

WHAT: City of Auburn Task Force Meeting held Tuesday, December 11, 2018, at 1:00 p.m. CST: *Proposed Regulations Permitting Short Term Rental Activity as “Homestays”* (copy attached 3 pp.)

WHERE: 122-B Tichenor Avenue, Auburn, Alabama

SPONSOR: Planning Department: Forrest Cotton, Director (fcotton@auburnalabama.org)

TASK FORCE: Councilman Brett Smith (basmith@auburnalabama.org)
Councilman Bob Parsons (bparsons@auburnalabama.org)
Assist. City Manager Kevin Cowper (kcowper@auburnalabama.org)
Development Services Executive Director Megan McGowen Crouch (mmcgowen@auburnalabama.org)
Other members not named

Audience in attendance: Approximately 20

ADOPTION: RE: March-June 2019. Consideration given for meetings, public hearings by Planning Commission and City Council, and mandated advertising.

SYNOPSIS: *Definition of Homestays* – A home occupation in which individual(s) who own(s) dwelling and uses it as permanent residents hires out [a portion or all] as lodging. (Article II, Section 203). Owner must occupy dwelling as residence for more than 180 days (Article V, Section 511.04. Subsection B.14.f.). Homestay may not operate for more than 30 days per [calendar year] when residence is not owner-occupied (Article V, Section 511.04. Subsection B.14.b). *For complete text see attached draft ordinance (3 pp.).*

- CONCERNS:
1. Enforcement is a major concern; e.g., how to monitor days occupied by owner and/or tenant; number of occupants to be allowed at any one time; whether or not food is served by owner; whether or not dwelling is enlarged for purpose of enhancing homestay opportunities; **etc.**
 2. In which zoning classifications to allow use.
 3. Task Force member(s) commented that many more noncompliant dwellings exist as defacto “homestays” than are accounted for at present and that may be covered by the proposal. Question: does proposal address problem or simply serve to legitimize a segment of the noncompliant population.