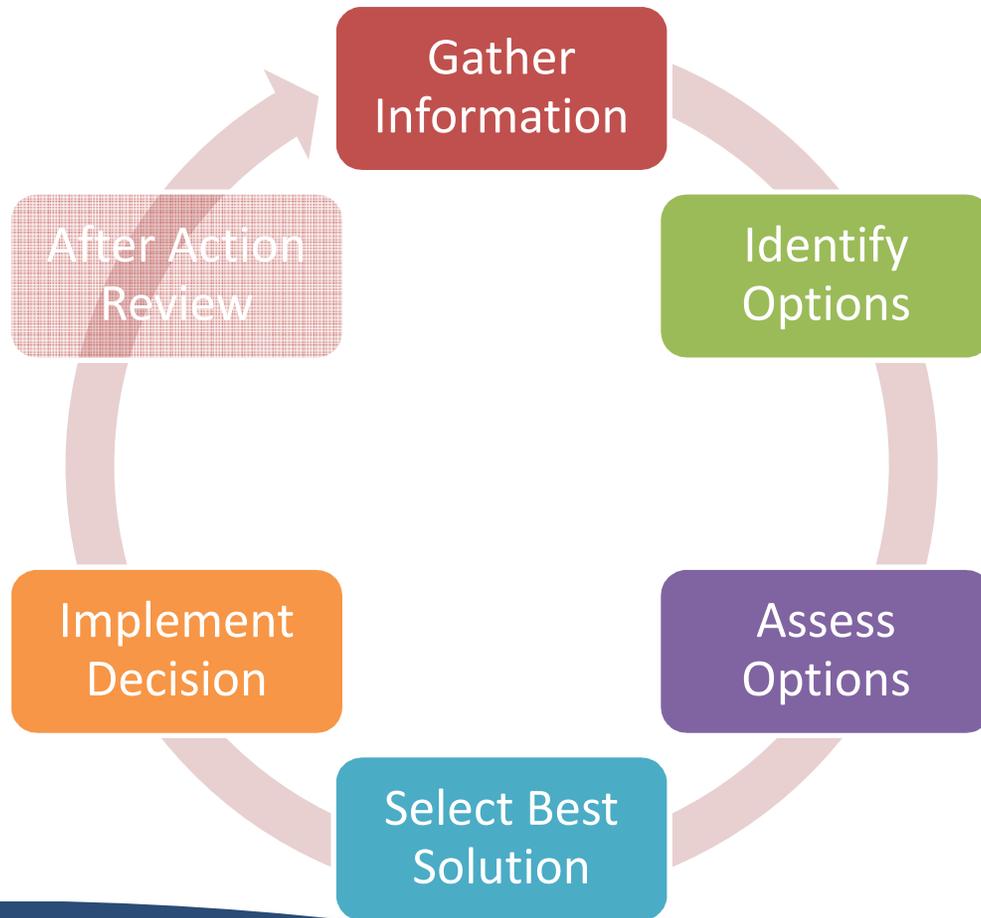
Create Coordinated  
Timeline

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Forward to Town  
Council



# Moving Forward



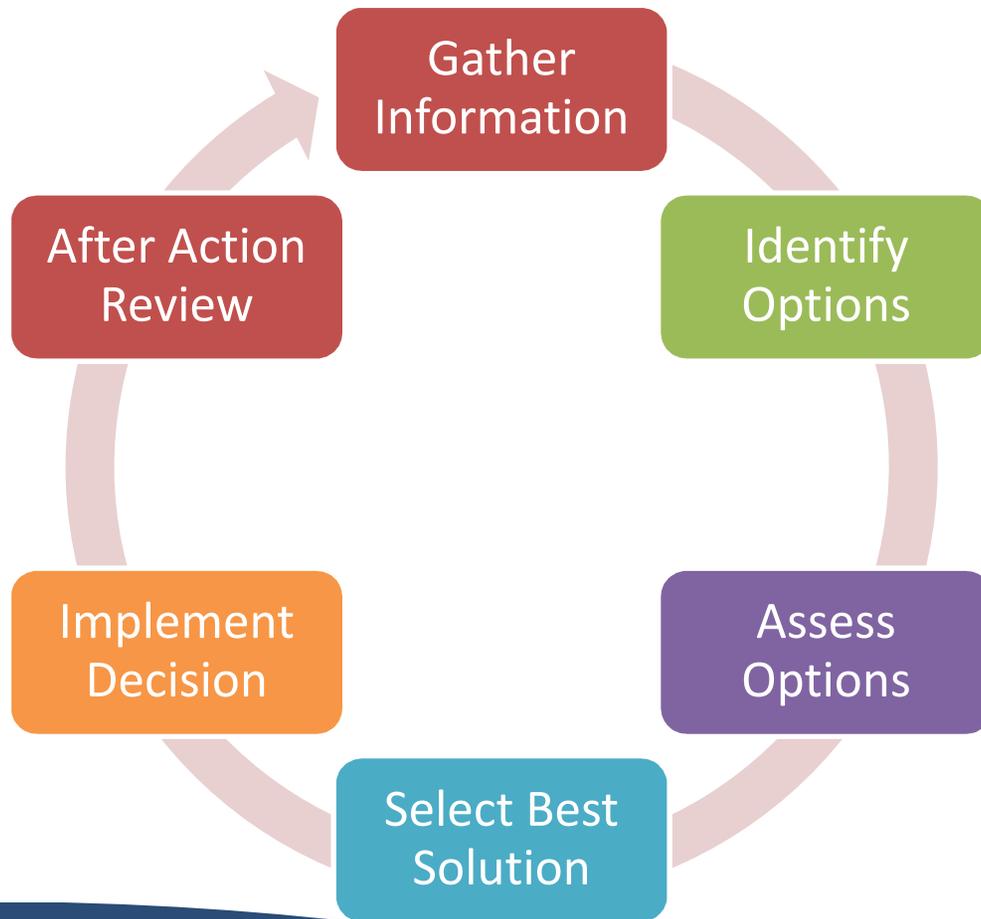
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Will be determined based upon selected solution

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# Moving Forward



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## Multi-level Evaluation

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Go back to the beginning

# SHORT-TERM RENTALS

## Survey Assessment – Open Questions

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### **If unaware of STR operating in your neighborhood and uncomfortable: What are your concerns about short-term rentals in your neighborhood?**

- ❖ Safety; parties; noise; parking; garbage pickup; make-up if our neighborhood
- ❖ To noisy and possible damage to property and disruption of neighborhood.
- ❖ Noise, increased traffic, street-parking, decreased property values
- ❖ Tenants have no incentive to observe neighborhood values
- ❖ Lack of respect for year-rounders in terms of noise, traffic, property maintenance, upkeep, and not knowing who is there, feeling less safe. More importantly, houses bought by investors to rent for short term are taking affordable houses off the market and decreasing the supply of affordable homes available for families and pushing up the price of houses. Short term rentals in houses not occupied by owners are businesses and do not belong in residential areas. It seems that restricting short term rentals of seasonal owners presently renting would open a legal can of worms. And giving Barnstable residents free reign is unfair in residential neighborhoods for the reasons mentioned above. For homeowners to do a few short term rentals to help make ends meet seems fair, just as allowing accessory apartments for homeowners to help them afford to stay in their homes seems fair.
- ❖ Transient populations of any kind make me uncomfortable
- ❖ Safety with random people staying in the neighborhood
- ❖ Upkeep of property, noise, slum lords
- ❖ Unregulated use in a residential area is disturbing.
- ❖ I am concerned about some of the issues others have faced. Loud noise at night, trash piling up, lots of cars in and out from the rental properties, overcrowding in those units as they are advertised for many more people than the house should actually hold.
- ❖ I want to live in a stable neighborhood where I know my neighbors, not one infested with short term rentals, investment properties and properties used to make money. A neighborhood needs a definition, folks live there, raise kids, go to soccer games, retire. Craigville beach rentals aren't really neighborhoods, they are beach houses and I think folks accept that.
- ❖ Safety. It is a hotel.
- ❖ Noise, trash, cars, crime, drugs
- ❖ The house is rented by 2 people and 10 are staying.
- ❖ Property values could be decreased by constant transient residents. Also neighborhoods can be destroyed. Best part of Barnstable are strong neighborhoods where residents care about their area and watch out for each other etc.
- ❖ Safety concerns as a single parent
- ❖ Noise, number of cars/people
- ❖ Parties
- ❖ Many short term rentals that are occurring in town do not have anyone in charge during the rental. Many are rented for large group celebrations and thus not in line with the other properties in the neighborhood.
- ❖ Noise, increased traffic
- ❖ Cars, noise, safety
- ❖ I feel the owner of the property should be aware of how many people will be occupying the house; that the owner (or a designated person) should be available when the tenants arrive. There should be a standard form that needs to be filled out for all short term rentals in the town.
- ❖ Upkeep of the home; safety issues; noise issues; traffic
- ❖ Short term rentals are apt to affect the value of property negatively and also impact quality of life. People renting short term are not apt to care for the property as residents would do and may not be as respectful

of neighbors as they do not have long standing relationships with them. It would be a shame to have investors purchase homes in the Town of Barnstable with the intent of changing them from residential to transient lodging. This would not be an advantage for the residents.

- ❖ Transient, unknown people; noise; vandalism.
- ❖ Noise, drinking, drugs, traffic, "loss" of neighborhood feel
- ❖ I enjoy living in my year-round neighborhood with consistent, hardworking neighbors who are full-time residents.
- ❖ My concern is that short term rentals are turning homes into motels which are commercially operated. Owners are many times absent with no oversight of their property while it is being rented which opens the door to inconsiderate "guests" who may create problems with noise, parking, garbage, & barking dogs. Another concern is that the lack of affordable housing will be more problematic than it already is. There are also traffic and parking issues to be considered. Essentially allowing these types of rentals in non-commercially zoned properties opens the door to Cape Cod turning into a big money making industry relying mainly on tourist money. What is the difference in having any number of businesses opening in neighborhoods? Do we really need more ice cream parlors? Has our society become so hyper-focused on money that we overlook the very reasons we love Cape Cod?
- ❖ Would be concerned of the lack of supervision that would occur. A hotel has management on site. Short term rentals could easily become party houses.
- ❖ Whoever is renting doesn't care about neighborhood or neighbors since they are renting short term.
- ❖ With high turnover, I'd worry that a quiet, residential neighborhood might turn more chaotic.
- ❖ Loud parties
- ❖ I don't want short-term rentals in my neighborhood because I'm uncomfortable not knowing my neighbors. I live in Osterville and want the security and stability of a neighborhood.
- ❖ Noise, exterior condition of property
- ❖ NOISE, neighborhood security, property value, and NOISE
- ❖ I bought a home in a residential neighborhood with private homes not to live near rental businesses.
- ❖ Noise complaints. Unruly or loud renters in a quiet neighborhood. Driving too fast through neighborhood. Not being respectful due to it not being their property. Not cleaning up and leaving garbage
- ❖ Lack of respect for tranquility of neighborhood. Safety. Noise. Traffic. Parking.
- ❖ No financial interest in property
- ❖ It's a very quiet neighborhood that has seen significant reinvestment in recent years. A constantly changing collection of people using one or more houses would affect the neighborhood's growing cohesion.
- ❖ Unknown renters/vacationers might not mix well with long term and often elderly residents.
- ❖ Noise, Traffic, safety. Would not like it to be a party scene on weekends - Possible underage drinking
- ❖ Increased traffic, noise, people not respecting the character of the village.
- ❖ Strangers coming and going. Not sure if a person is supposed to be at a residence or not.
- ❖ I live a hundred yards from Hyline. Holding back the commercial encroachment is difficult as it is. Short term rentals would turn some residential homes into mini hotels.
- ❖ Loud unruly renters
- ❖ Concern would be who - are they reputable, how many - is this a large noisy party, and whether they conduct themselves with respect for their surroundings and other people.
- ❖ Safety
- ❖ Noise, traffic
- ❖ Know little or nothing about individuals renting. We live in a family neighborhood.
- ❖ Over loaded houses, constantly changing unknown persons living in close proximity to families, seniors and minors. Increased mobile in and out traffic, parking on the street, late night partying! Lack of property maintenance, trash left on the property. I have total experience in another resort area with the "let it all hang out" vacation behavior. I would compromise to a minimum two week rental rule. With an increased rental tax vs 30 day rental.
- ❖ Security and safety of quiet neighborhood
- ❖ The number of people in the rental party.
- ❖ Noise. Traffic.

- ❖ There would be no or very little screening of the tenants; trash; noise; more people living at the short term rental property than signed up for the rental
- ❖ I know residents (both year-round and summer) who have been detrimentally impacted by these rentals in the Town of Barnstable: noisy parties, trash left around the yard blowing into neighboring yards, possible drug use, etc. These renters have no consideration for the residents.
- ❖ I know my neighbors; I don't know who would be renting and how they would behave. Also, I'm always concerned that property values aren't negatively affected.
- ❖ Not appropriate in Oyster Harbors It's a private community
- ❖ Too transient
- ❖ A typical "short-term" rental is someone essentially "on vacation" or might be on a business trip and is transient. They do not feel invested in the community and may not care as much as a home-owner. If they are renting a motel room/hotel room - there is on site management and they are in a designated area.
- ❖ Unsocial behavior, excessive occupancy, inconsiderate parking, uncontrolled pets, disregard for HOA regulations, drug use.
- ❖ Turn-over, use of the rental for nefarious purposes
- ❖ Wild and loud tenants!
- ❖ Renters wouldn't respect the environment and the areas around the property. Trash
- ❖ Noise, lack of caring for property and total disregard of neighbors.
- ❖ I am concerned with a constant change of people that we do not know. Who will do a security check of the renters to insure that they are not a safety risk to the neighborhood? What controls would be in place so that loud parties with excessive alcohol would not be allowed?
- ❖ Someone can use a short term rental to have parties that can result in a lot of noise and might relate to contacting the police dept. to quell the problem. Also they could leave a mess behind that would have to be cleaned up.
- ❖ Parties, crime
- ❖ Character of the renters
- ❖ Transients in residential neighborhoods
- ❖ Noise, trash, strangers in neighborhood etc. Also, landlords may not keep up with their property, I have seen this happen in my neighborhood where homes used sporadically by owners have rotting wood over grown shrubs, mold on exterior surfaces and unkept lawns.
- ❖ I have small children and worry about who comes in and out of our area. Noise, trash, parking are always concerns. I worry about investors buying properties just to rent out therefore making housing even more unaffordable for families to live on Cape.
- ❖ Noise and more traffic parties
- ❖ Better the idiots we know than the idiots we don't know.
- ❖ There would need to be oversight of any short term rentals. I am concerned about transient visitors to my residential neighborhood that have no ties to the community. I fear loud parties and questionable activities. I have concerns about trash, illegal activity and impact on my daily enjoy, end of my year round home. There is business zoning on the town for a reason.

# SHORT-TERM RENTALS

## Survey Assessment – Open Questions

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### How your quality of life was negatively impacted

- ❖ Our quality of life is negatively impacted by greatly increased auto and truck traffic, as each of two homes is occupied by eight to ten vacationers at a time; these vacationers have their friends visit them, they all use neighborhood amenities designed for association homeowners. (And high occupancy strains septic systems!) They can be noisy, and we have not heard of any action against owners for the reason of noisy tenants. The neighborhood is residentially zoned so as to prohibit such rentals, and cease and desist orders should be had, but there is no Town enforcement. If we were next door to one of these, we'd have a "for sale" sign up. If non owner occupiers are allowed this activity, owner occupiers will gradually flee. Property values as well as quality of life will decline as more houses are bought by people or corporations with no intention of living here. The problem is no less for homes in commercially zoned neighborhoods. They too are entitled to their neighborhood integrity! These neighborhood rentals will also destroy, competitively, the many charming bed and breakfast inns, owner occupied, which are part of the Cape experience. Consider, too, the spillover effects on the business of motels in Barnstable and Yarmouth not wanting to depend on welfare clientele but with no alternative as more affluent vacationers opt for short-term home rentals. PLEASE do not rush to judgment. There is a perception that the Town's desire for additional revenues from the short-term rental taxes, to defray the cost of sewerage, has the Town marching arm in arm with the many real estate professionals who are salivating at the prospect of commissions from sales to, and rentals from, non-owner occupiers. The Town should be transparent and forthright in recognizing and addressing this perception. In the last analysis, isn't the quality of life for residents more important than one drawer of the cash register? Further, if consideration is hurried during the winter months, that is when Town residents are away, unable or less likely to "keep up" with what's going on, and certainly unable to participate in focus groups, hearings, etc. By contrast, the real estate professionals are available 24/7. The public phase of the Town's analysis should await the warmer months of 2020. In the meantime, please step up cease and desist enforcement of existing zoning prohibitions! A simply "thou shall not" ordinance won't do the job, even if enforced. To be convinced, please look carefully at the Boston ordinance on short-term rentals. Almost every line seems to be there to close a loophole which realtors might drive through. Hard drafting work lies ahead, although the Boston ordinance seems a perfect starting point. If discussions must begin during the winter months, it's crucial to involve representatives of the several village civic associations. This writer has been a member of the Centerville Civic Association since 1991. Our civic association leaders care for Town and for neighborhoods deeply. The writer trusts these comments will be seriously considered. Thank you.
- ❖ Late night noise from partying. 2:00 am
- ❖ Loud noise and partying!
- ❖ Increased volume of cars, too many to fit in driveway, often parked in the wrong direction; Increased; noise including late at night; Increased trash in the area; Increased speed on street.
- ❖ All summer unfamiliar cars people and dogs have been parking in my neighborhood on a narrow street in a residential neighborhood. 2, 3, and sometimes 4 different groups at the same time. 2 or more days at a time. It appears to be a motel!
- ❖ Several things to consider as to how short-term rentals have negatively impacted my life and neighborhood. We bought our home residential neighborhood. We feel like we are being subjected to commercial properties within that area. The short term rentals have led to disputes between neighbors and has caused much negative discord within the community. The short term rentals negatively impact my life through overcrowding. Vehicles parked up and down the street, including the driveways jammed with many vehicles. Busier than normal streets. Particularly during the summer months are these issues felt. Noise, throughout my experience the short term renters will occasionally have large boisterous gatherings. That often run late into the night/early morning. Even daily activities are disrupted with boisterous activities. Homes that charge many thousands of dollars a week are often packed with many

renters to drive the costs down. Only makes economic sense. Has led to large numbers of people and vehicles at homes.

- ❖ Our neighbor who has rented his home seasonally for many years started doing short term rentals a few years ago. There has only been 1 instance so far where a group of renters disregarded his occupancy limits and had overflow guests camping out in the backyard. They were quiet at night but quite noisy during the day and on occasion they were using foul language that was clearly heard by us.
- ❖ Vehicles from the short term rental speeding down a private road. Noise from with children screaming and disrespectful to adults as they walk by.
- ❖ Garbage, loud music...shouting late night parties...
- ❖ We are year-round, registered voters in Cotuit. Slightly over a year ago, the house across the street was purchased, and has been in use as an "Air B and B". The 'tenants' change quite frequently so we never know who our 'neighbors' are, do the actual homeowners do extensive background checks as to who they bring into our neighborhoods? Are the 'tenants' revealing their true identities, after all how much do the homeowners actually care about to whom they rent... generally THEY don't reside in the neighborhood, they only own property here... the 'tenants' are more often than not very loud as they are on vacation, and we 'locals' work on a daily basis, and are thus deprived of the quiet enjoyment of our homes----also I cannot help but wonder...1) If a sexual predator, who has to register in the area that they reside in, chooses to use an 'AIR B and B' here-do they have to register with our local police department? How heavily are these 'tenants' vetted?? 2)Shouldn't the homeowners of these 'Air B and B's also have health department inspections frequently due to the rapid turn-over of guests travelling from anywhere to stay here...3) What about permitting for recreational usage ...These 'tenants' clog up our boat ramps, beaches etc..4) I do not reside in an area zoned for motels/hotels yet on Main St Cotuit a home being used now as an 'Air B and B', it is advertising accommodations for 10 guests...how is this even legal? Sounds like the local taxpayers are going to end up footing the bill for more town employees to govern all the activity these places bring...This type of renting does not belong here.
- ❖ Noise, loud music
- ❖ Quality of life affected by long term rental in neighborhood: lack of maintenance and upkeep by landlord and tenants, noise, barking dogs, non-compliance to leash laws.
- ❖ Strange cars, strangers walking the neighborhood, noise
- ❖ Safety. Constant Stream of Strangers. It is no longer a neighborhood. It becomes for profit commercial district
- ❖ Nuisance noise, constant parties, overuse of septic - total disregard for neighbors. Activities not in keeping with "living like locals". Have never seen locals and families visiting the cape behave in such way. Suspect drug and other illegal activity.
- ❖ The turnover in the house across the street from us sometimes hosts up to 3 different times a week. Most times they are abiding by the Air B and B rules but others not so much, overcrowding, many cars and loud behaviors are some of the outcomes of this.
- ❖ Do not know who is walking down the streets of my neighborhood, could be a potential burglar, a stalker, do not like the fact that people are living next to me, and have no idea where they are from.
- ❖ Am totally not happy with all these strangers.
- ❖ Neighborhood noise and drug use
- ❖ I live next door to one of these predatory commercial investor violators running a de facto hotel in our private residential neighborhood in violation of our town's current zoning code RC. I have asked the Town of Barnstable repeatedly since July to enforce its own zoning code RC and issue a cease and desist on this property. It is a total disgrace that the town has totally stonewalled and ignored my request. The character of our formerly secluded residential neighborhood has been altered against our will and there is NO justification for this. If the town needs money for its sewer project that does not condone ruining stable year round communities by allowing these predators to operate full time commercial hotels in residential neighborhoods. This type of operation MUST BE BANNED by the town before they take over our communities completely. Sending this 'survey' to all members of the Cape and Islands Realtors Association is not surprising and exactly what I expected - you are essentially stuffing your survey ballot box to justify your outrageous actions without identifying what you have done to skew the results of this survey by combining the responses of individual taxpayer homeowners with a huge number of people

with business interests who have an economic motivation to favor these predators. Experiencing local government at its worst with regard to short term rentals has opened my eyes to the corruption that makes citizens so distrustful of government. You should all be ashamed and I will continue to do all I can to shed light on what is going on at our town hall that is NOT in the best interest of the ordinary citizen homeowners in the Town of Barnstable. You did not even ask the ONE relevant question on this survey: should nonresident investors be allowed to buy single family houses in residential neighborhoods and convert them to full time short term rentals (ie hotels). In every regard this survey is nothing more than a way for you to justify changing current zoning so the town can prevent homeowners from having any recourse whatsoever when a hotel is opened next door to their home. I can only hope I am wrong but all of the town's actions to date with regard to my experience asking for the enforcement of current zoning code RC have been evasive, non-transparent and cause for extreme concern that Barnstable's Town Hall is simply not to be trusted in carrying out its responsibilities to taxpayer citizens.

- ❖ Extra traffic
- ❖ "Party" noise until 2 or 3 in the morning. Excessive numbers of cars parked in driveways and on streets.
- ❖ Traffic and noise!!!
- ❖ I can really only think of one specific incident. A group of young people (who were working in the local service industry) were having a party and their noise and guests traveled down the street, waking us. The next morning, I found bottles and a bike in my bushes. Most guests who come to stay on the Cape are respectful of their neighbors.
- ❖ Property next to me was a year round residence, then a summer residence, now it appears to be weekly or less rentals.
- ❖ Loud noise, fast car driving, dogs defecating on your lawn, cars blocking the street, Smokey fire pits go into your yard
- ❖ They are usually a lot of people, most times more people than the house can accommodate. They disturb the neighborhood with noise, trash parking etc. Amount of occupants should be restricted. Commercial properties (office, warehouse etc.) should not be allowed to rent like a residence. My neighbor is renting his office building of 100 sqft to 20 j1 students who continuously throw parties and disturb everybody.
- ❖ Noise parties strangers walking through neighborhood numerous people (more than usual) walking their dogs and allowing them to defecate on my lawn
- ❖ Strangers in area. Came into our yard uninvited. Traffic & parking in front of our home
- ❖ Cottage behind us is rented out and people arrive sometimes late at night/early morning and start moving in and making noise.
- ❖ Waking up everyone around the cottage.
- ❖ Short term rentals are a non-functioning way about our local, residential neighborhoods.
- ❖ We live in a residential neighborhood, zoned that way. Its a short cul de sac street with just 8 houses. Our Neighbor started renting up to 3 bedrooms rooms in her house via VRBO, while she too lived there. A bedroom over the garage was added to her house to accommodate the paying guests. From the beginning, the traffic on the street increased, many cars were in her driveway and on the street. This alone changed our street - who were all these strange cars and people? I no longer felt safe in the house with paying guests from the internet a short distance from my house. We closed the shades on that side of the house, stopped using our deck because of the continual influx of strangers inhabiting rooms next door and on her deck. Food was being served to the guests. I spent months of time last summer and fall understanding Barnstable Town Government, filing forms with Zoning and Planning boards, board of Health (Robin Anderson, Brian Florence). A cease and desist order was eventually issued. However the neighbor then filed for a zoning variance with the ZBA. We had to hire and pay for a Land Use lawyer, the variance was not issued. I had no peace of mind during this whole process. This summer, the neighbor again had 3-4 cars parked in front of her house all summer long - she was housing 3-4 players from the Hyannis baseball team, and their friends. It's unsettling to wonder 'what will happen next' in the residential house next door? This issue has fractured the neighborhood. It is no longer a friendly street. Also, our houses back up to a pond, thus it is a fragile environment. Having up to 6 extra renters in a residential home adds considerably to the septic burden. We bought a home in a residential neighborhood, not a neighborhood where one might expect a hotel to pop up next door. I believe it is reasonable for my husband and I to ask the Town of Barnstable to enforce EXISTING zoning laws and not

force taxpayers like us to suffer a decrease in quality of life so a neighbor can break the law, and have such a negative impact our daily life. I believe these rentals are destroying the fabric of Barnstable one street at a time. We have had her renters walk into our yard. The on line listing indicated she was willing to host parties and events. On a cul de sac street without parking, the neighbor's actions have a direct impact on the rest of us. As the abutting neighbor, these rental activities have had a negative impact on our peace of mind and feeling of safety.

- ❖ More neighborhood traffic. More parties, resulting in more noise, traffic, litter, congestion, and police actions. Additional wear and tear on town roads. Additional environmental impact to the town water system. Additional environmental impact to the individual septic systems (that were not originally designed to take these loads).
- ❖ "Strangers" in the neighborhood which results in safety concerns.
- ❖ One short-term rental property across the street from us advertises itself as sleeping up to 10 people, therefore there are often multiple families together in a single residential home, along with their dogs, cars, trash, etc.
- ❖ Difficulty getting out of my driveway due to number of cars at the home
- ❖ The noise of the renters especially late at night / early morning. Also, renters coming up my driveway again late at night misdirected by their GPS (I have a long driveway.) Last year, they knocked over my mailbox and pushed over the shrubs coming up the driveway. I have short term rentals on both sides of my home and up the street. Fortunately, the owners of the homes try to be good neighbors. As a result, my neighbors on one side put up rules telling their renters to move inside from their outside fire pit area after 11:00 PM. Sometimes people do stay out later but I try not to complain because I know they're on vacation and I understand how nice it is to sit around and talk. One owner actually made his renters apologize for the noise and told them he would kick them out if it continued. Communication within the neighborhood is very important.
- ❖ Increased traffic by persons unfamiliar with the neighborhood and speed limits. Neighbors upset by constant changing of renters, owner of property not invested in the neighborhood just the \$\$\$ that can be squeezed from the rental.
- ❖ Operating a resort in a residential neighborhood. Noise has decreased greatly since JoAnne Buntich read the riot act to the owners. Also my 85 year old neighbor has the owners phone number and is on good speaking terms about issues but not above threatening to call the police.
- ❖ Too many staying there too much booze
- ❖ The noise from loud music and yelling late at night, people running through my yard at all hours, using my outdoor furniture, clogging up the street with cars, for a 3 bedroom house there were 10 cars parked everywhere for 3 nights, owners do not cut the grass or clear leaves and trash in the yard when renters are not there - from November to April.
- ❖ Loud and noisy. Too many people etc.
- ❖ Noise. Extra traffic.
- ❖ Disorderly conduct, noise, vehicles
- ❖ Excessive late night noise and additional traffic in a residential area.
- ❖ Increased traffic on our small road. Unknown and unfamiliar people walking around the area. Concern that the website advertised that parties were welcome and specified a minimum age of twelve for the person or guests responsible for the lease
- ❖ Lot of noise & partying
- ❖ Unruly renters, too many in house, parties, trash all over the place.
- ❖ With 30-40 people frequently occupying a home adjacent to my property for up to a week all summer, with 6-8 cars in the driveway or on our hilly, curvy road, and with major improvements made to the property (a 4/BR house) to include a basketball court, swimming pool a fire pit and more, we often find the noise unbearable (have called the police to quiet the crowd late at night) the smoke smell often emanating from the fire pit, again sometimes all night, and the potential traffic hazards with all the autos crowding our narrow road have seriously affected our quality of life during the summer and sometimes over long weekends in the off-season.
- ❖ Trash left by curb for days. Ends up strewn across the road. Lots of cars creating difficult passage.

- ❖ Loud. Noisy. Carry on at inconvenient hours. Not invested in the neighborhood so do not keep it up. Don't want neighborhood kids hanging around outside unattended when we have a bunch of seedy people in and out for years.
- ❖ Not knowing who will be in the home in a residential only neighborhood is unsettling. There is no oversight on the property. Residential only should not allow rental businesses.
- ❖ Night noise, gang rentals
- ❖ Loud music, partying in pool late at night, midnight on, early morning pool parties 6am on. Loud screaming and swearing during the day and into the late night... cars whipping around a small cut de sac, parking on street so very difficult to tow boats home.
- ❖ A couple of property owners in my neighborhood use their homes for rental for a month in the summer to earn money to pay their taxes. Strangers are in the neighborhood and it makes me uncomfortable. With all the drug problems on the Cape, I don't like seeing strangers wandering around my neighborhood.
- ❖ Loud/large gatherings. Parked cars and traffic issues. Loud/unsafe boating.
- ❖ The people who rented were loud and set off fireworks.
- ❖ The home next door is used as a VRBO, it was previously listed on AirBnB. On any weekend- or weekly during the summer- there will be 6-12 cars in the driveway, there may be smaller groups in between, but there are also larger groups. The groups arrive at all hours of the night- they have no respect for the neighborhood, they are loud, enjoying themselves at the expense of our privacy. This year, after having celebrated the 4th of July off-Cape, we returned home to a scene that you would expect to see on Main Street in Hyannis; there were cars parked up and down the road, there was a staging area of Uber vehicles at a vacant store at the beginning of the road- are you kidding me? At this point, this is a nightclub, and I had to report this- I am not sure of the response from your Officer's, but after a while people were streaming out of this house (close to 100 people), into the road, while two squad cars were directing traffic- this is a dead-end road. On a few occasions there have been charter buses dropping people off. It is unacceptable to have this occurring in a residential area. Part of the problem is the kind of people who are using these rentals, I basically know what to expect when I see the groups arriving. A group of college-aged to adult males is going to be a night of hollering and drinking in the backyard, or garage, for the duration of the stay. I don't know how you can patrol the groups that are coming in, and I know you can't prevent people from using properties in this manner, but a little respect from these people would go a long way. I don't mind that people are using this house, but I do mind how many people are using it, and how they act while they are there.
- ❖ The homes that rent out are one in which no one "lives" there. Due to that, the home has in/out people all the time. But the biggest issue is that it prevents full time people from moving in to create our neighborhood community.
- ❖ Property rented to multiple guests resulting in numerous cars entering and exiting driveway of rental property causing minor traffic delays.
- ❖ Traffic on street, late night noise, dog waste not picked up, parties and drunken behavior
- ❖ More traffic. Strangers
- ❖ Overcrowded
- ❖ Noise, Trash, Disrespect of area and locals
- ❖ Noise - on a nice summer evening, I'd like to sit out on my screened in porch but vacationers that are renting a full house can be loud as they rent as a "group". It's typically not 1 family renting.
- ❖ Too many people, cars and noise
- ❖ Late night partying, constant noise throughout the day with many people coming and going. Troubled for safety of children with so many strangers coming and going.
- ❖ Large numbers of people in the house. Very high noise levels particularly from the pool area which is very close to our house. The house is rented for 10 weeks of summer usually one week at a time
- ❖ Converting residential neighborhoods into commercial neighborhoods. Zoning would not allow this. Should be taxed as commercial and required to mitigate traffic and other impacts such as eliminating much needed year round housing. Increased traffic. Displacing year round residents.
- ❖ Nearby home has a short term rental whose tenant holds yard sales 2X annually. I personally went to the sale; the person holding the sale(s) explained that he rented this home periodically from his brother.

Because the location is approximately at the junction of Mary Dunn Road, Indian Trail and rt. 6A there is much congestion and high potential for accidents.

- ❖ Disrespectful of local working people who have to get up to work!
- ❖ Traffic increase and people driving way to fast on back roads! Increase in foot traffic and trash alongside of road.
- ❖ Unfamiliar people staying for weeks & days without vetting; renters trespassing and using my property (dock & beach); dogs running unleashed onto my property. Happens over and over again with each new renter; “vacation” attitude for constant partying, loud activities& music, late hours, additional guests; excessive trash and cleanup; devaluation of our property and neighborhood (for 3yrs. Ow); essentially running a business in a residential neighborhood although owner lives in another part of Barnstable; even though health dept. says 6 adult and 3 car limit we have seen over a dozen adults, numerous children and multiple dogs stay very late and sometimes overnight; lack of inspection and enforcement during rentals; devalued our property - our personal visitors have commented on activities next door and how it seems more like a cottage area than a nice residential neighborhood
- ❖ Vehicles not following posted speeds. Loud voices and foul language in late evening and early morning hours. Trash in roadway: soda and beer cans, plastic party cups, spent fireworks. Grass dug up by tires of cars parked on side of road because driveway was full.
- ❖ Too much noise. Too many cars. No respect for neighbors. Completely changes the character of the neighborhood. Even the owner of the property has the attitude that since they pay taxes, they can do whatever they want. There is no responsibility for or intent of being a good neighbor.
- ❖ Overcrowded homes causing significant traffic and noise - often late into the night.
- ❖ Noise
- ❖ Neighbor rented home on Airbnb and renters held a party that was posted on Instagram and over 100 young people showed up. There was drinking and drugs and noise. The police came and shut off both ends of Starboard Lane until the party broke up. The attendees were very concerning.
- ❖ Next door neighbor is renting out house for weekends, or short stays during week. They allow dogs. People are coming and going. Dogs can be a nuisance. There are other houses on the street that are rented out. Left feeling this creates an unstable environment in the neighborhood. No accountability for people’s behavior.
- ❖ Excessive cars parked in front of rental house
- ❖ Lots of extra cars in the driveway. House looks a little neglected as there are no flowers around the house. Some noise from the pool
- ❖ Creating too much commotion in a quiet neighborhood
- ❖ Just more people walking etc.- not a big issue but Main Street etc. much more crowded
- ❖ Excessive noise later at night/overcrowding parking
- ❖ Summer people double the usage of basic services that year round residents pay for. Most rental landlords live off Cape and just collect rents. It also limits the housing for year round residents that would love affordable safe housing,
- ❖ Excessive noise at late hours
- ❖ Excessive noise violations late at night
- ❖ Noise
- ❖ Tenants are noisy including very loud music and loud voices outdoors including swearing. This past July 4th three men were urinating from the deck at the house next door while we were sitting with our grandchildren on our screened porch. We rushed them inside. The house diagonally behind us on First Street has short-term rentals (one week usually) almost all summer. And the people they rent to are always very very noisy with their screaming and shouting and swearing and very loud music. We are forced to stay indoors which is unfair to we seasonal people who cannot enjoy our porches and terraces due to the rude, vulgar behavior of the tenants.
- ❖ We used to live in Barnstable Village and neighbors used their house for weddings, was a pain 2-3x every summer
- ❖ Loud parties on an on-going basis - periodic parties/ noise are fine; but not a few nights for several weeks in the summer. Also, car parking creates street jams and cars are parked haphazardly.
- ❖ Neighboring homes on our street...more traffic and more cars per house.

- ❖ Transient feel. Lose neighborhood feel. noisy at night
- ❖ Loud parties by transient renters and no on-site management by owners...Owners bought property to intentionally flip and rent, but they are out-of-state. Random construction, land clearing near the water, and creating their own street number has happened without a thought to any town regulation or public safety issue.
- ❖ Safety Concerns: Short-term rentals increases the number of unknown people entering our neighborhood which increases the potential for problems associated with drugs, abuse and other violence. The noise from the partying until 3:00 a.m. caused loss of sleep and enjoyment of your own home and yard. Parking and backing up on our lawn which damages the grass and has to be fixed.
- ❖ Unknown dogs peeing and pooping on our lawn. Trash in the neighborhood. Multiple parties renting at one time in one home add to the noise, trash, problems, etc. We experienced this across the street from us. It was non-stop cars morning, noon, and night. If more than one house does it, our quiet neighborhood will be gone.
- ❖ Street parking, Traffic in our otherwise quiet neighborhood. Lack of maintenance and upkeep of properties. Also, large tractor trailer trucks and box trucks on lawns (these may be from medium term renters)
- ❖ Loud music and voices in the backyard.
- ❖ Neighbors do not have sufficient parking in their driveway for the number of occupants being rented to and cars are being parked on their lawns and covering the entire available area of the property.
- ❖ I DO NOT want short term rentals in my neighborhood nor do I believe real estate investors should be allowed to buy single family homes in residential neighborhoods and change their use to transient lodging accommodations! I live in a designated "RC" zoning area. Businesses are not allowed! If occupancy taxes are being charged by the Commonwealth, doesn't that mean these properties are considered businesses? WHY IS THE ZONING LAW NOT ENFORCED???
- ❖ Undesirable tenants. Noise, failure to comply with established occupancy rules
- ❖ PARKING ALL OVER THE STREET both sides
- ❖ Speeding on our street. Trash and pet waste not properly disposed of. Noise! How can people exercise a business in a residential neighborhood?
- ❖ I owned a condo at Quashnett Valley Condominiums, and renters did not take care of the property. Noisy parties, trash, etc.
- ❖ Late night noise
- ❖ Underage drinking, late night parties and illegal parking
- ❖ Large group parties with noise well into the night in the rental house. No supervision present.
- ❖ When moving to my town, I was unable to find housing I would be able to rent long-term. I currently live in a condo where the majority around me are used as short term rentals. Renters and vacationers are often rude and loud, inconsiderate of those who live and work here.
- ❖ Next door rental was robbed. These houses / units have a tendency to go for stretches unoccupied esp after Labor Day
- ❖ Large house across the street is an Airbnb rental. Owner doesn't live there. At times there have been 8 - 12 cars parked out front. We've heard parties, seen drunken behavior and even had one of their guests interrupt our dinner asking if I could come across the street and take a group photo of them all.
- ❖ 2 home owners that live directly behind me rent on Airbnb and Vrbo and do not vet their renters. The homes have been rented for holding parties on a number of occasions, one was a Red Bull sponsored party with the occupants clearly underage, microphone with speakers and dj's And hosts and very loud music. I live on a quiet circle and where many of the residents are retired and most homes are occupied by full time residents. These renters caused noise, traffic, parking abuses on lawns and blocking driveways and were abusive of the quiet demeanor of the neighborhood. Police intervention was required on multiple occasions by a number of neighbors and complaints to the owners were lodged. These specific rentals were very short term, only a couple of days or a weekend, long enough to have a party and leave behind a mess and the disruption of resident's enjoyment of their own time off.
- ❖ Weekly, numerous unknown visitors with animals in what we believed to be a purely private residential neighborhood. Air B&B advertised as serving food clearly in violation of existing regulations!
- ❖ Very few rentals this summer

- ❖ High traffic traveling at high speed, parking multiple cars across from my driveway making it difficult to enter or exit the driveway litter
- ❖ Neighbor has rented house for last 2 summers. There has been occasional issues with noise from tenants fraternizing in the backyard in the evening. This has never been an issue with the owners.
- ❖ Loud tenants after 9pm, foul language and late night pool usage, Overcrowding of rental, and too many cars
- ❖ Short term rentals have greatly impacted my business. A three bedroom house can now rent to unlimited number of people. I am restricted to two people per room. I am also limited to the number of cars on my property.
- ❖ Noise very late into night.
- ❖ Loud parties every night
- ❖ For the past 5-7 living to a short term rental has been a nightmare. Leaving the outdoor light on all night shining into my bedroom window. Driving over my lawn, because there is not enough parking so they have to back out then use my driveway to turn around. Traffic back and forth at all hours. I live at the end of a one way street, where there was never traffic. Total disregard of an upscale neighborhood. Advertising that the house sleeps 14 and is suitable for multiple families, when the house is on a septic tank and limited to 8 persons per board of health. But no one cares or doesn't want to do anything about it. We are zoned R1 but they are operating a business next door.
- ❖ I am planning on writing you a letter regarding this rental on my street. All summer, my neighborhood was victimized by obnoxiously loud young adults who were crammed into a small house on Pontiac Street. Number 64. This house had been recently sold and the new owner had stated she would be moving in with her husband. Didn't happen. Instead, a wild bunch of young foreign adults moved in. No English, but coherent enough to have jobs, ride bikes, stay up late a night making noise, and actually call my neighbor names (In English, actually!) because she politely asked them not to sing, shout, and play the guitar outside at 2 in the morning. This "rental" if it can be called that clearly violates whatever occupancy bylaws exist in Barnstable, as there were at least eight unrelated young adults staying in this small house all summer long. They brought noise, traffic from their friends, and loud partying late into the night all summer. Cops were there at least twice that I know of. This should not be permitted. Owner made some good money on them I am sure. Very rough summer here on Pontiac, thanks to these rude, unruly people and thanks to a careless owner who rented to them knowing that she didn't have to live next door.
- ❖ Noise and excessive cars
- ❖ My new neighbor, a house flipper (14 so far) rents to up to 8 people at a time. There is an in-ground pool that has become party-central. Our screened in back porch faces their back yard at a 90° angle so we see and hear everything. We've witnessed bridesmaid parties that ran until 4AM, very loud domestic disputes, a party with 5 cars and music so loud our walls vibrated. I have two sons and like the sound of kids having fun but screaming contests were never part of their parenting. Then there is the fire pit. The neighbor piles all of his tree fallings and cuttings next to the pit and uses his renters to burn his brush all summer. The smoke is so bad at times that we've had to leave our porch. Like living next to Motel 6.
- ❖ There are no rules enforced on short-term renters and the property owners. Overcrowding is rampant; renters are irresponsible, loud, and disruptive to the entire neighborhood and not held responsible by Barnstable Regulatory Authorities. Weekly renters party to excess then are gone by the time the next group arrives to do the same. If I wanted a hotel next door to me, I would have moved near one. Landlords of these properties are not present in the homes and the neighbors are the ones that end up paying for the profits of they make with the deterioration of their quality of life, enjoyment of their own homes and property values. And I was also under the impression that septic overload was an issue in this town. Many of these homes are advertised online as able to sleep 10 or 15, in a two or three bedroom home. The Town of Barnstable should prohibit residential rentals of less than 30 days, Period! Landlords that allow disruptive tenants should themselves be heavily fined. Barnstable needs to get ahead of this issue IMMEDIATELY and bar this practice. Make no mistake, if this is practice allowed to continue the blowback on Town officials will be significant.
- ❖ I never know who is next door to me this is a scary feeling for anyone living alone. People come and go all night lights are left glaring . you don't know how many people have been packed into the house. This is a

public health hazard. We pay high taxes for living in Single family zoned areas. People are conducting a business in a residential zoned area

- ❖ People from the rental use the community services but don't have long term interests in mind - respect for neighbors, cleanliness. Instead, this is an opportunity to "party" at others expense. The person renting the property is absent and never has to deal with the problem that they are creating by offering short term rentals. Short term rentals are fine if they are done in a community that is ENTIRELY short term rentals - otherwise they are a problem
- ❖ Houses that are used for short-term are not available for year round housing, which the Cape needs desperately. People are buying up the inventory and using them for short term rentals which is driving prices up for homes. Year round people that make a living and provide services to the Cape are being forced out.
- ❖ Noise, Noise, Noise! Parking in front of mailboxes on street for overflow. As a full time resident surrounded by second owners with pools, the noise is non-stop and noise ordinances are NEVER enforced. I'm constantly on other people's vacations. Short Term rentals make this situation worse! Pools amplify Noise, Radio/amplified music and constant yelling and Kids screaming. There are no enforcement regulations for Pool and Hot tube use and parties start after mid-night when bars and theater's close. Constant Construction and renovation as well with contractors up and down the block - start at 7am including Saturday and Sunday! and don't forget garbage pickup by several garbage truck companies.
- ❖ Cars parking on the side of the street; late night parties with excessive noise; complete disregard for neighbors; trash all over the street and common areas; trashing our private, residents only playground and tennis court; speeding; total disregard for signage; endangering children and pets; not picking up after their pets; property owner not being on the premises; improper number of occupants staying in the house.
- ❖ Noise, excess trash, number of people inhabiting home exceeds occupancy levels
- ❖ The house next door was rented to one family, but then that family sub-let the basement to another couple who were not related to the couple that signed the lease. Soon there were 4 or 5 cars in the driveway. I believe that the owner, who is also a realtor, was aware of the situation because when the house is advertised it states that the house has the possibility of an apartment in the basement. The house is not zoned for multi-family, in fact several years ago the owner was forced to remove a kitchen installed in the basement. The yard is always a mess; the people however were not noisy. The next house up the street looks abandoned but is occasionally rented out for a few months at a time. No mowing, leaves everywhere, gutters with trees, and shades broken in the windows. Owners reside on Nantucket. Third house around the corner has a semi-tractor, sometimes with a 40 foot trailer attached, and one or two box trucks parked in the drive way. It looks like a commercial lot, not a residence. This is not what you want to see when looking out your window or walking the neighborhood.
- ❖ PROPERTY IN QUESTION HAS A SWIMMING POOL AND FIRE PIT. RENTERS OFTEN ARE NOISY AND IN POOL TILL LATE HOURS. HAVE HAD A COUPLE OF EXPERIENCES WITH TEENAGERS IN POOL AT 1:00 AM, 2:00 AM.
- ❖ My rental income is down, people do not want to pay 14.45% tax.
- ❖ Overcrowding, all night parties, people coming and going at all hours of the day and night, cars parked all over the lawn, onto the street and on my property. Landlord refused to limit occupants and or deny rentals to college students on spring break because they purchased the property for investment purposes and they need the revenue. Trash was left all over.
- ❖ Unsavory characters roaming about in the neighborhood with an increase in drug-related activity
- ❖ THEY DONT OWN THE PROPERTY SO THEY DONT GIVE A SHIT. NEW RENTERS EVERY 3-5 DAYS, BULLSHIT. NOISE ALL NIGHT.NO RESPECT FOR PROPERTY OWNERS.THIS WAS A VERY NICE QUIET NEIGHBORHOOD TILL THIS CRAP. THERE SHOULD BE MORE STRINGENT RULES AND REGULATIONS. YOU DONT EVEN HAVE A CLUE TO WHO IS DOING THIS!!!!!! THIS IS A FREGGEN NIGHTMARE THAT IS OUT OF CONTROL. HOW THE HELL DO WE KNOW WHO THE RENTERS ARE??! DONT NEED ALL THESE STARNGERS WITH NO BACKGROUND CHECK BESIDE ME. WE HAVE NO FREGGEN PEACE AND QUIET ANY MORE. I HAVE HAD ENOUGH!!!! DO SOMETHING, THIS IS OUT OF CONTROL. WTF!!!!!!!

- ❖ Loud music blasting very late into the night and many vehicles with out-of-state plates parked on the side of our very narrow road.
- ❖ Loud music and parties going to the wee hours. Dogs barking
- ❖ I summer on the cape and believe investor operated lodging in our neighborhoods should be banned. It has changed the entire character of our neighborhood. There are constant stream of strangers who disrupt and invade the peaceful enjoyment of our property.
- ❖ There is a short-term rental owned by a corporation next door. It has completely altered our neighborhood and the quiet enjoyment of our home. It is a revolving door of strangers. None would want to live here - it is like living next to a busy hotel. This is a completely different thing than cape cod families renting their home to other families as is the cape tradition. This commercial use should be banned here as it has been banned in so many communities that care about quality of life for residents. Barnstable needs to ban commercially operated short-term rentals if it wants a year round community and year round economy.
- ❖ Traffic, late night parties, trash in the neighborhood,
- ❖ Increased traffic, too many people staying in one residence, and people driving too fast down side & narrow roads
- ❖ People flying through the neighborhood. Loud parties going on all hours of the day and night and the hosts not caring about the neighbors
- ❖ Airbnb house with strangers and parties operated in neighbor's home. Same operator owns 4 others. Married to a Realtor. They've got a real lodging business going in this village. My child no longer plays outside without my supervision.
- ❖ Occasionally, many more vehicles than normal, late-night outdoor parties, and strange people visiting.
- ❖ Noise, Trash multiple cars.
- ❖ Short term rentals have my father in law basically homeless in the summer
- ❖ There is a home on my street that seems to have constant rental turnover. The home is not kept in the same standards as our neighborhood.. I believe they are renting 2 floors in a one family home to multiple unrelated persons with the large number of residents.
- ❖ Was not able to find long term rental because short term rentals such as winter rentals isn't healthy for families
- ❖ people coming and going with large groups thinking everyone is on vacation
- ❖ They are loud at nighttime and have no respect that people work in community and need sleep. This has happened multiple times with houses in our neighborhood. They also park where ever they want.
- ❖ Excessive # of people in rental=too many cars out on street as they can't all fit in the driveways. Noise including yelling, partying late at nite or even at 7am with young children! Litter left in neighborhood, red cups, nips, beer cans, Vapes. Not a lot of respect for neighbors, especially in tighter neighborhoods. Interesting to see how many complaints BPD responded to compared to years past. Landlords need to give noise/parking ordinances to every incoming set of guests. And how many folks per rental are allowed????
- ❖ First, I want to make it clear that I DO NOT believe real estate investors should be allowed to buy single-family homes in residential neighborhoods and change their use to transient lodging accommodations. We currently have at least two short term rentals in our formerly quiet Centerville homeowners association of approximately 45 homes. One of these properties is 3 doors down from my home. Our neighborhood is zoned RC which permits only single family residential dwellings and not rentals. One of the properties is investor-owned and has never been lived in by the owner. This particular property has been advertised for 9+ people which exceeds the septic guidelines/permit for the # of bedrooms in the house. Over this past summer, we have counted as many as 8 vehicles parked at the property and/or on our street (a small cul de sac) during the weeks the property has been rented. Additionally, the amount of traffic in our neighborhood has increased significantly, making it more dangerous for our neighbors and their children when out walking or bike riding. Finally, and most troubling, the noise level and traffic from large groups of constantly changing renters partying and vacationing week after week has negatively impacted the quality of life in our once peaceful and beautiful neighborhood.
- ❖ Cars speeding, noise, new people (strangers) on street. Our community has a tennis court and paddle tennis court which get excessive use by renters who, of course, do not pay for upkeep as do the residents.



Children's gym set suffered damage due to adults hanging on it. The sense of community is lost with an Airbnb on the street. We now keep our doors locked during the day, as we have no idea who is roaming the neighborhood now. Real estate brokers contribute negatively as well to the loss of community. Homeowners with houses on the market state they have been encouraged by brokers to sell to investors. This says to us that all the brokers care about is money.

- ❖ Loud, partying people late night
- ❖ Noise issues/parties well after midnight. Fire pits left burning unattended overnight. Too many cars being brought in and having to park all over the neighborhood. Children running through yards who are not neighbors.
- ❖ At one point a home on our street was being rented weekly to college students who partied all week long. It was quite loud but the landlord was cooperative and in following years it has been rented to families, etc. who are mostly respectful and quiet.
- ❖ Loud, tons of cars parked, parties. People on vacation while we are working and living here.
- ❖ Weekly arrival and departure of new visitors; worse when the number of occupants is high. Change in quality of the neighborhood when visitors conduct loud and disruptive play in (narrow) street in front of (and sometimes on) my property. Trash is not removed and wind carries it to my property

# SHORT-TERM RENTALS

## Survey Assessment – Open Questions

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### I see the following as a drawback of short-term rentals

- ❖ Same could be said of year-rounders and second home owners
- ❖ My neighborhood is not zoned for business yet the town is allowing a business to exist here.
- ❖ Your zoning and building requirements decrease the availability of year-round rentals.
- ❖ Especially #4!
- ❖ Traffic & speeding, property damage
- ❖ Transient occupants have no place in residential neighborhoods
- ❖ Feeling safety and at ease in your own home.
- ❖ Also limits year round rentals
- ❖ Residential Housing Priority 1
- ❖ None of done properly
- ❖ It also has a negative impact on businesses in the area - hotels owned and operated by local families, bed and breakfasts etc.
- ❖ There are no drawbacks.
- ❖ Quality of life of neighbors is decreased by all of above
- ❖ Short term rentals give the Town an opportunity to create more regulations and paperwork.
- ❖ property values suffer - who wants to live next to an AirBNB
- ❖ business use in a family neighborhood
- ❖ It's the cape. Short term rentals have always been part of the landscape and most of the impacts can be addressed. Housing issues are a bigger issue. If you get rid of seasonal rentals, you won't need as much year round housing because there will be fewer jobs and people will move away, but that's not what we want.
- ❖ Lowers property value
- ❖ Who do you address concerns to if/when they occur?
- ❖ Property values, quality of life
- ❖ Change eviction laws to equally favor landlords and tenants
- ❖ People who see others success and try to stop it is a drawback. Long term rentals is more of a problem.
- ❖ May decrease safety in our neighborhoods
- ❖ None
- ❖ The State Tax has a negative impact
- ❖ overloads own services the negate having short term rentals
- ❖ Obie of above
- ❖ Neighborhoods lose their identities and character. It creates an Us vs them environment. Bad enough there are second homeowners. short term rentals just exacerbate that situation
- ❖ I see no downside
- ❖ Unleashed pets, trespassing over lot lines, year round residential properties are devalued
- ❖ None of above
- ❖ Invites property investors into our community that do not truly care about the community. This will drive property values up and prohibit year round residents from being able to purchase homes.
- ❖ I am paying very high property taxes in Hyannis to live in a nice neighbor. I didn't know the street could be zoned for a business.
- ❖ All of the above
- ❖ all of the above could be considered for Barnstable residents as well, not just short term rentals
- ❖ Short-term renters have no vested interest in the area and negatively impact the quality of life.
- ❖ Not having an in house manager on site

- ❖ Decrease my property value
- ❖ The ability to purchase “investment” homes for short-term rentals is driving up demand and housing prices.
- ❖ commercial enterprises do not belong in residential areas
- ❖ The previous issue is most important
- ❖ There are no life safety standard enforced to assure renters that the home is protected with working smoke alarms CO alarms, proper storage of potentially toxic substance, etc.
- ❖ Short-term rentals will increase Police activity, will negatively impact the Cape Cod environment.
- ❖ These statements are fear driven and fails to recognize the huge economic benefits
- ❖ None of the above
- ❖ NO- YOU SHOULD BE MONITORING THE YEAR ROUND RENTERS BRINGING DON NEIGHBORHOODS
- ❖ None
- ❖ None
- ❖ At the Yachtsman in Hyannis we have Rules and Regulations that prevent any of the above issues from happening. Violators are fined for any violation.
- ❖ 90% are out of reach as starter homes so no, they do not negatively affect housing stock
- ❖ None
- ❖ None
- ❖ I really don't think this is a fair question. There are plenty of year round residents who also all into the first two categories.
- ❖ I don't see any drawbacks.
- ❖ There are no critical drawbacks.
- ❖ There are no drawbacks!
- ❖ None
- ❖ But they may have no impact as people often have a house on Cape Cod for their own periodic use as well as rent it short term to others.
- ❖ compete with legitimate hotels and B&Bs
- ❖ None
- ❖ None of the above
- ❖ None.
- ❖ None of the above
- ❖ Short term rental
- ❖ They should be illegal for investors to operate
- ❖ I believe the drawbacks outweigh the benefits.
- ❖ All the ones I see are well cared for
- ❖ Our home values drop
- ❖ Crime
- ❖ Nonsense
- ❖ We should be allowing accessory apartments for those who can't or don't want to deal with multiple short term rentals but need extra income to remain in their homes.
- ❖ High volume of traffic, not a commercial zone, house with 10 cars at it all summer long.

# SHORT-TERM RENTALS

## Survey Assessment – Open Questions

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### I see the following as a benefit of short-term rentals

- ❖ The town is not forthcoming and transparent regarding these short term rentals, leaving us to be distrustful of our elected officials. This is not a good feeling.
- ❖ Encourages renovation of stagnant properties.
- ❖ Provides interim housing
- ❖ None of above statements are true. See research. You're putting ideas out there that are wrong.
- ❖ Makes hotels and B&Bs up their game
- ❖ None
- ❖ Traditional rentals benefit all of the above. Short term rentals only benefit investors.
- ❖ Long-term a community of short term rentals will hurt a year round economy; there are no studies that show economic benefit from converting homes to hotels
- ❖ Short term rentals allow families with parents who grew up here to come back home.
- ❖ CANT AFFORD,DONT BUY
- ❖ People on Cape Cod have been renting their homes in the summer for decades. Many need to rent in order to stay on the Cape. Many young people can't afford to buy homes without renting in the summer- we are a seasonal place; this is not Boston and we should not be lumped in with non-seasonal places. If you impose strict regulations or more fees you will be doing irreparable harm to the people who rely on this income- at least to the people who live here year round; people with summer homes and corporations are different- but many year-rounders depend on this income.
- ❖ Short term rentals can provide all three benefits...IF they are properly regulated and managed
- ❖ Unless the rental takes place with the owner onsite, all of the above create a negative to the neighborhood.
- ❖ They offer families an alternate to hotels on the Cape.
- ❖ Been a part of the Cape forever.
- ❖ Provide affordable short term housing
- ❖ Short term rentals keep the real estate market strong. Second home owners need to rent when they are not here so houses are not sitting vacant in the summer.
- ❖ Short-term rentals generate revenue for the Town, Short term rentals can be used to build community through special events and programs.
- ❖ No - Zoned rental areas only
- ❖ No benefit
- ❖ I believe that the ability to rent properties seasonally has a positive impact on property values.
- ❖ There are only benefits to the landlord
- ❖ NO benefits
- ❖ Families are able to be close together for events No nearby hotels
- ❖ Short term rentals take away from existing lodging establishments. B&B's hotels, inn etc.
- ❖ No new benefit to Barnstable than regular renters
- ❖ We need rentals.
- ❖ Keep them where they are properly zoned!
- ❖ No short term rentals
- ❖ The tax is exorbitant and has impacted rentals!!
- ❖ Helps pay Barnstables high taxes and 5 fire chiefs
- ❖ I see no benefit in residential neighborhoods.
- ❖ They reinforce that cape cod is a destination to return too
- ❖ No benefit

- ❖ Would allow seniors to stay in their homes.
- ❖ I see none other than filling property owners packets they should be taxed extra
- ❖ All of the above
- ❖ No benefit for short term rentals. I live in California in a community that has 30 min. Enforced with \$1000 and 5000 fines.
- ❖ Short term rentals fly in the face of our neighborhood
- ❖ I don't see the benefit. Why can't they rent hotel room or suite? Our economy does NOT need more tourist options.
- ❖ I see no benefit for residentially zoned areas. Our neighborhood pays very high taxes and would want abatement if the town allows this to continue
- ❖ It puts Barnstable on the map!
- ❖ Provides places for visiting friends and family to stay
- ❖ Short term rentals do NOT generate revenue for the Town. In fact they cause EXPENSE for the town because of services rendered.
- ❖ No benefit
- ❖ Only benefit is for owners
- ❖ The extra income may help a retired couple keep their house and afford to live here.
- ❖ Short-term rentals generate revenue for the Town, Short-Term Rentals represent the freedom and liberty of property owners to use their property as they see fit.
- ❖ I see no benefits
- ❖ Short term rentals do not belong in Residential only neighborhoods
- ❖ All of the above
- ❖ I do not see ANY benefit to full-time, tax paying residents.
- ❖ None
- ❖ None
- ❖ Provides families with access they cannot afford as a property owner.
- ❖ Short-term rentals generate revenue for the Town, Short term renters often convert into property owners in the community bringing in additional revenue
- ❖ I had 2 guests that loved the area so much they are looking for a home to move here with their kids
- ❖ We have rented when people have had a fire and needed a place to stay locally so their kids could stay in their schools
- ❖ RENTERS CAN FEEL MORE AT HOME IN A HOUSE RATHER THAN A HOTEL
- ❖ Short-term rentals generate revenue for the Town, short term rentals can lead to people who love the Cape becoming permanent residents
- ❖ Enhance property values because many short term renters often become property owners at the Cape.
- ❖ Restricting property right will negatively impact property values as buyers will look to other cape communities where they have more options (lower demand). This will negatively impact Barnstable's competitiveness on Cape Cod.
- ❖ Allows people from other areas to come see the beauty of the area and maybe return or buy their own home (as I and several of my neighbors have done)
- ❖ Now that they are paying tax, isn't that a good revenue generator?
- ❖ Can gain interest by renters to buy a home and settle in the area
- ❖ Attracts new property owners so they don't go to other towns
- ❖ Short-term rentals in Barnstable provide income for the Cape Cod Water Protection Fund
- ❖ Provide jobs to construction, cleaning, maintenance and other workers. They also keep our property values stable.
- ❖ Short-term rentals generate revenue for the Town, Short term rental properties are generally well maintained and increase real estate value to their neighborhood
- ❖ More opportunity to add more Cotuit Kettleers fans to our fan base!
- ❖ All three
- ❖ People who can't afford a second home but to be able to have one pay for the house with short term rentals.
- ❖ No benefit

- 
- ❖ No benefit. I am very concerned about my property value. It is not sustainable for a family to tolerate and be expected to police neighborhood short term renters
  - ❖ No str. Traditional family rentals only
  - ❖ None
  - ❖ I really don't want them in my neighborhood
  - ❖ It helps people to be able to stay in their homes
  - ❖ Would rather there is no short term rental



## Short-Term Rental Survey

Thank you for taking the time to share your thoughts on Short-Term Rentals. The results of this survey will help inform policy conversations about short-term rentals in the Town of Barnstable

### Background

A short-term rental is a home or a portion of a home (such as a room) that is:

- rented for stays that are less than 31 days
- rented for more than 14 total days a year

Short-term rentals are advertised in a number of ways: it may be done privately, be managed by leasing/rental agents, or done online, through sites such as Airbnb, VRBO or HomeAway. Month to month leases, tenancies at will, [bed and breakfasts](#), [lodging houses](#), hotels, and/or motels are not considered Short-Term Rentals.

In Massachusetts, short-term rentals must now register with the Department of Revenue, are charged state and local room occupancy tax, and hosts must carry liability insurance policies. More information on the Commonwealth's new short-term rental legislation can be found [here](#).

### Survey

This survey is intended for Barnstable residents, both year-round and seasonal, and other local stakeholders, such as business owners. Completing the survey should take you less than five minutes. *\*Only one survey submission per device will be accepted\**

## Personal Experience

**Are you aware of short-term rentals operating in your neighborhood in Barnstable?**

Yes  No

**If No: How would you feel about a short-term rental in your neighborhood?**

- Not an issue
- Moderately uncomfortable
- Very uncomfortable

**If uncomfortable: What are your concerns about short-term rentals in your neighborhood**

**Have you ever hosted a short-Term rental in Barnstable?**

- Yes
- Not yet, but I'm considering advertising
- No, and I don't plan to.

**Has your quality of life ever been negatively impacted by a short-term rental in your neighborhood?**

- Yes
- No

**If Yes: Please describe how your quality of life was negatively impacted:**

# Short-Term Rental Regulation

**Please check all statements you agree with:**

- No new Short-Term Rental regulations or restrictions are necessary in Barnstable
- The Town of Barnstable should adopt clearer and more enforceable standards for short-term rental operations that may negatively impact neighbors (noise, trash, large events, parking, etc)
- The Town of Barnstable should restrict short-term rentals so that only owners of primary residence are allowed to rent their property (Rentals by seasonal property owners or investor-owners would be prohibited)
- The Town of Barnstable should restrict short-term rentals so that only Barnstable residents be allowed to rent property owned by them (Barnstable resident could host rentals at multiple properties in town; rentals by seasonal property owners or investor-owners would be prohibited)

**I think there should be a maximum number of weeks a year a property can be rented as a short-term rental:**

Yes  No

- One month a year maximum
- Two months a year maximum
- Three months a year maximum
- Six months a year maximum

**I think there should be a minimum number of days a property can be rented to a guest:**

Yes  No

- 2 day minimum rental
- 3 day minimum rental
- 4 day minimum rental
- 5 day minimum rental
- One week minimum rental

## Short-Term Rentals in our Community

**I see the following as a benefit of short-term rentals (check all that apply):**

- Short-term rentals support our seasonal/tourist economy and businesses
- Renting can provide supplemental income for property owners
- Short-term rentals generate revenue for the Town
- 

**I see the following as a drawback of short-term rentals (check all that apply):**

- Short-term renters may be more likely to be noisy or disruptive of neighbors
- Short-term renters may not properly dispose of trash
- Short-term rentals result in strangers in a neighborhood
- Allowing short-term rentals decreases the availability of houses for year-round residents
- 

### Consider and respond to the following statement:

**“Short-term renters have more of an obligation to be considerate than other residents”**

- Agree - As visitors, short-term renters need to be especially respectful of neighbors and neighborhoods
- Neither agree or disagree - Short-term renters should be held to the same standards as permanent or seasonal residents in terms of noise, trash, etc.
- Disagree - Short-term renters are on vacation and should be given more leeway than permanent residents

**Have you ever submitted a complaint to the Town about a Short-Term Rental?**

- Yes  No

**Which of the following applies to you:**

- I am supportive of Short-Term Rentals in Barnstable, including in my neighborhood.
- I am supportive of Short-Term Rentals in other areas of Barnstable, but not in my own.
- I am not supportive of Short-Term Rentals in Barnstable.
- I am not sure and need more information.

**I would want to be notified if my immediate neighbor was going to advertise a short-term rental on their property:**

- Yes  No

## Demographics

**Please check all that apply:**

- I live year-round in Barnstable
- I own a second home in Barnstable
- I own a business in Barnstable
- I am a rental agent for a short-term rental in Barnstable

**I would describe my neighborhood in Barnstable as:**

- Waterfront (Ocean/Bay)
- Waterfront (Lake)
- Village Center
- Urban
- Suburban
- Rural

**I am:**

- Under 30 years old
- 30-45 years old
- 46-60 years old
- Over 60 years old

**My zip code where I primarily live is:**

Zip Code

**I would describe my neighborhood in Barnstable as:**

- Seasonal
- Year Round