

REALTOR® RED ALERT!

The Town of Truckee will be taking up the matter of extending the existing Temporary Moratorium on the Issuance of New STR Registration Certificates at the Town Council meeting of Today - Tuesday, October 26, beginning at 5:00 p.m.

The Truckee Town Council will be deciding today as to whether or not they should **extend** the existing 45-day Temp. Moratorium on issuing new STR Registration Certificates, which was initially approved on Oct. 13th of this year. The **proposed extension** would remain in-place / **active until June 15th 2022**.

If the Council elects to extend the Temporary Moratorium on the Issuance of New STR Registration Certificates, **it is important that the Extension Ordinance include language revisions to reflect the intent to allow any property that had/has a current STR Certificate be allowed to “renew” that certificate irrespective of ownership; with this provision to remain in effect for the duration of the moratorium.**

To attend the Town Council meeting in-person:

Location: 10183 Truckee Airport Road, Second Floor, Truckee, CA

Start-Time: Council Meeting begins at 5:00 PM - [see agenda](#)

If you choose to attend in-person, when Agenda Item 7.2 comes up on the night's agenda, start off your commentary by stating your name, and the Agenda Item you wish to speak to (in this case, **Agenda Item 7.2 – the possible Extension of the temporary moratorium on the issuance of new short-term rental (STR) registration certificates**). You will be provided three minutes to deliver your oral testimony to the Council Members.

Cite whatever reasons you believe the extension should be reconsidered; Or, at the very least, **AMENDED** to reflect the **ability of ANY new property owner who purchases a residential property which has an existing STR registration certificate on-site be allowed to submit their own “RENEWAL”** of the existing certificate under the name(s) of the new owner(s) and be processed as usual.

Alternatives to Attendance:

Submit comments before 2 p.m. today using the [Public Comment form](#), or via voicemail at (530) 428-6555, they will be sent to Town Council members and Town Department heads and uploaded to public view. Voicemails and/or text messages will not be accepted during the meeting. Voice messages will automatically cut you off after three minutes (the time limit for oral testimony). However, written commentary can be as lengthy as necessary to identify and flesh out your points.

Always start off your commentary by stating your name, and the Agenda Item you wish to speak to (**in this case, Agenda Item 7.2 – A Public Hearing concerning the possible Extension of the temporary moratorium on the issuance of new short-term rental (STR) registration certificates.**) Then, cite whatever reasons you believe the extension should be reconsidered (i.e., dropped), or at the very least, **AMENDED** to reflect the ability of ANY new property owner who purchases a residential property which has an existing STR registration certificate on-site be allowed to submit their own “RENEWAL” of the existing certificate under the name(s) of the new owner(s) and be processed as usual.

If you wish to submit your written commentary to all with one submission you can use the hotlink provided below to access the Town’s comment form.

Clerk of the Board (Primary point of contact for Council submissions):

[Public Comment Form | Town of Truckee](#)

If you would like to bring your letter to the direct attention of each Council Member, in addition to utilizing the comment form box as provided on the Town’s website, you might elect to submit your comments and suggested action to each individual Councilperson. If so, they are listed below by title and with e-mail.

The Honorable Anna Klovstad, Mayor: aklovstad@townoftruckee.com

The Honorable Courtney Henderson, Vice-Mayor: chenderson@townoftruckee.com

The Honorable David Polive, Council Member: dpolivy@townoftruckee.com

The Honorable Lindsay Romack Council Member: lromack@townoftruckee.com

The Honorable Jan Zabriskie Council Member: jzabriskie@townoftruckee.com

As written, the ordinance only allows for STR renewals of existing certificate holders; or, for a very restricted window of time, those who can demonstrate that a property was in-escrow at the point in time the original ordinance was enacted, and the property has an active STR Certificate prior to sale, will allow the new owner to apply for a STR certificate as-if existing. This is simply too narrow.

Rather than holding STR numbers at the current level, the net effect of the original ordinance language will in actuality likely decrease the total number of STRs available within Truckee. A number of adverse effects accompany such overly restrictive provisions.

- The intent to temporarily hold the line on the number of STR certificates (no increase) should also reflect the intent to avoid a net decrease in the number of STR offerings in

the Town during this review period; the current ordinance language does not adequately address the “no net decrease” balance to the “no net increase” provision.

- Real damage is being reported by Realtors®, with escrows being either renegotiated (less common) or buyers simply opting out of the sale (more frequently cited), with all the associated lost time, revenue, and property reassessment that would have otherwise occurred if the transaction had been completed.
- A number of homeowners, both primary and second homeowners can only afford to participate in the High Sierra lifestyle if they are afforded the opportunity to offset some of the costs of ownership by offering their property from time to time as an STR. Middle class homeowners are most directly and adversely affected by this creation of artificial scarcity.
- Many who come to the Truckee-Tahoe region for a multi-day trip seek out and prefer the STR option as their accommodations of choice. Some seek the integration into the mountain community, others enjoy the distancing afforded by an STR, and for many families an STR is the only way they can afford a vacation in our region.
- STRs are a vital component to our region’s overall tourism-based economy, and every effort must be made to ensure that this temporary “pause” in new permits does not damage our region’s main economic driver, or do damage to the many jobs this tourism economy creates.

For more information click [here](#)