

January 21, 2020

To: Mayor Garcia and Members of the City Council

Re: STR vacation rentals in Naples

Many problems of un-hosted party houses occur when the homeowner hands over the keys and rules to ten STRANGERS who will occupy the house for any number of days. They can check in at 4PM and out the next day at 11AM just like a motel but without the owner present.

It is very difficult to monitor the 90-day limit on un-hosted STR rentals. The definition of hosted in the ordinance allows the owner to merely say he or she has a daytime or nighttime job and is then covered to leave the property at all hours. The owner can in reality go to an inexpensive apartment that is kept year round. Un-hosted rentals then can be claimed to be hosted and an additional housing unit is removed from the market.

Safety and security becomes an issue due to the renters who are all STRANGERS to us wandering about day and night. This puts safety and security for ourselves and our homes at risk. We no longer feel comfortable and there is a general feeling of unease. Our quality of life and the right to live quietly and comfortably in our homes has been greatly affected. Our single family neighbors have now become businesses next door.

We have lived in our canal home for 45 years. There has never been a serious accident or death due to the open waterfront. Homeowners live differently than vacationing renters and we watch out for each other. Naples has a particularly dangerous waterfront situation. There are about three miles of seawalls with railings that are open to the water and dangerous for partiers who are drinking and drugging and especially dangerous for children who can easily climb and fall over the railings. They especially like to walk along the cap on the seawall. The adjacent homeowners are now left unprotected from liability caused by the renter.

Many of the problems above would be mitigated by not allowing unhosted STRs, but rather to do home sharing with the owner living in the home and being present when it is rented. On February 3, 2019 the 9th Circuit Court of Appeals ruled that the law banning unhosted STRS in all residential areas of Santa Monica stands. This is a common sense ruling and it does not affect number of people who can rent. It merely makes the owner responsible for the behavior of their renters..not the neighbors.

At the December 4, 2018 Council meeting the Council was presented with a petition with signatures representing over 2/3 of the single family residences in Naples. The petition asked that all STRs be banned in Naples. We request that the Council honor the petition and ban the un-hosted STRs in the R1S zoned areas of Naples.

Thank you for giving me the time to express our very serious concerns.

Respectfully,
Anne Anderson