



February 22, 2026

Key issues:

- **Absence of a defined and transparent fee schedule**
  - Multiple permits, licenses, inspections, and renewals with no clear, capped fee schedule.
  - Fees deferred to future Board action, denying owners any real understanding of the financial burden in advance.
  - We're asking that all fees be clearly itemized, fixed, and disclosed publicly before enforcement.
- **Arbitrary prohibition of common legal ownership structures**
  - LLCs, S-corps, and similar entities are effectively excluded from owning/operating STRs.
  - These are lawful, standard tools for managing liability and compliance.
  - Their blanket exclusion serves no legitimate safety purpose and increases personal risk for owners.
- **Excessive and redundant annual permitting requirements**
  - Annual STR permit reapplication stacked on top of business license renewal and ongoing TOT compliance.
  - Operates as a deterrent and ongoing veto rather than a targeted safety mechanism.
- **Unconstitutional ownership caps**
  - Caps on how many STRs a person may own or operate are arbitrary and not tied to documented impacts.
  - They raise serious due-process and equal-protection concerns by restraining lawful use of private property.
- **Improper restriction to one STR per parcel**

- Only one STR per parcel, even where there are multiple legally permitted dwellings.
- Lawful housing units on the same parcel should be treated independently for STR eligibility.
- **Mandatory disclosure of physical addresses and personal contact information**
  - Public posting of owner/manager addresses and direct contact info creates safety and harassment risks.
  - A County-managed contact system would achieve enforcement goals without exposing individuals.
- **Improper delegation of authority to water and sewer providers**
  - Utility providers are effectively given leverage over STR operations and may require additional capacity units.
  - These entities are not land-use authorities; this is an overreach and improper delegation of regulatory power.
- **Unrealistic and unenforceable 24-hour availability requirement**
  - Owners/agents must be reachable 24/7 and physically respond within one hour.
  - This standard is not imposed on any other residential use and is designed for failure, not genuine safety.
- **Unlawful restrictions on public street parking**
  - Singling out STR guests and limiting their lawful use of public streets is unequal treatment.
  - Public roadways are for the general public; rental status does not change that.
- **Excessive documentation and posting mandates**
  - Requiring owners to print and post County evacuation routes, emergency terminology, and code materials.
  - This improperly shifts core County responsibilities onto private citizens.
- **Weak and unstable grandfathering provisions**
  - Grandfathering is easily lost upon sale or minor administrative lapse.
  - This undermines vested rights, reduces property values, and destabilizes long-term planning.

Taken together, these provisions show an ordinance that is overly broad, legally vulnerable, and disconnected from real-world STR operations—especially for responsible, rural, and small-scale owners.