

It is important for me to let you know I am and have been compliant and I'm here to understand and get clarification on the issues.

1. Airbnb's is one of many WEB PLATFORMS: I noticed that the word "Airbnb" seems to be rather randomly and perhaps a catch all for all other platforms, i.e. VRBO, Couch searching, HomeAway, Homestay, Go Lightly etc. Airbnb in and of itself is the name of a business. The insurance industry refers to these types of businesses as "Home Sharing".

2. AUTHORIZED AGENT?: When it came to wanting to do this type of business, I researched and followed the process and asked questions, but what stumps me more than anything is when I read that "TRH operators have expressed confusion over what regulations apply and who is responsible for enforcing them." Not sure I understand the confusion for existing requirements to do this business, but perhaps it is has to do with the fact that you are not making it simple. If the City is an "authorized agent" for the state then publish that information up front and on all your documentation related to Tourist Rooming House website, brochures, etc. Pointing to the State's URL is not making it simple. In one of the URL's, you've listed out 8 RESOURCES.

3. When ordinance no. 58895 is all said and done, exactly who is the person/department in charge? Is it going to be a "one" stop shop for all or are we going to be directed to 8 different resources?

4. FEES: If the plan is to have Zoning charge an initial fee of \$100.00 (\$200.00 in the first year?) and each year thereafter, \$100.00. What next? The City Health department for 2020 has increased its initial fee from \$535.00 to \$561.00 (10% inc.) and the yearly fee from \$160.00 to \$186.00 (16% inc.). \$25.00 EACH across the board. In 2020, I'm going to have to come up with a total of \$386.00. What's to say that Zoning's yearly fee is not going to be enough and then once more, will I hear, "we need more tools in our tool box"?

5. 2017, a meeting at the Goodman Center, where the community was invited by various City department's including the Health Department. In that meeting we were told the City had acquired software, putting needed "tools in their tool box", that would then allow them to locate non-compliant home sharing businesses. It was noted at that meeting that the City would begin sending out letters to non-compliant hosts asking them to become compliant. If a host didn't respond to the first letter, they would then get a second letter. If no response, the City would begin fining them. What's the status for collecting those fines? What fines have actually been imposed and collected?

6. NON-COMPLIANT TRH'S: Allow me to point to a couple of listings in Madison that appear to be in non-compliance.

A. State Street location; 3 apartments on the same floor and a member of Airbnb since 2017. Note; City requirement states: On any property containing multiple units, a host may operate a TRH ONLY from the unit which is their primary residence. Why are they still doing business if they don't fit the City's guidelines?

B. Tenney-Lapham neighborhood advertises their space on Airbnb's platform as Madison Stuga (cottage-in-the-city) and this host joined in 2013. Note City requirement: Accessory Dwelling Unit (ADU) if host resides in main building this is NOT allowed. Why are still doing business if they don't fit the City's guidelines?

7. REGISTRATION OF GUESTS: STATE REGS. ATCP 72.16

State: Each hotel, motel, and tourist rooming house shall provide a register and require all guests to register their true names and addresses before being assigned sleeping quarters. The register shall be kept intact and available for inspection by representatives of the department for at least one year.

Madison is implementing a policy that we must submit TRH reports by February 1, May 1, August 1, and November 1? What's the purpose and goal? How is it that the City can't require the same as the State? I'm doing home sharing to enable myself to pay my property taxes which then allows me to remain in my home. These added costs and added requirements are only encouraging me to seek a way to circumvent and go "underground".

8. FEES FOR OPERATING WITHOUT A LICENSE:

City ordinance: Any person who operates a TRH without a permit or in violation of this ordinance, upon conviction thereof, shall be fined not less than five hundred dollars (\$500.00) nor more than one thousand dollars (\$1,000).

State Law: (e) *Fees for operating without a license.* Any hotel, motel, or tourist rooming house found to be operating without a license shall pay to the department an amount of \$749.00, in addition to all applicable fees and any processing charges under s. [ATCP 72.04 \(6\)](#).

It goes on to say: Anyone operating a hotel, motel, or tourist rooming house without a license is also subject to a fine of not less than \$100 nor more than \$1,000 under s. [97.72](#), Stats.

9. April 26, 2018, there was Community Workshop sponsored by Greater Madison Conv. and Visitor's Bureau and the City of Madison. It included a graph that depicted total STR's, total licenses, and licensures, from August 2017 to April 2018. Is there an updated graph that shows 2019? I'm interested in knowing how 2019 washes out.

10. The bottom line, those of us that are in compliance are being punished, and sugar coat it however you like, it's not a fee, it's a penalty and it's unfortunate that those of us who are in compliance are being penalized for those who choose to plead ignorance, express confusion, and simply skirt the ordinances.

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