SHORT-TERM RENTALS
Survey Assessment

Town Council Zoning & Regulatory Committee
November 7, 2019

The Process

Survey Assessment

Moving Forward

Short Term Rentals
November 7, 2019
The Process

Evaluating Gathered Information

Organizing Available Options

Survey

Public Meetings

Civic Associations

Short Term Rentals
November 7, 2019
Survey Results

68% of Barnstable's short-term rentals are in Precincts 1, 4, 5 and 13

Barnstable Short Term Rentals

Source: Community Opportunities Group/Host Compliance Group Data

Short Term Rentals
November 7, 2019
Survey Results

Are you aware of short-term rentals operating in your neighborhood in Barnstable?

- Yes: 213
- No: 159

662 Responses (98%)

Short Term Rentals November 7, 2019

Of the 21.9% NOT aware STR operations...

If No: How would you feel about a short-term rental in your neighborhood?

- Not an issue: 56
- Moderately uncomfortable: 42
- Very Uncomfortable: 14

147 Responses (22%)

Survey Results

Has your quality of life ever been negatively impacted by a short-term rental in your neighborhood?

- No: 215
- Yes: 150

662 Responses (98%)

Short Term Rentals November 7, 2019

Of those aware and negatively impacted...

Top 10 Words Used
- Noise
- Vehicles
- Parties
- Traffic
- Parking
- Neighbors
- People
- Trash
- Night
- Strangers

Have you ever submitted a complaint to the Town about a Short-Term Rental?

- Yes: 50
- No: 46
Survey Results

I see the following as a drawback of short-term rentals (check all that apply):

- Short-term renters may be more likely to be noisy or disruptive of neighbors
- Short-term renters may not properly dispose of trash
- Short-term rentals result in strangers in a neighborhood
- Allowing short-term rentals decreases the availability of houses for year-round residents
- Other (short answer)

454 Responses (67.46%)

Survey Results

I am supportive of Short-Term Rentals in Barnstable, including in my neighborhood.

- I am supportive of Short-Term Rentals in other areas of Barnstable, but not in my own.
- I am not supportive of Short-Term Rentals in Barnstable.
- I am not sure and need more information.

560 Responses (96.29%)

Short Term Rentals
November 7, 2019
Survey Results

I think there should be a maximum number of weeks a year a property can be rented as a short-term rental:

645 Responses (95.84%)

Survey Results

I think there should be a minimum number of days a property can be rented to a guest:

604 Responses (89.75%)
Moving Forward

To be determined based upon selected solution

Moving Forward

Multi-level Evaluation

Go back to beginning of decision making process
SHORT-TERM RENTALS
Survey Assessment – Open Questions

If unaware of STR operating in your neighborhood and uncomfortable: What are your concerns about short-term rentals in your neighborhood?

- Safety; parties; noise; parking; garbage pickup; make-up if our neighborhood
- To noisy and possible damage to property and disruption of neighborhood.
- Noise, increased traffic, street-parking, decreased property values
- Tenants have no incentive to observe neighborhood values
- Lack of respect for year-rounders in terms of noise, traffic, property maintenance, upkeep, and not knowing who is there, feeling less safe. More importantly, houses bought by investors to rent for short term are taking affordable houses off the market and decreasing the supply of affordable homes available for families and pushing up the price of houses. Short term rentals in houses not occupied by owners are businesses and do not belong in residential areas. It seems that restricting short term rentals of seasonal owners presently renting would open a legal can of worms. And giving Barnstable residents free reign is unfair in residential neighborhoods for the reasons mentioned above. For homeowners to do a few short term rentals to help make ends meet seems fair, just as allowing accessory apartments for homeowners to help them afford to stay in their homes seems fair.
- Transient populations of any kind make me uncomfortable
- Safety with random people staying in the neighborhood
- Upkeep of property, noise, slum lords
- Unregulated use in a residential area is disturbing.
- I am concerned about some of the issues others have faced. Loud noise at night, trash piling up, lots of cars in and out from the rental properties, overcrowding in those units as they are advertised for many more people than the house should actually hold.
- I want to live in a stable neighborhood where I know my neighbors, not one infested with short term rentals, investment properties and properties used to make money. A neighborhood needs a definition, folks live there, raise kids, go to soccer games, retire. Craigville beach rentals aren’t really neighborhoods, they are beach houses and I think folks accept that.
- Safety. It is a hotel.
- Noise, trash, cars, crime, drugs
- The house is rented by 2 people and 10 are staying.
- Property values could be decreased by constant transient residents. Also neighborhoods can be destroyed. Best part of Barnstable are strong neighborhoods where residents care about their area and watch out for each other etc.
- Safety concerns as a single parent
- Noise, number of cars/people
- Parties
- Many short term rentals that are occurring in town do not have anyone in charge during the rental. Many are rented for large group celebrations and thus not in line with the other properties in the neighborhood.
- Noise, increased traffic
- Cars, noise, safety
- I feel the owner of the property should be aware of how many people will be occupying the house; that the owner (or a designated person) should be available when the tenants arrive. There should be a standard form that needs to be filled out for all short term rentals in the town.
- Upkeep of the home; safety issues; noise issues; traffic
- Short term rentals are apt to affect the value of property negatively and also impact quality of life. People renting short term are not apt to care for the property as residents would do and may not be as respectful
There would be no or very little screening of the tenants; trash; noise; more people living at the short term rental property than signed up for the rental
I know residents (both year-round and summer) who have been detrimentally impacted by these rentals in the Town of Barnstable: noisy parties, trash left around the yard blowing into neighboring yards, possible drug use, etc. These renters have no consideration for the residents.
I know my neighbors; I don’t know who would be renting and how they would behave. Also, I’m always concerned that property values aren’t negatively affected.
Not appropriate in Oyster Harbors It’s a private community
Too transient
A typical "short-term" rental is someone essentially "on vacation" or might be on a business trip and is transient. They do not feel invested in the community and may not care as much as a home-owner. If they are renting a motel room/hotel room - there is on site management and they are in a designated area.
Unsocial behavior, excessive occupancy, inconsiderate parking, uncontrolled pets, disregard for HOA regulations, drug use.
Turn-over, use of the rental for nefarious purposes
Wild and loud tenants!
Renters wouldn't respect the environment and the areas around the property. Trash
Noise, lack of caring for property and total disregard of neighbors.
I am concerned with a constant change of people that we do not know. Who will do a security check of the renters to insure that they are not a safety risk to the neighborhood? What controls would be in place so that loud parties with excessive alcohol would not be allowed?
Someone can use a short term rental to have parties that can result in a lot of noise and might relate to contacting the police dept. to quell the problem. Also they could leave a mess behind that would have to be cleaned up.
Parties, crime
Character of the renters
Transients in residential neighborhoods
Noise, trash, strangers in neighborhood etc. Also, landlords may not keep up with their property, I have seen this happen in my neighborhood where homes used sporadically by owners have rotted wood over grown shrubs, mold on exterior surfaces and unkept lawns.
I have small children and worry about who comes in and out of our area. Noise, trash, parking are always concerns. I worry about investors buying properties just to rent out therefore making housing even more unaffordable for families to live on Cape.
Noise and more traffic parties
Better the idiots we know than the idiots we don’t know.
There would need to be oversight of any short term rentals. I am concerned about transient visitors to my residential neighborhood that have no ties to the community. I fear loud parties and questionable activities. I have concerns about trash, illegal activity and impact on y daily enjoy, end of my year round home. There is business zoning on the town for a reason.
renters to drive the costs down. Only makes economic sense. Has led to large numbers of people and vehicles at homes.

- Our neighbor who has rented his home seasonally for many years started doing short term rentals a few years ago. There has only been 1 instance so far where a group of renters disregarded his occupancy limits and had overflow guests camping out in the backyard. They were quiet at night but quite noisy during the day and on occasion they were using foul language that was clearly heard by us.

- Vehicles from the short term rental speeding down a private road. Noise from with children screaming and disrespectful to adults as they walk by.

- Garbage, loud music...shouting late night parties...

- We are year-round, registered voters in Cotuit. Slightly over a year ago, the house across the street was purchased, and has been in use as an "Air B and B". The 'tenants' change quite frequently so we never know who our 'neighbors' are, do the actual homeowners do extensive background checks as to who they bring into our neighborhoods? Are the 'tenants' revealing their true identities, after all how much do the homeowners actually care about to whom they rent... generally THEY don't reside in the neighborhood, they only own property here... the 'tenants' are more often than not very loud as they are on vacation, and we 'locals' work on a daily basis, and are thus deprived of the quiet enjoyment of our homes—also I cannot help but wonder...1) If a sexual predator, who has to register in the area that they reside in, chooses to use an 'Air B and B' here-do they have to register with our local police department? How heavily are these 'tenants' vetted?? 2)Shouldn't the homeowners of these 'Air B and B's also have health department inspections frequently due to the rapid turn-over of guests travelling from anywhere to stay here...3) What about permitting for recreational usage ...These 'tenants' clog up our boat ramps, beaches etc..4) I do not reside in an area zoned for motels/hotels yet on Main St Cotuit a home being used now as an 'Air B and B', it is advertising accommodations for 10 guests...how is this even legal? Sounds like the local taxpayers are going to end up footing the bill for more town employees to govern all the activity these places bring...This type of renting does not belong here.

- Noise, loud music

- Quality of life affected by long term rental in neighborhood: lack of maintenance and upkeep by landlord and tenants, noise, barking dogs, non-compliance to leash laws.

- Strange cars, strangers walking the neighborhood, noise

- Safety. Constant Stream of Strangers. It is no longer a neighborhood. It becomes for profit commercial district

- Nuisance noise, constant parties, overuse of septic - total disregard for neighbors. Activities not in keeping with "living like locals". Have never seen locals and families visiting the cape behave in such way. Suspect drug and other illegal activity.

- The turnover in the house across the street from us sometimes hosts up to 3 different times a week. Most times they are abiding by the Air B and B rules but others not so much, overcrowding, many cars and loud behaviors are some of the outcomes of this.

- Do not know who is walking down the streets of my neighborhood, could be a potential burglar, a stalker, do not like the fact that people are living next to me, and have no idea where they are from.

- Am totally not happy with all these strangers.

- Neighborhood noise and drug use

- I live next door to one of these predatory commercial investor violators running a de facto hotel in our private residential neighborhood in violation of our town's current zoning code RC. I have asked the Town of Barnstable repeatedly since July to enforce its own zoning code RC and issue a cease and desist on this property. It is a total disgrace that the town has totally stonewalled and ignored my request. The character of our formerly secluded residential neighborhood has been altered against our will and there is NO justification for this. If the town needs money for its sewer project that does not condone ruining stable year round communities by allowing these predators to operate full time commercial hotels in residential neighborhoods. This type of operation MUST BE BANNED by the town before they take over our communities completely. Sending this 'survey' to all members of the Cape and Islands Realtors Association is not surprising and exactly what I expected - you are essentially stuffing your survey ballot box to justify your outrageous actions without identifying what you have done to skew the results of this survey by combining the responses of individual taxpayer homeowners with a huge number of people
force taxpayers like us to suffer a decrease in quality of life so a neighbor can break the law, and have such a negative impact our daily life. I believe these rentals are destroying the fabric of Barnstable one street at a time. We have had her renters walk into our yard. The online listing indicated she was willing to host parties and events. on a cul de sac street without parking, the neighbor’s actions have a direct impact on the rest of us. As the abutting neighbor, these rental activities have had a negative impact on our peace of mind and feeling of safety.

- More neighborhood traffic. More parties, resulting in more noise, traffic, litter, congestion, and police actions. Additional wear and tear on town roads. Additional environmental impact to the town water system. Additional environmental impact to the individual septic systems (that were not originally designed to take these loads).
- "Strangers" in the neighborhood which results in safety concerns.
- One short-term rental property across the street from us advertises itself as sleeping up to 10 people, therefore there are often multiple families together in a single residential home, along with their dogs, cars, trash, etc.
- Difficulty getting out of my driveway due to number of cars at the home
- The noise of the renters especially late at night / early morning. Also, renters coming up my driveway again late at night misdirected by their GPS (I have a long driveway.) Last year, they knocked over my mailbox and pushed over the shrubs coming up the driveway. I have short term rentals on both sides of my home and up the street. Fortunately, the owners of the homes try to be good neighbors. As a result, my neighbors on one side put up rules telling their renters to move inside from their outside fire pit area after 11:00 PM. Sometimes people do stay out later but I try not to complain because I know they’re on vacation and I understand how nice it is to sit around and talk. One owner actually made his renters apologize for the noise and told them he would kick them out if it continued. Communication within the neighborhood is very important.
- Increased traffic by persons unfamiliar with the neighborhood and speed limits. Neighbors upset by constant changing of renters, owner of property not invested in the neighborhood just the $$$ that can be squeezed from the rental.
- Operating a resort in a residential neighborhood. Noise has decreased greatly since JoAnne Buntich read the riot act to the owners. Also my 85 year old neighbor has the owners phone number and is on good speaking terms about issues but not above threatening to call the police.
- Too many staying there too much booze
- The noise from loud music and yelling late at night, people running through my yard at all hours, using my outdoor furniture, clogging up the street with cars, for a 3 bedroom house there were 10 cars parked everywhere for 3 nights, owners do not cut the grass or clear leaves and trash in the yard when renters are not there - from November to April.
- Loud and noisy. Too many people etc.
- Noise. Extra traffic.
- Disorderly conduct, noise, vehicles
- Excessive late night noise and additional traffic in a residential area.
- Increased traffic on our small road. Unknown and unfamiliar people walking around the area. Concern that the website advertised that parties were welcome and specified a minimum age of twelve for the person or guests responsible for the lease
- Lot of noise & partying
- Unruly renters, too many in house, parties, trash all over the place.
- With 30-40 people frequently occupying a home adjacent to my property for up to a week all summer, with 6-8 cars in the driveway or on our hilly, curvy road, and with major improvements made to the property (a 4 BR house) to include a basketball court, swimming pool a fire pit and more, we often find the noise unbearable (have called the police to quiet the crowd late at night) the smoke smell often emanating from the fire pit, again sometimes all night, and the potential traffic hazards with all the autos crowding our narrow road have seriously affected our quality of life during the summer and sometimes over long weekends in the off-season.
- Trash left by curb for days. Ends up strewn across the road. Lots of cars creating difficult passage.
Because the location is approximately at the junction of Mary Dunn Road, Indian Trail and rt. 6A there is much congestion and high potential for accidents.

- Disrespectful of local working people who have to get up to work!
- Traffic increase and people driving way to fast on back roads! Increase in foot traffic and trash alongside of road.
- Unfamiliar people staying for weeks & days without vetting; renters trespassing and using my property (dock & beach); dogs running unleashed onto my property. Happens over and over again with each new renter; “vacation” attitude for constant partying, loud activities & music, late hours, additional guests; excessive trash and cleanup; devaluation of our property and neighborhood (for 3yrs. Ow); essentially running a business in a residential neighborhood although owner lives in another part of Barnstable; even though health dept. says 6 adult and 3 car limit we have seen over a dozen adults, numerous children and multiple dogs stay very late and sometimes overnight; lack of inspection and enforcement during rentals; devalued our property - our personal visitors have commented on activities next door and how it seems more like a cottage area than a nice residential neighborhood
- Vehicles not following posted speeds. Loud voices and foul language in late evening and early morning hours. Trash in roadway; soda and beer cans, plastic party cups, spent fireworks. Grass dug up by tires of cars parked on side of road because driveway was full.
- Too much noise. Too many cars. No respect for neighbors. Completely changes the character of the neighborhood. Even the owner of the property has the attitude that since they pay taxes, they can do whatever they want. There is no responsibility for or intent of being a good neighbor.
- Overcrowded homes causing significant traffic and noise - often late into the night.
- Noise
- Neighbor rented home on Airbnb and renters held a party that was posted on Instagram and over 100 young people showed up. There was drinking and drugs and noise. The police came and shut off both ends of Starboard Lane until the party broke up. The attendees were very concerning.
- Next door neighbor is renting out house for weekends, or short stays during week. They allow dogs. People are coming and going. Dogs can be a nuisance. There are other houses on the street that are rented out. Left feeling this creates an unstable environment in the neighborhood. No accountability for people’s behavior.
- Excessive cars parked in front of rental house
- Lots of extra cars in the driveway. House looks a little neglected as there are no flowers around the house. Some noise from the pool
- Creating too much commotion in a quiet neighborhood
- Just more people walking etc.- not a big issue but Main Street etc. much more crowded
- Excessive noise later at night/overcrowding parking
- Summer people double the usage of basic services that year round residents pay for. Most rental landlords live off Cape and just collect rents. It also limits the housing for year round residents that would love affordable safe housing.
- Excessive noise at late hours
- Excessive noise violations late at night
- Noise
- Tenants are noisy including very loud music and loud voices outdoors including swearing. This past July 4th three men were urinating from the deck at the house next door while we were sitting with our grandchildren on our screened porch. We rushed them inside. The house diagonally behind us on First Street has short-term rentals (one week usually) almost all summer. And the people they rent to are always very very noisy with their screaming and shouting and swearing and very loud music. We are forced to stay indoors which is unfair to we seasonal people who cannot enjoy our porches and terraces due to the rude, vulgar behavior of the tenants.
- We used to live in Barnstable Village and neighbors used their house for weddings, was a pain 2-3x every summer
- Loud parties on an on-going basis - periodic parties/ noise are fine; but not a few nights for several weeks in the summer. Also, car parking creates street jams and cars are parked haphazardly.
- Neighboring homes on our street...more traffic and more cars per house.
High traffic traveling at high speed, parking multiple cars across from my driveway making it difficult to enter or exit the driveway litter
Neighbor has rented house for last 2 summers. There has been occasional issues with noise from tenants fraternizing in the backyard in the evening. This has never been an issue with the owners.
Loud tenants after 9pm, foul language and late night pool usage, Overcrowding of rental, and too many cars
Short term rentals have greatly impacted my business. A three bedroom house can now rent to unlimited number of people. I am restricted to two people per room. I am also limited to the number of cars on my property.
Noise very late into night.
Loud parties every night
For the past 5-7 living to a short term rental has been a nightmare. Leaving the outdoor light on all night shining into my bedroom window. Driving over my lawn, because there is not enough parking so they have to back out then use my driveway to turn around. Traffic back and forth at all hours. I live at the end of a one way street, where there was never traffic. Total disregard of an upscale neighborhood. Advertising that the house sleeps 14 and is suitable for multiple families, when the house is on a septic tank and limited to 8 persons per board of health. But no one cares or doesn’t want to do anything about it. We are zoned R1 but they are operating a business next door.
I am planning on writing you a letter regarding this rental on my street. All summer, my neighborhood was victimized by obnoxiously loud young adults who were crammed into a small house on Pontiac Street. Number 64. This house had been recently sold and the new owner had stated she would be moving in with her husband. Didn't happen. Instead, a wild bunch of young foreign adults moved in. No English, but coherent enough to have jobs, ride bikes, stay up late a night making noise, and actually call my neighbor names (In English, actually!) because she politely asked them not to sing, shout, and play the guitar outside at 2 in the morning. This “rental” if it can be called that clearly violates whatever occupancy bylaws exist in Barnstable, as there were at least eight unrelated young adults staying in this small house all summer long. They brought noise, traffic from their friends, and loud partying late into the night all summer. Cops were there at least twice that I know of. This should not be permitted. Owner made some good money on them I am sure. Very rough summer here on Pontiac, thanks to these rude, unruly people and thanks to a careless owner who rented to them knowing that she didn’t have to live next door.
Noise and excessive cars
My new neighbor, a house flipper (14 so far) rents to up to 8 people at a time. There is an in-ground pool that has become party-central. Our screened in back porch faces their back yard at a 90° angle so we see and hear everything. We’ve witnessed bridesmaid parties that ran until 4AM, very loud domestic disputes, a party with 5 cars and music so loud our walls vibrated. I have two sons and like the sound of kids having fun but screaming contests were never part of their parenting. Then there is the fire pit. The neighbor piles all of his tree failings and cuttings next to the pit and uses his renters to burn his brush all summer. The smoke is so bad at times that we’ve had to leave our porch. Like living next to Motel 6.
There are no rules enforced on short-term renters and the property owners. Overcrowding is rampant; renters are irresponsible, loud, and disruptive to the entire neighborhood and not held responsible by Barnstable Regulatory Authorities. Weekly renters party to excess then are gone by the time the next group arrives to do the same. If I wanted a hotel next door to me, I would have moved near one. Landlords of these properties are not present in the homes and the neighbors are the ones that end up paying for the profits of they make with the deterioration of their quality of life, enjoyment of their own homes and property values. And I was also under the impression that septic overload was an issue in this town. Many of these homes are advertised online as able to sleep 10 or 15, in a two or three bedroom home. The Town of Barnstable should prohibit residential rentals of less than 30 days, Period! Landlords that allow disruptive tenants should themselves be heavily fined. Barnstable needs to get ahead of this issue IMMEDIATELY and bar this practice. Make no mistake, if this is practice allowed to continue the blowback on Town officials will be significant.
I never know who is next door to me this is a scary feeling for anyone living alone. People come and go all night lights are left glaring , you don't know how many people have been packed into the house. This is a
Loud music blasting very late into the night and many vehicles with out-of-state plates parked on the side of our very narrow road.

Loud music and parties going to the wee hours. Dogs barking

I summer on the cape and believe investor operated lodging in our neighborhoods should be banned. It has changed the entire character of our neighborhood. There are constant stream of strangers who disrupt and invade the peaceful enjoyment of our property.

There is a short-term rental owned by a corporation next door. It has completely altered our neighborhood and the quiet enjoyment of our home. It is a revolving door of strangers. None would want to live here - it is like living next to a busy hotel. This is a completely different thing than cape cod families renting their home to other families as is the cape tradition. This commercial use should be banned here as it has been banned in so many communities that care about quality of life for residents. Barnstable needs to ban commercially operated short-term rentals if it wants a year round community and year round economy.

Traffic, late night parties, trash in the neighborhood,

Increased traffic, too many people staying in one residence, and people driving too fast down side & narrow roads

People flying through the neighborhood. Loud parties going on all hours of the day and night and the hosts not caring about the neighbors

Airbnb house with strangers and parties operated in neighbor's home. Same operator owns 4 others. Married to a Realtor. They've got a real lodging business going in this village. My child no longer plays outside without my supervision.

Occasionally, many more vehicles than normal, late-night outdoor parties, and strange people visiting.

Noise, Trash multiple cars.

Short term rentals have my father in law basically homeless in the summer

There is a home on my street that seems to have constant rental turnover. The home is not kept in the same standards as our neighborhood. I believe they are renting 2 floors in a one family home to multiple unrelated persons with the large number of residents.

Was not able to find long term rental because short term rentals such as winter rentals isn't healthy for families

People coming and going with large groups thinking everyone is on vacation

They are loud at nighttime and have no respect that people work in community and need sleep. This has happened multiple times with houses in our neighborhood. They also park where ever they want.

Excessive # of people in rental=too many cars out on street as they can't all fit in the driveways. Noise including yelling, partying late at night or even at 7am with young children! Litter left in neighborhood, red cups, nips, beer cans, Vapes. Not a lot of respect for neighbors, especially in tighter neighborhoods. Interesting to see how many complaints BPD responded to compared to years past. Landlords need to give noise/parking ordinances to every incoming set of guests. And how many folks per rental are allowed????

First, I want to make it clear that I DO NOT believe real estate investors should be allowed to buy single-family homes in residential neighborhoods and change their use to transient lodging accommodations. We currently have at least two short term rentals in our formerly quiet Centerville homeowners association of approximately 45 homes. One of these properties is 3 doors down from my home. Our neighborhood is zoned RC which permits only single family residential dwellings and not rentals. One of the properties is investor-owned and has never been lived in by the owner. This particular property has been advertised for 9+ people which exceeds the septic guidelines/permit for the # of bedrooms in the house. Over this past summer, we have counted as many as 8 vehicles parked at the property and/or on our street [a small cul de sac] during the weeks the property has been rented. Additionally, the amount of traffic in our neighborhood has increased significantly, making it more dangerous for our neighbors and their children when out walking or bike riding. Finally, and most troubling, the noise level and traffic from large groups of constantly changing renters partying and vacationing week after week has negatively impacted the quality of life in our once peaceful and beautiful neighborhood.

Cars speeding, noise, new people (strangers) on street. Our community has a tennis court and paddle tennis court which get excessive use by renters who, of course, do not pay for upkeep as do the residents.
I see the following as a drawback of short-term rentals

- Same could be said of year-rounders and second home owners
- My neighborhood is not zoned for business yet the town is allowing a business to exist here.
- Your zoning and building requirements decrease the availability of year-round rentals.
- Especially #4!
- Traffic & speeding, property damage
- Transient occupants have no place in residential neighborhoods
- Feeling safety and at ease in your own home.
- Also limits year round rentals
- Residential Housing Priority 1
- None of done properly
- It also has a negative impact on businesses in the area - hotels owned and operated by local families, bed and breakfasts etc.
- There are no drawbacks.
- Quality of life of neighbors is decreased by all of above
- Short term rentals give the Town an opportunity to create more regulations and paperwork.
- property values suffer - who wants to live next to an AirBNB
- business use in a family neighborhood
- It's the cape. Short term rentals have always been part of the landscape and most of the impacts can be addressed. Housing issues are a bigger issue. If you get rid of seasonal rentals, you won't need as much year round housing because there will be fewer jobs and people will move away, but that's not what we want.
- Lowers property value
- Who do you address concerns to if/when they occur?
- Property values, quality of life
- Change eviction laws to equally favor landlords and tenants
- People who see others success and try to stop it is a drawback. Long term rentals is more of a problem.
- May decrease safety in our neighborhoods
- None
- The State Tax has a negative impact
- overloads own services the negate having short term rentals
- Obie of above
- Neighborhoods lose their identities and character. It creates an Us vs them environment. Bad enough there are second homeowners. short term rentals just exacerbate that situation
- I see no downside
- Unleashed pets, trespassing over lot lines, year round residential properties are devalued
- None of above
- Invites property investors into our community that do not truly care about the community. This will drive property values up and prohibit year round residents from being able to purchase homes.
- I am paying very high property taxes in Hyannis to live in a nice neighbor. I didn't know the street could be zoned for a business.
- All of the above
- all of the above could be considered for Barnstable residents as well, not just short term rentals
- Short-term renters have no vested interest in the area and negatively impact the quality of life.
- Not having an in house manager on site
I see the following as a benefit of short-term rentals

- The town is not forthcoming and transparent regarding these short term rentals, leaving us to be distrustful of our elected officials. This is not a good feeling.
- Encourages renovation of stagnant properties.
- Provides interim housing
- None of above statements are true. See research. You're putting ideas out there that are wrong.
- Makes hotels and B&Bs up their game
- None
- Traditional rentals benefit all of the above. Short term rentals only benefit investors.
- Long-term a community of short term rentals will hurt a year round economy; there are no studies that show economic benefit from converting homes to hotels
- Short term rentals allow families with parents who grew up here to come back home.
- CANT AFFORD, DONT BUY
- People on Cape Cod have been renting their homes in the summer for decades. Many need to rent in order to stay on the Cape. Many young people can't afford to buy homes without renting in the summer—we are a seasonal place; this is not Boston and we should not be lumped in with non-seasonal places. If you impose strict regulations or more fees you will be doing irreparable harm to the people who rely on this income— at least to the people who live here year round; people with summer homes and corporations are different— but many year-rounders depend on this income.
- Short term rentals can provide all three benefits...IF they are properly regulated and managed
- Unless the rental takes place with the owner onsite, all of the above create a negative to the neighborhood.
- They offer families an alternate to hotels on the Cape.
- Been a part of the Cape forever.
- Provide affordable short term housing
- Short term rentals keep the real estate market strong. Second home owners need to rent when they are not here so houses are not sitting vacant in the summer.
- Short-term rentals generate revenue for the Town, Short term rentals can be used to build community through special events and programs.
- No - Zoned rental areas only
- No benefit
- I believe that the ability to rent properties seasonally has a positive impact on property values.
- There are only benefits to the landlord
- NO benefits
- Families are able to be close together for events No nearby hotels
- Short term rentals take away from existing lodging establishments. B&B's hotels, inn etc.
- No new benefit to Barnstable than regular renters
- We need rentals.
- Keep them where they are properly zoned!
- No short term rentals
- The tax is exorbitant and has impacted rentals!!
- Helps pay Barnstable high taxes and 5 fire chiefs
- I see no benefit in residential neighborhoods.
- They reinforce that cape cod is a destination to return too
- No benefit
• No benefit. I am very concerned about my property value. It is not sustainable for a family to tolerate and be expected to police neighborhood short term renters
• No str. Traditional family rentals only
• None
• I really don’t want them in my neighborhood
• It helps people to be able to stay in their homes
• Would rather there is no short term rental
Short-Term Rental Survey

Thank you for taking the time to share your thoughts on Short-Term Rentals. The results of this survey will help inform policy conversations about short-term rentals in the Town of Barnstable.

Background

A short-term rental is a home or a portion of a home (such as a room) that is:

- rented for stays that are less than 31 days
- rented for more than 14 total days a year

Short-term rentals are advertised in a number of ways: it may be done privately, be managed by leasing/rental agents, or done online, through sites such as Airbnb, VRBO or HomeAway. Month to month leases, tenancies at will, bed and breakfasts, lodging houses, hotels, and/or motels are not considered Short-Term Rentals.

In Massachusetts, short-term rentals must now register with the Department of Revenue, are charged state and local room occupancy tax, and hosts must carry liability insurance policies. More information on the Commonwealth’s new short-term rental legislation can be found here.

Survey

This survey is intended for Barnstable residents, both year-round and seasonal, and other local stakeholders, such as business owners. Completing the survey should take you less than five minutes. *Only one survey submission per device will be accepted*

Personal Experience

Are you aware of short-term rentals operating in your neighborhood in Barnstable?

○ Yes  ○ No
Short-Term Rental Regulation

Please check all statements you agree with:

☐ No new Short-Term Rental regulations or restrictions are necessary in Barnstable

☐ The Town of Barnstable should adopt clearer and more enforceable standards for short-term rental operations that may negatively impact neighbors (noise, trash, large events, parking, etc)

☐ The Town of Barnstable should restrict short-term rentals so that only owners of primary residence are allowed to rent their property (Rentals by seasonal property owners or investor-owners would be prohibited)

☐ The Town of Barnstable should restrict short-term rentals so that only Barnstable residents be allowed to rent property owned by them (Barnstable resident could host rentals at multiple properties in town; rentals by seasonal property owners or investor-owners would be prohibited)

I think there should be a maximum number of weeks a year a property can be rented as a short-term rental:

☐ Yes  ☐ No

☐ One month a year maximum

☐ Two months a year maximum

☐ Three months a year maximum

☐ Six months a year maximum

☐

I think there should be a minimum number of days a property can be rented to a guest:

☐ Yes  ☐ No

☐ 2 day minimum rental

☐ 3 day minimum rental

☐ 4 day minimum rental

☐ 5 day minimum rental

☐ One week minimum rental

☐
Demographics

Please check all that apply:

☐ I live year-round in Barnstable

☐ I own a second home in Barnstable

☐ I own a business in Barnstable

☐ I am a rental agent for a short-term rental in Barnstable

☐ 

I would describe my neighborhood in Barnstable as:

☐ Waterfront (Ocean/Bay)

☐ Waterfront (Lake)

☐ Village Center

☐ Urban

☐ Suburban

☐ Rural

I am:

☐ Under 30 years old

☐ 30-45 years old

☐ 46-60 years old

☐ Over 60 years old

My zip code where I primarily live is:

Zip Code

I would describe my neighborhood in Barnstable as:

☐ Seasonal

☐ Year Round