

Brigantine Short-Term Rental Committee Report
By Sera, Haney, & Lettieri
July 12, 2023

Background:

About 200 residents have reached out to representatives of the City to express their concerns about how Short-Term Rental properties are operating in our community.

The overall complaints boil down to how the current operation of many STR properties are having a negative impact on the quality of life of the residents who live around the STR properties.

Challenge/ Issue to address:

1. Current regulations not being fully enforced.
2. Renters partying and being loud all hours of the night.
3. Bachelor and Bachelorette Parties.
4. Commercial Use of properties in residential zones
5. Packing too many people into rental properties.
6. Illegal Parking and/or taking up every available parking spot on a given block.
7. Occupancy levels are too high for residential neighborhoods.
8. Increased strain on city services.
9. Too Transient with constant turnover of renters.

Proposed Solutions:

1. Implementing a minimum night stay.
2. Nonrenewal of license for properties that have a large number of documented violations.
3. Stricter penalties for related violations.
4. Stricter enforcement of local regulations.
5. Increase fines for violations.
6. Improve licensing form.
7. Dedicated employees specifically to handle/ address STR issues and complaints.
8. Develop standard operating procedure on how to handle STR complaints.
9. Look at potential zoning, construction, and parking regulations for future construction of STR properties.
10. STR owners must use a local operator/ property manager.
11. Local license for operator/ property manager.
12. Noise sensors located in property so owners/ operators can monitor/ address noise issues.
13. Streamline process for filing complaints.
14. Posted maximum occupancy in each unit.
15. Posted rules and regulations in each property.
16. Minimum age to rent STR property.
17. Documentation of tenants who are renting STR property available upon request of the City.

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Needs:

1. Employees specifically dedicated to handling STR issues and complaints.
2. Tracking program/ software for STR complaints.
3. Standard operating procedure on how to deal with issues and violations.
4. Improved STR form and contact information with info one owner and local manager.
5. Review process for renewal of STR license.

Proposed financial ideas that would help to cover the City's costs in dealing with the challenges related to STR properties:

1. Graduated licensing fee based on size.
2. STR tax as allowed by the State of NJ.