



CITY OF SALEM
Written Testimony
City Council

555 Liberty St SE
Salem, OR 97301

Monday, May 22, 2017

6:00 PM

Council Chambers

4.a. [17-260](#) Short-term rental development standards and licensing requirements

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods

Recommendation: Direct staff to engross Ordinance Bill No. 5-17, amending the SRC to establish development standards and licensing requirements for short-term rentals and accessory short-term rentals and allowing those uses in the RA, RS, RD, RM-I, RM-II, RH, CN, CO, FMU, PM, and IG zones, and advance it to second reading for enactment.

Attachments: [Short-Term & Accessory Short-Term Comparison](#)

[Written Testimony - Lawson](#)

[Written Testimony - Gaynair](#)

[Written Testimony - Anderson](#)

[Written Testimony - Palermo](#)

Add- Added Wirtten Testimony

Amy Johnson

From: Barbara Palermo <getaholdofbp@hotmail.com>
Sent: Monday, May 22, 2017 3:12 PM
To: citycouncil
Subject: Statement to be included in public record for short-term rentals

Dear Mayor Bennett & City Council Members,

Thank you for hearing and considering my suggestions. I am unable to attend the meeting this evening due to travel, but I wish to provide a bit more input via this email.

I attended and spoke at the Planning Commission public hearing and again at the City Council public hearing because this subject is very important to me. Due to Airbnb, I have literally made friends all over the world, earned some extra money for retirement, and had a lot of fun sharing my home with travelers from different cultures and backgrounds. I have the following concerns:

- 1) Please avoid lumping non-hosted and hosted sites together so that a one-size-fits-all regulation can be applied. The majority of Airbnb listings in Salem consists of a room inside a home where the residents live. Even if the residents are not present 24 hours a day, they are certainly there most of the time and all night long, so there is very little potential for a problem. Therefore, I think hosted sites should not require notification to neighbors or neighborhood associations, as they are closely supervised by the people who would be most affected.
- 2) If a permit/fee is going to be required (which was \$150 but now the recommendation has gone up to \$184), it should only be paid every 5 years (not annually) to coincide with the inspections required for accessory short-term rentals which, if I understand correctly, is the category of hosted sites like mine.
- 3) Please let Airbnb collect and submit the TOT tax for the city. The hosts should not have to be responsible for that.

In closing, please keep in mind that Airbnb already monitors and collects a fee from its hosts and its guests. Both receive reviews which are made public. If a host discriminates, cancels reservations without good reason, or does anything else inappropriate, they are penalized or removed from the site altogether.

Let's not assume that there will be problems and misuse. Instead, let's approach this with faith in the people of Salem who currently benefit from sharing their homes on Airbnb and those who may want to try this in the future.

Thank you,

Barbara Palermo
West Salem