

Date: February 6, 2020

Dear Members of the City of Madison Planning Commission:

Our family believes that tourist rooming houses like AirBNB become an issue when the host and their guest(s) fail to follow the laws and regulations in the towns, cities, counties and states associated with the AirBNB listing. AirBNB states on their website that before “deciding whether to become an AirBNB host, it’s important for you (the host) to understand the lot laws in your city.” This includes seeing if you need a business license, if there are building and housing standards, zoning rules or special permits needed, and if your guests need to pay taxes. It is also stated that the host needs to check that there aren’t any other rules about AirBNBs in their leases, HOAs or neighborhood covenants. When host(s) fail to follow city regulations and rules and the city fails to regulate and enforce the regulations, it makes for unsafe AirBNBs and neighborhoods.

When AirBNBs are set up in neighborhoods zoned single family, we believe that hosts are and need to be responsible for their guests. Part of living in a neighborhood is being respectful, kind and courteous to your neighbors and knowing who exactly is living next door to you. When you introduce an AirBNB into a neighborhood community, you are introducing strangers for a night or a few nights into the community. There aren’t issues with AirBNBs when guests are respectful, kind and courteous to the neighbors and the neighborhood. It is when guests are not that AirBNBs become an issue. It is when guests park where they aren’t supposed to, hold large parties, trespass on neighbors property, disrupt neighbors daily living and have police show up during a stay that an issue arises.

On their website AirBNB states that “we’re committed to working with local officials to help them understand how AirBNB benefits our communities.” We believe that AirBNB isn’t benefiting communities though when neighbors **don’t feel safe** living next door to an AirBNB . Or do not feel safe living in their neighborhood when every night someone new is “living” in the house next door. That is why we think that the city of Madison needs more regulations and rules when it comes to AirBNBs . Such as, limiting the number of rental units in a house/apartment, limiting the number of days a host can rent out, enforcing host to follow apartment leases, and HOA and neighborhood convent rules and zoning laws and holding the host responsible for guests unlawful actions. Those rules and regulations then need to be equally and equally enforced.

It is for these reasons that we support the proposed city ordinances (File 58895) related to short term room houses in the City of Madison.

The Ford Family
Homeowners, taxpayers, voters, and full-time residents at
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