



Town of Chapel Hill

SHORT TERM RENTAL (STR) TASK FORCE

Wednesday, December 11, 2019, 4:30 p.m.-6:30 p.m.
Chapel Hill Public Library, Meeting Room B
100 Library Drive, Chapel Hill, NC 27514

Meeting Agenda

Members: Housing Advisory Board Member, Manish Atma, Anthony Carey, Shelley De Fosset, Jennifer Hoffman, Jamine Ifedi, Nathan Ligo, Alexa Nota, James Parrott, Sally Persing, John Quinterno, Mary Stowe, Steven Whitlow

1. Opening

- a. Roll Call**
- b. Approval of Action Minutes**

2. Old Business

Background: Anya Grahn, Town of Chapel Hill Planning Department, will review the task force's pre-meeting work, provide clarity on land use and zoning, review definitions, discuss AirDNA data, timeline for developing the ordinance, and STR survey results.

3. New Business

a. Health & Safety Requirements

Tom DiBenedetto, Town of Chapel Hill Office of Community Safety, will provide an overview of health and safety regulations and inspections required for hotels.

b. Regulating STRs

Rebecca Badgett, UNC School of Government, will provide an overview of how other communities have regulated STRs in terms of health and safety inspections, occupancy caps, proof of insurance, designation of responsible party, and signs. She will also speak to the North Carolina Vacation Rental Act.

c. Developing STR Regulations for Chapel Hill

Action: The task force should discuss the pre-meeting surveys, presentations and make recommendations on, whether the regulations should include:

- Occupancy Caps
- Health and Safety Inspections
- Designation of Responsible Party
- Signs

4. Public Comment

5. Adjournment

Charge of the Task Force: The Town Council has charged the STR Task Force with: (1) Identify goals of developing an effective STR ordinance relating to whole house and whole unit investor-owned rental for staff to share with the Council on November 18, 2019. (2) Review staff recommendations for processes to handle registration and safety checks for all STRs. (3) Attend regularly scheduled meetings where staff and guest speakers will present qualitative and quantitative information to help guide larger discussions on themes related to STR regulations. (4) Actively participate in meetings to review and deliberate on themes related to STRs. Work with staff to identify topics needing further discussion as needed. (5) Identify impacts of possible STR regulations on various stakeholder groups as presented by staff. Seek a balanced approach to regulating STRs in a way that reflects the views of multiple stakeholder groups. (6) Develop a set of final recommendations for STR regulations for category 3 above (whole house, non-owner occupied rentals), including safety checks and registration that can be translated by staff and presented to the Council for consideration and enactment in March 2020.

Public Charge: The STR Task Force pledges its respect to the public. The Task Force asks the public to conduct themselves in a respectful, courteous manner, both with the Task Force and with fellow members of the public. Should any member of the Task Force or any member of the public fail to observe this charge at any time, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until a genuine commitment to this public charge is observed.

Public Participation: The community is welcome to attend and provide public comment at STR Task Force Meetings. Please submit all written comments to Anya Grahn, Senior Planner, via email at agrahn@townofchapelhill.org for distribution to the STR Task Force members. All written public comment will be made available online.