



Michigan Association of Planning

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October 5, 2017

### MAP Opposes Short Term Rental Bills

The Michigan Association of Planning opposes [SB 329](#) and [HB 4503](#). The bills would preempt local municipalities from regulating short-term rentals, eliminating all local zoning control over these uses. Under these bills, Short Term Rentals (STR) are re-classified from commercial land uses to residential land uses and would be exempt from reasonable local land use regulations.

Language in the bills would allow any existing lease to be amended to a 28-day or less reoccurring lease and to qualify as a short-term rental and be exempt from local regulation.

Short Term Rentals ARE a commercial use and should be regulated as such.

#### Talking Points

1. **Quality of Life.** STR's can seriously and deleteriously affect quality of life for neighbors near STR's, especially if they are concentrated. Issues include noise, trash, "over-occupancy", and safety.
2. **Housing Supply.** STR's increase pressure on local housing stock by removing housing units from the market when many communities are facing huge local challenges with providing enough housing, particularly affordable housing. SRT's also can drive up the cost of housing for existing residents.
3. **Transient populations replace residents.** STR's decrease full-time occupants replacing them with transient tourists who do not have a stake in the community.
4. **Community connection and stake.** STR's affect schools, churches, boards and commissions as fewer full time residents and families reside in our neighborhoods.
5. **Short Term Rentals ARE commercial uses.** Zoning defines appropriate uses of land and regulates to achieve quality of life and protection of health, safety and welfare of residents. Commercial uses in Single Family districts should not be permitted.
6. **Impacts on public services.** Where more residents occupy a house than allowable by underlying zoning, public utilities can be impacted. Pipe size and capacity are determined by anticipated usage. If a typical single family home houses an average of 2.5 or even 5 residents, but 18 or 25 Short Term Renters are occupying a structure, expect water pressure and sewer overflow issues.

7. **Public Safety.** As vacationing visitors, with a potentially vacationing mindset, use single family homes, the noise, parking, late night activity in quiet residential neighborhoods will exacerbate the number of police and public safety calls. The cost burden of this will fall on local governments, who have much more important things to spend local tax dollars on.
8. **Parking.** Where rooms are individually rented, or whole homes to more people than the house was built for, neighborhood on-street parking is impacted, and this is particularly relevant in denser cities and towns.
9. **Building and Safety Codes.** Building code requirements that apply to multi-family or rental housing are sidestepped, creating health and safety issues. We have State fire, building and safety codes for hotels for good reason, and to at least some degree, they should be applied to STR's used commercially as well.
10. **Local Control.** Regulations should be made at the local level. Every municipality is different, Detroit would need a different set of standards than Traverse City or Adrien or Ann Arbor. **This is first and foremost an issue of local control.**

Contact your legislators to voice your opposition.

Also, contact members of the committees to which the legislation has been referred.

**House Tourism and Outdoor Recreation Committee:**

Holly Hughes (R) Committee Chair, 91st District, 517-373-3436

Curt VanderWall (R) Vice Chair, 101st District, 517-373-0825

Jason Sheppard (R) 56th District, 517-373-2617

Scott Dianda (D) Minority Vice-Chair 110th District, 517-373-0850

Cara Clemente (D) 14th District, 517-373-0140

**Senate Local Government Committee Members:**

Dale Zorn (R) Committee Chair, 17th District - 517-373-3543

John Proos (R) Vice Chair, 21st District - (517) 373-6960

Jack Brandenburg (R) 8th District - (517) 373-7670

Tory Rocca (R) 10th District - (517) 373-7315

Coleman Young II (D) Minority Vice Chair, 1st District – (517) 373-7346