

SURVEY-SHORT TERM RENTAL FORUM

LEGEND: 1-Strongly Disagree; 2-Disagree; 3-Not Sure; 4-Agree; 5-Strongly Agree

Place the number indicating your answer to the far RIGHT of each question.

1. In spite of losing potential tax revenues, some cities have banned short-term vacation rentals (STRs) entirely. Do you think Morro Bay should ban all STRs?
2. Some cities classify STRs as commercial business operations, and do not allow them in residential districts. Do you think Morro Bay should allow STR's in commercially zoned areas only?
3. A major source of general fund revenue for Morro Bay is the tax occupants pay ("TOT") when they stay in lodging here. Morro Bay received in TOT revenue from STR's in FY18/19. Would you be willing to support other tax increases (Sales Tax, Parcel Tax, etc.) in order to offset the loss of tax revenue if STR's were not allowed in residential districts?
4. The Morro Bay Planning Commission is recommending that non-hosted STR's be located no closer than 250 feet from one another. Do you agree with this distance of separation?
5. Some residents believe that STR's are a different kind of lodging option from hotels/motels and having 250 STR's in Morro Bay does not negatively impact the vacancy rates of the hotels/motels. Do you agree?
6. Morro Bay currently charges STR owners the same annual permit fee as a business pays for a business certificate. However, enforcement requirements for an STR (quarterly audit, searching for illegal STR's, enforcing signage, parking and other ordinance requirements) are not covered by the annual permit fee. Do you believe the annual STR permit fee should be increased in order to cover the enforcement requirements?
7. The current City ordinance requires the business permit to be displayed on the inside of the main entrance door. It is also required to be displayed on the outside of the house. Some cities also require that a sign be displayed at the edge of the sidewalk in front of the house, with contact names and phone numbers in case of disturbances. Do you agree that a sign with this information should be a requirement of Morro Bay's ordinance?
8. The current City ordinance requires the permit holder to respond to all complaints within four (4) hours of notification. Some cities require a phone response within 15 minutes and a personal response within 30 minutes. Do you agree that Morro Bay's ordinance should be far more stringent in response times allowed?
9. The Planning Commission has suggested there be a "hosted" and a "non-hosted" STR type, with different requirements for each. Do you agree that these two types of lodging should be treated differently?
10. Some residents believe that no matter how well STR's are managed, they will eventually degrade the quality of life in our neighborhoods. Do you agree with this concern?

11. Name: _____

Email: _____

Phone: _____