

Realtor® Alert

To: All TSBOR/TSMLS Members and Affiliates

From: John Falk, Legislative Advocate

Re: Another Temporary Moratorium on new STR Permit issuance.
Pending “Urgency” Ordinance by the Town of Truckee.

Bottom Line at the top: Tuesday, Sept. 28, the Truckee Town Council will be asked to vote on a 45 day urgency ordinance to stall the issuance of new STR permits, while they study the matter further, bringing back recommended actions for the Council’s consideration as long-term measures in regard to regulating STRs.

Where: Town Hall
10183 Truckee Airport Road
Truckee, CA 96161

When: Tues. September 28th, 2021
at 5:00 P.M.

What: Town Council meeting

Why: The Town is proposing to follow Placer County’s lead in stalling the issuance of new STR permits to operate for a period of 45 days (which can be extended by separate act of the Council). Additionally, to consider generating a set of long-term measures to regulate/restrict STRs, argued to be in the service of opening up affordable for-rent and for-sale housing to the region’s workforce. Of course, nuisance abatement issues and neighborhood character/compatibility cited as another reason to consider longer-term (i.e. standing) ordinances regarding STRs as a type of use.

How to participate: There are a number of avenues you could utilize to let your voice be heard...

In-person attendance is the only option if you want your voice to be heard live during the Council meeting (*at the appropriate time, Agenda item 7.2, you cue-up at the podium to offer up to three minutes of comments*).

If you’d prefer to set out your thoughts before the meeting, then submit written commentary using the Town’s on-line form (*include your name, the*

agenda item you're speaking to – 7.2. – Proposed Temp. Moratorium on new STR Permit Issuance). The on-line public comment form can be accessed here. [Public Comment Form | Town of Truckee](#)

You can also use the voice comment line to submit your three-minutes or less of commentary on the issue (*these will be passed along to the Council members and appropriate staff elements, but will not be heard during the meeting itself. Again, be sure to identify yourself, the agenda item – 7.2 – and then your thoughts and requests – e.g., to not adopt such a moratorium*). **(530) 428-6555**

You can find the Town Council's agenda here: [September 28, 2021 Truckee Town Council Regular Meeting | Town of Truckee](#)

Within the agenda is a hotlink to the staff report and proposed ordinance that you can download and print out. [7.2 Short Term Rental Moratorium Urgency Ordinance.pdf \(dropbox.com\)](#)

Brief Message: The four major concerns I have as your advocate are:

- (1)** That such an “Urgency” Ordinance is unnecessary, for the matter is not one involving the need for the “immediate protection of the public health, safety, or welfare” – Gov. Code Section 65858 allowing for an Urgency Ord. to be proposed by a local jurisdiction. An ordinance, because of its necessity, becomes effective and in full-force immediately upon adoption of 4/5ths affirmative vote.
- (2)** Attempting to restrict or otherwise limit STRs will not put a dent in our region’s housing affordability or availability crises. STRs ARE NOT the CAUSE OF, NOR THE SOLUTION TO our region’s HOUSING NEEDS.
- (3)** The proposed gathering of an ad-hoc work group to do a “deep dive” into the whole STR issue is fine, and we will participate in good faith. However, as it’s framed in the staff report, it appears to lean towards or presuppose that restrictions in one form or another will be the issues under consideration (e.g., Caps on total number of STRs, limits on the number of days per year, restrictions on the location of

STRs in relation to zoning – single family, multi-family...), restrictions on the number of STRs in a given neighborhood, distance between STRs...). The ad-hoc working group should really start with how to best address the nuisance concerns, followed by considering a broad suite of incentives to encourage homeowners to rent to or sell to someone within our local workforce, followed by ways the Town might increase density or add Res Zoning lands to further the long-range goals of adequate numbers of housing type, across the income spectrum, can better be achieved through housing-friendly zoning and associated regulatory provisions.

- (4)** The tourism-based economy that drives our region, and creates jobs and thus the need for workforce and affordable housing, has STRs as a major source of revenue. While nuisance abatement must be strongly enforced, beyond that, limiting STRs as a type of vacation destination will do damage to our region's economy over time.

Thank you, as always, for your thoughtful consideration of and participation in the public process! While I'm here to represent you, it is the Realtor[®]'s direct voice and grassroots involvement that makes our industry so powerful.