

SHORT-TERM RENTALS AT SHAWNEE LAKE – SURVEY RESULTS

The following questions were e-mailed to 92 Shawnee lake lot leaseholders on September 15, 2025:

1. Do you currently operate a short-term rental at the lake?
2. Are you a neighbor of a short-term rental and if so, what is your experience?
3. Are you a full-time resident at the lake?
4. What is your opinion of short-term rentals on Shawnee Lake and what is your biggest concern?
5. Do you think there should be a limit to the number of short-term rentals allowed?
6. What can the city do to monitor these and enforce the ordinance?
7. Any other thoughts?

As of September 20, I received 11 responses to the survey and additional comments via e-mail and social media for a total of 15 responses:

IN FAVOR	NEUTRAL	OPPOSED
5	2	8

IN SUMMARY

This survey applies only to leaseholders on Shawnee Lake. The HOA covenants for privately-owned residences on the lake do not allow AirB&Bs.

The city's short-term rental ordinance has only been in effect for 17 months so the number of operators is still small. Since only 11 people responded (out of 92 e-mails sent), most residents do not seem overly concerned. The biggest complaints come from those who live adjacent to them, so as the number of short-term rentals increases, this could change. The biggest proponents are those currently operating AirB&Bs or planning to do so in the future.

RECOMMENDATIONS TO CITY:

- 1) Limit the number of short-term rentals that can operate at any one time so that they are more manageable.
- 2) Notify applicants during the leasehold transfer process that a Conditional Use Permit is required to operate a short-term rental.
- 3) Add a requirement for the leaseholder to provide an on-site trash dumpster.
- 4) Require short-term rentals to ensure pets are contained on the premises. Add this to the Ordinance in Sec 22-301 "General Requirements" and Sec 22-304 "Required Information to be posted".
- 5) Ensure adjacent neighbors know the process for reporting issues and are provided the appropriate contact information.
- 6) Increase police presence at the lake during off-season months.
- 7) Require septic tanks for AirB&Bs be inspected and/or pumped more frequently.

COMMENT SECTION

THOSE OPPOSED:

1. a) There should be a limit to the number of short-term rentals. b) Conditions to be considered should include lot size, proximity of homes, boundary lines, fencing, and other AirB&Bs in the area. c) City lacks way to identify who is operating without a permit. d) In my personal experience, verbal complaints and e-mails to commissioners yielded no results. e) Due to lot size at the lake, need more than a 300-foot notification distance for the Public Hearing.
2. a) The city has no way to discover if someone is operating without a permit. b) No special requirement for trash collection. The potential for routine parties on-site should require larger trash containers. c) Owner or management company should be required to inspect property after it is vacated.
3. We are not supportive of AirB&Bs on the lake. We do not let others use our place without us being there. I am concerned about the future of the lake.
4. a) What used to be a tranquil neighborhood has become a constant coming and going of all kinds of people and their pets. b) These people do not watch their little kids. I have gone down to the water more than once to ensure their safety. c) I had to rescue an elderly man who fell and was yelling for help. Fortunately, two nearby fishermen helped me get him out of the water. d) Some “renters” come to my house or call in the middle of the night. e) There should be a limit on the number of short-term rentals allowed. f) Those operating an AirB&B for profit should pay a higher rental rate (*to supplement the need for increased security*).
5. a) The city does not currently have the capacity to regulate AirB&Bs. b) There are no on-site emergency responders through the fall and winter months and response time from the city is at least 15 minutes. The Twin Lakes are the city’s primary water source.
6. Individual septic systems were designed for the size of the house. Allowing large parties and a large number of overnight guests on a regular basis could overload these systems, negatively impacting the water in the lake through excess nitrogen.
7. The AirB&B operating next to us is a nightmare. There are people drinking, partying, and coming and going all hours of the night. Loud noise and trash are a common problem.
8. We have a b&b next to us. Most are nice people, others are loud and the more intoxicated they get the louder they get ... and they don’t leash their pets. Some have VERY loud music. I have had to go to the property and ask them to turn the music down, that we don’t want to listen to it. Some cooperate, others turn it down for a few minutes and then turn it back up after we go to bed and turn out the lights.

THOSE IN FAVOR:

1. a) We are planning to operate an AirB&B but will only rent to friends and only for six weekends throughout the year. b) We have had run-ins with our neighbor across the cove who operates an AirB&B. No way would we rent to the same type of riff-raff, low quality people as that AirB&B.
2. a) We do not currently operate an AirB&B but might consider doing so in the future. b) Noise, trash, and potential water contamination are the three primary complaints that seem to come up. Concerns about water quality should not be aimed at short-term rental guests. If there is a complaint, it should be reported to the city so they can address it with the leaseholder. c) Short-term rentals can be managed similar to personal residences and shouldn't be an issue.
3. a) We do not currently operate an AirB&B but are considering it. b) My personal experience has been good. The only issue I've noticed is trash on occasion. b) I believe property owners should have the right to decide how to use their property. c) I don't think limiting the number of AirB&Bs is necessary. Since people own their property, it would be difficult to impose restrictions after purchase. d) I don't think it is necessary for the city to monitor AirB&Bs beyond addressing isolated issues like trash.
4. a) We are not neighbors to an AirB&B but I do not have a problem with anyone having an AirB&B and do not think we should limit them. Most have rules and most obey them. If one has a problem, deal with the problem but don't punish them all. They should not need monitoring if they are not doing anything wrong. If they are doing wrong, you call the people that can enforce the problem.
5. a) I think the AirB&Bs can be an asset to the lake as well as to Shawnee. We've even rented several on the lake ourselves for family and guests. The people staying in these aren't bad people; they're families and individuals spending their own money to enjoy a vacation. (*Note: current AirB&B operator*)

THOSE WHO APPEAR NEUTRAL:

1. a) As long as short-term rentals are well-managed and not a nuisance, I don't have an issue with them. b) I think owner-occupied homes are taken care of better than rentals overall. Hopefully, we have a larger ratio of owners than rentals for property value sake. c) The city should enforce fines if properties are not managed properly. d) Owners should provide dumpsters for their guests; a small poly cart is not enough to service large groups.
2. The city needs to ask the question on your annual lake lease renewal – is your property being used for a short-term rental during the year and state there will be a penalty for false information.