



City of Cadillac Short-Term Rental Survey

438

Total Responses

438 Completed Responses

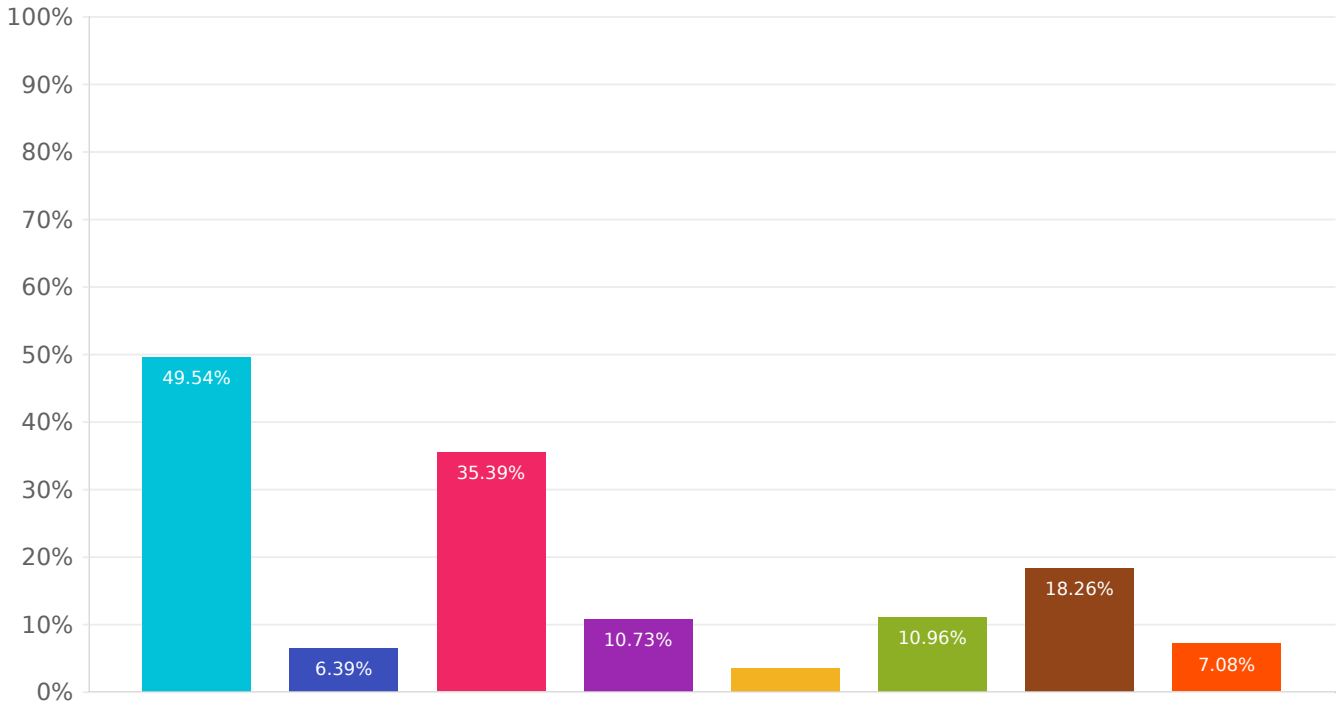
0 Partial Responses

1537

Survey Visits

Which of the following best describes your residency with the City of Cadillac?

Answered: 438 Skipped: 0



- Property Owner in City Limits
- Renter in the City Limits
- Cadillac Area Resident
- Short-term Rental User
- Realtor
- Business Owner/Manager
- Work in Cadillac
- Other (Please specify)

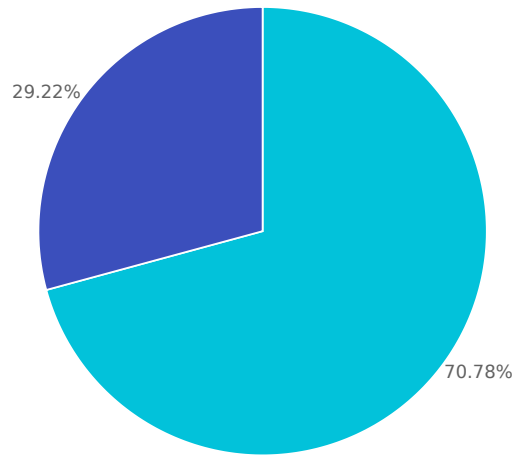
Choices	Response percent	Response count
(1) Property Owner in City Limits	49.54%	217
(2) Renter in the City Limits	6.39%	28
(3) Cadillac Area Resident	35.39%	155
(4) Short-term Rental User	10.73%	47
(5) Realtor	3.42%	15
(6) Business Owner/Manager	10.96%	48
(7) Work in Cadillac	18.26%	80
(8) Other (Please specify)	7.08%	31

Other (Please specify)

1. Resident for 40 years.
2. Short term rental owner in Lake City
3. Love near Cadillac, in another town. Do much of my shopping/dining/entertainment in Cadillac
4. Property owner in Selma Township
5. Live outside of Cadillac
6. Property owner cherry grove twshp
7. Retired Zoning Administrator
8. Daughter is property owner and I am here every weekend
9. My mom and dad own property
10. Visitor
11. Shopper in Cadillac
12. Husband works in Cadillac
13. Lodging in Clam Lake Township
14. Real estate investor in Michigan
15. Potential homeowner
16. Looking to buy property as kids go to school at Cadillac
17. Retired and life long Cadillac resident
18. Retired. Lived in this home for 46 Yrs.
19. Cherry grove township resident
20. Cherry grove township resident
21. Live north of Cadillac but have lived in area that has been devastated by short term rental
22. New employee seeking affordable housing in Cadillac.
23. Live in the U.P. I have never been to Cadillac but would come to see the area if there was enough short term rentals
24. Homeless in Cadillac
25. Vacationing
26. Short Term Vacation Rental owner
27. Retired
28. I grew up and have family in Cadillac. I work remotely and will be investing in another property.
29. STR outside Cadillac city limits
30. property owner in Cherry Grove Twp
31. Rural Cadillac address

Have you ever used a short-term rental?

Answered: 438 Skipped: 0



● Yes

● No

Choices	Response percent	Response count
(1) Yes	70.78%	310
(2) No	29.22%	128

If you have used a short-term rental, please describe your experience of using short-term rentals.

Answered: 309 Skipped: 129

1. They are always cheaper than hotels. Most of the time it has been great.
2. Did not use short term rental in Michigan, but all the years of our experience with short term rentals have been great. As a resident that once lived next door to a short term rental, I can tell you it was not always nice. There are a lot of people that come "up north" to vacation and forget their manners and common sense. I no longer live next door to the short term rental, & I can tell you I do not miss the weekly changing of renters and the inconsiderate people that occupy the rentals.
3. Can be convenient if local hotels are not available. Location can be better than a hotel and it is nice to have the house/property to oneself. Pricing as of late seems to exceed that of a hotel. Generally comes with stringent rules/cleanings that must be followed.
4. I've rented a few times. We rented near an Army base for graduations. Those were nice on the inside but one location was very shaky. Street walkers and probably drug dealers in the area. We rented rural properties and they were nicely furnished, quite Rented for a wedding. I have not rented for vacation
5. Can be nice in areas without hotels available, generally have more issues than hotels and lots of fees
6. Cozier and more personal than using a hotel in a tourist area
7. We have used one a family vacation and most are nice and bring in a good revenue for the owner.
8. It has been very convenient and much more cozier than a hotel stay, plus cheaper. When traveling in a group especially, (girls trips for example) that's what we look for to accommodate us. Every host has been amazing and we follow their recommendations about stuff in the area to try.
9. My experiences have only been in different states and generally been good experiences
10. All experiences have been great. I appreciate and respect the home versus having to use a hotel. If I am visiting more than 2 days, I prefer to get a short term rental.
11. I have only booked in vacation areas (several times in Florida). The properties seem to be well used. Some owners pay for a maintenance company and some do not. Two times they were to book a condo or townhouse. Unfortunately the typical renters do not respect the neighbors. I wouldn't want a short term rental in my neighborhood as I envision lots of loud people, too many cars for the driveway and likely drunk/parties.
12. My experience was good— however I respected those around me. Followed the rules. I also know people who have rented short term for event gatherings and it was a large free for all — the attendees additude was hey I paid for it - for I am going to get my moneys worth!
13. Great experience. Very clean, great instructions, no problems
14. Used multiple times for long weekend getaways. Cheaper and convenient for meals compared to hotel rooms. Great for small groups to stay in the same place
15. A great way to experience new towns and get tourism up!
16. I prefer them because it makes the vacation more affordable. Hotels don't accommodate for larger groups, pets and don't provide kitchens.
17. They are very handy when you are wanting something nicer than a hotel, or to make your own meals and need more than 1 room.
18. They are amazing and we love to use them any time we travel
19. Not in Cadillac, but have used in FL and other areas for vacation purposes.
20. N/A
21. it was enjoyable when in commercial area or remote spaces. awkward when in private, residential areas
22. It was great. Stayed a couple nights. Checked out the town and area we were in.
23. We had a good experience and the owners were very friendly. We treated it like our own home and didn't invite a bunch of people.
24. Prefer using short term rental over hotel.
25. Convenient and preferred over hotels
26. It was a great experience!
27. With a family or larger group of people, short term rentals are much more convenient and often more affordable than hotels.

28. Enjoyable . Easier the town . We get to have our own space to enjoy family time . More of a relaxing experience.
29. Not in this area. We were respectful of neighbors with no problems
30. Mostly good experiences using them and booking through Airbnb. They have been helpful when traveling with multiple family members or friends. My family is also respectful of the rental and neighbors which makes a huge difference in the perception of them as well.
31. It's more convenient, comfortable and usually cheaper than a hotel
32. It is like a mini hotel. Guests would like a good experience and it's my job to make sure they have what they need to relax and enjoy their stay. It helps homeowners make additional income and gives the town more taxes. Short term rentals are the new form of hotels.
33. Great option for family vacation.
34. Not in this area but good overall if managed well.
35. We have loved using air b&b as it has allowed us to travel and have the comfort of a home vs hotel which is nice with our family. In areas where hotels are not abundant it allowed us to stay closer to our family.
36. It was on vacation in Virginia. Was an awesome experience. But I had lived in the area before and new where I wanted to stay beforehand.
37. They offer tremendous value and comfort.
38. Multiple times, multiple cities. Have also had guests in Cadillac stay in them for overflow. Have also had someone purchase next door and make it a short term rental. Horrible experience.
39. Have stayed in AirBnB's and VRBO for vacation rentals. Often I have used STRs to coordinate larger extended family family vacations on a yearly basis. This year my extended family from 3 states will be renting a VRBO property on Lake Mitchell to visit in August. Last month, a friend's birthday party I attended was at a VRBO outside of cadillac to accomodate out of town guests.
40. It was great! Was able to get the whole family together for a week with great accommodations.
41. Great experience! I love being close to all the local amenities and having a place that feels like home Vs. A hotel.
42. We prefer to stay in STRs vs hotels for multiple reasons. Typically location, view and privacy are the main amenities we look for in a place. STRs offer many options: full kitchen, multiple bathrooms, convenient parking, privacy, just to name a few. We have always had a pleasant experience with STRs and have been booking them for get-a-ways for the past 15 years.
43. I have had excellent experiences using short-term rentals all over the country and internationally. Oftentimes they provide locations and amenities (washer/dryer, hot tub, privacy) that hotels or other options are lacking.
44. They are a wonderful way to enjoy other areas as a whole, family gatherings, family reunions. I also think they are a MAJOR attraction for tourists.
45. My experience was good.
46. Wonderful, was able to explore the city as more of a local vs a tourist.
47. We've always had great luck with short term rentals from beaches to mountains
48. Our family loves using short term rentals when we go on vacations. It offers us more comfort and we like to immerse ourselves in the local community that we are visiting. We love getting to talk with locals and hear about the best places to visit in the area.
49. vacation
50. N/A
51. Gear for vacations, getaways.
52. Owners are always friendly and happy to help. Think it's a great way to get people to visit our area and support our community and businesses.
53. Very good
54. I have used both Airbnb and Vrbo. Every time has been a good experience. It is a fantastic way to keep a family or a group together. I have done both throughout the United States, and I believe most of the places have been in a regulated area.
55. We use short term rentals every time we go on vacation. They are always better than hotel rooms. (which cadillac barely has) We wont go to areas where we cant use something like VRBO. If we didnt live in the cadillac area and wanted to come visit and we couldnt get a VRBO, we would look elsewhere. That means less money for our local businesses.
56. N/A

57. Fun for the whole family to be together
58. N/A
59. Short term rentals are a disaster in any R1 residential neighborhood. These are no more than for-profit commercial businesses and don't belong in our quiet and peaceful neighborhoods. The only ones who profit from these are the folks that own them. These short term rentals take away from providing additional permanent family residential properties in our city. We had an illegal short term rental appear in our neighborhood and it has caused many serious problems. This rental had as many as 6 cars parking all over the place...some on the lawns of adjacent private properties. Also people from this short term rental walking/playing on adjacent private properties. Excessive noise from parties from drunken people. Fireworks being exploded after legal hours. Fishermen renting this property parking their cars/trucks with attached boat trailers all over our neighborhood and also onto adjacent private properties. Campfires excessively close to the house and garage. These people bring their own food to prepare in the full kitchen/dining facilities and don't need to use Cadillac's food stores. They certainly don't need to utilize our many restaurants. Again, the only people who profit from these short term rentals are the people that own them. Everyone else suffers from them including our city !!! These short term rentals will also take away business from our many hotel/motel facilities who are already suffering low volumes. The last meeting we had at the Cadillac well facility showed how many residents are concerned on this issue. It was very clear at this meeting that the city will have little or no way to enforce restrictions on these short term rentals. One of the proposed restrictions was to limit the occupants of bedrooms in short term rentals to two persons. How is the city going to enforce this? Are you going to hire bedroom police? ARE YOU GUYS KIDDING..do you really think the people in Cadillac are this stupid ?? Another restriction was to limit parties at these short term rentals. Are you going to hire Party Police ? It was stated in the meeting that the Cadillac police would not be responsible to enforce the short term rental restrictions. Then, who is going to do it. ????????
60. Uncontrolled, little oversight and no expectations that renters should keep quiet
61. Loved how close I was to downtown businesses and restaurants. My family and I loved being able to walk
62. They are a great option
63. On business, same as an air bnb.
64. Great experiences everywhere I have stayed. Firm believer in the benefits both for owner and renters.
65. It is my preferred way to vacation. I want to make my own meals and be in a home setting. It is affordable when rentals allow enough people to share the expense.
66. They can be nice for larger families to use as lodging, with more amenities than a standard hotel. We have used them with younger kids as it makes putting them to bed and spending time with family easier.
67. Nice
68. Excellent cost effective way to stay in a town
69. Great experiences! Provides more options than a hotel.
70. I have had great experiences using short term rentals. It provides my family great options for lodging and not being stuck in a hotel.
71. Have only stayed in condos using VRBO
72. Always positive for us.
73. I love them. I use them all the time to visit small and midsized cities. It's great for local economy and brings families into smaller towns to visit.
74. Great. I, on a short term rental, live next to one and use them frequently.
75. Loved it
76. You need to be out earlier than from a hotel and there's more clean up required. Location can be an issue, you feel awkward being in a residential area. Not like on a vacation.
77. It was amazing! You rent a place for a few days. Check out the town and then continue on your journey.
78. I had a great experience using a short term rental
79. I use them all the time. I feel safe and get to see local sites
80. Convenient and more comfortable than a hotel.
81. It's been nice and clean
82. We prefer short term rentals over hotels. STRs allow our family to travel more and to enjoy more places, as hotels are more expensive, not as clean and not as comfortable.

83. Great experience for the whole family
84. For vacations
85. Stayed at a couple in various states for 1 or 2 nights while traveling
86. In Austin, TX where they're quite prevalent, but still had instructions to "sneak around" and "act like we lived there full time". The rental itself was beautiful, well kept, and the owner was extremely kind and respectful. But it puts a damper on your vacation to feel as if you're breaking rules/laws and not knowing what they are in particular.
87. Short term rentals are the best option for vacationing. I have used short-term rentals in Michigan and in Florida.
88. I love the experience and the ability to use a house instead of a hotel. It is a much better experience.
89. They are great. It allows a family to travel and stay in a house vs a hotel for extended stays and the properties tend to be close to town or lakes. I have stayed in many of them without any problems.
90. Great! Brings business to town
91. We like the ability to stay somewhere with a kitchen, privacy, access to local sights.
92. Not a fan. Felt uncomfortable
93. Family visiting, but not enough room to stay at residence
94. Nice options for people passing through town.
95. Used them in gatlinburg Tennessee. Noticed that railings were unsafe and other maintenance issues
96. Good, but really hurting the housing in the area.
97. Wonderful experience, gave my group the chance to stay together under one roof and enjoy the local attractions
98. In another state with vacation
99. Was very convenient, brought me to an area I would never usually go.
100. It has been positive. A great way to enjoy a vacation to have the kids in a separate room and not be cramped in a hotel room.
101. It was uncomfortable. In a residential area in Florida. Did not feel welcome and felt like an intruder. The property was not well kept.
102. Out of state vacation
103. Well maintained accommodations capable of handling a family. Allowed us to have a walkable experience of the city near the downtown. Reasonable pricing.
104. We have thoroughly enjoyed using short term rentals. All of our experiences have been positive.
105. Loved it.
106. They are a great addition to hotels. Gives medium to large families an affordable way to visit the area.
107. Used for a week or less while vacationing.
108. Convenient and pleasant
109. Rented in Florida. Expensive but went in with family member
110. Anytime I have used a short-term rental, it was only for 1 or 2 nights for a wedding or holiday. We never went into town or shopped, unless we forgot milk or something.
111. They're amazing. I have used short term rentals about 10 times and have never had a bad experience.
112. In resort rural areas. The homes were on large properties with neighboring homes 100 or more feet away and adequate parking. In resort areas such as Myrtle Beach these were commercially zoned area with motels, hotels, etc. along with condo's for rent.
113. My experience as a renter has been generally positive as an option separate and distinct from other short-term options (e.g., hotels, etc.).
114. Very convenient and allow access to parts of cities you might not explore normally
115. Short term rentals, in the proper locations are nice alternatives to a hotel stay. However, they bring undesirable elements to neighborhoods.
116. It is much nicer than staying at a hotel. More comfortable and feels like home. Easy for larger groups to spend time together.
117. I often look for short-term rentals when visitng an area as I find it preferable to staying in a hotel.

118. It was in the u.p., not in a city/town in a vacation home.
119. I am a big fan of the VRBO / Air BNB model. I make vacation plans based off the rentals available in the cities where my family is considering for our vacations. If a city has no short term rentals in the area we do not consider that location as an option.
120. My family has used short term rentals in the past to get together with extended family.
121. Needed a place to stay with 3 kids when our furnace died last winter. Found an Airbnb that could handle the 5 of us until the furnace was replaced 5 days later. Much better than a hotel for a family.
122. I have used many short term rentals. Short term rentals are a great way to bring tourists into your community. Cadillac has labeled itself as a tourist city, moving away from manufacturing. Why wouldn't city officials welcome short term rentals?
123. They have been very useful and a pleasant experience when exploring new places.
124. It's a nice way to get away and enjoy the comforts of home while exploring and spending my money in a new town. I have had nothing but good experiences staying at short term rentals.
125. It's a great experience. It's much better than staying in a hotel for double the cost.
126. On vacation we used short term rental to be hosted for our family vacation. In all we had a good experience.
127. Great ! Very easy and better than hotel for small kids.
128. We have used many short-term rentals. Short-term rentals are a great way to travel and visit new cities with the option of a kitchen and other amenities. Cheaper. They sometimes don't have the pay ahead requirement the hotels now have allowing Flexibility and cancellations
129. Good experience
130. NA
131. Great opportunity for my family-me, my wife, and five children. Short term rentals have allowed our family to vacation in several cities across the country to stay in house that has room for all of us. Hotels do not accommodate for a family of 7
132. Much better for my family, especially extended family trips together. Multiple hotel rooms don't allow gathering in the same way as a house with multiple bedrooms and shared common areas.
133. Used in many instances. Sometimes provided the only lodging in smaller areas with limited hotel availability. Supported my ability to work and socialize in different communities. Allowed me to learn about the area, participate in the community, and to contribute to the local businesses. When I stay at a hotel, I tend to go to the chain stores restaurants that are built nearby. When I stay at a short term rental I feel compelled to explore more deeply. Where I have had positive encounters, I've recommend other colleagues and friends to take advantage of the same experience. I enjoy when there is local management or ownership present. I choose these specifically for the communication exchange, support, and local recommendations/experience they can offer. Even a hotel has local/onsite management. The same should be expected for STR's. It provides a better experience for guests and the community.
134. Have used them often for group get-togethers and have always been happy with the experience. California and Michigan.
135. Very good. Relaxing, quiet and low key. Great mini family vacation
136. Generally good when run by VRBO or AirBnB.
137. My wife and I have used AirBnb when traveling. Have seen the good and bad
138. I winter in Florida and rent 9 weeks every year.
139. I prefer to travel using short term rentals and book them whenever possible
140. NA
141. Convenient, don't have to go out to eat can do everything at the rental
142. We often seek short term rentals out for vacation purposes. They have always been lovely experiences and convenient for families with littles who don't want to stay in a hotel.
143. I have used airbnb, VBRO multiple times. It is useful in areas where hotels are not easily available. Unfortunaltely I have also see them abused and would not one in my neighborhood.
144. We loved it because we could have a home and a yard, full kitchen, beds for everyone , and come and go as we needed. Very convenient for tourists with children and don't camp or want to pay for two hotel rooms.
145. They really vary based on the owner but they offer way more privacy and opportunity to relax that being at a condo, resort or hotel. Also it's basically the only option of a large family or multiple families.

146. It was great. Exactly what we needed for a larger group.
147. I have used all kinds of short term rentals as it is great for large groups that hotels cannot accomodate
148. Use them multiple times a year.
149. We enjoy staying there in summer for boating and lake fun with the family. And we stay 1-2 times each winter for family weekends at Caberfae.
150. Short-term rentals are the perfect mini vacation solution for small working families that do not have the luxury to travel to far away destinations or to take extended time off from work. It is disheartening to know my home state is stripping the ability for my family and I to visit these the places we call home. Air BNB has given the average person the ability to experience a brief moment of luxury.
151. I love to use up north cottages in the winter when the ice is to thing to fish where I live. I find that most owners lay out solid ground rules for us to follow and we like to stick to them so we are able to come back.
152. They're great. Hotels only offer so much. We can visit an area and have the benefit of an entirely equipped home.
153. We prefer short term rentals to hotels as they provide a better experience for our family. Also we have food allergies so being able to cook our own meals is so great rather than hotels.
154. Very good.
155. Good experience spending time at the lake
156. We love using short term rentals. My wife and I have 4 kids and it's hard to get a hotel that fits all of us and if we do get a hotel, then we are stuck having to eat at restaurants the entire trip instead of being able to have a kitchen in a short term rental and cook healthy meals for our kids. Typically, if an area we are wanting to visit doesn't allow short term rentals, then we don't go to that location or we stay somewhere close that does allow short term rentals. In my opinion, cities that don't allow short term rentals are essentially saying they don't want the business or tourism of larger families.
157. We use short term rentals whenever we travel as they offer privacy and flexibility that some hotel chains can't offer. Traveling with elderly parents and young children, using a short term rental allows us to choose options that provide accessibility for our parents, and space for our children. I've always had positive experiences using short term rentals.
158. It was great! Love having a kitchen and bonfire pit :)
159. It allowed me to visit a town that I otherwise could not or would not.
160. Very good. Nice options for a week or two stay in a new area.
161. For short vacations on the lake.
162. Fantastic
163. I love being able to stay in a home when I'm vacationing, it's more comfortable and convenient with my young children and large family
164. I love them they offer more comfort and convince then a hotel and are easier to settle in as it feels like a home.
165. So much better than a hotel
166. Always a great experience to have your own space and feel at home in a new area. I would want rent any other way.
167. Always convenient and well priced for staying in Cadillac
168. I have had many good experiences and generally what I find is when the host is high level there are very few issues and it is a truly professional experience. I would enjoy these more than hotels and motels.
169. They are amazing and provide a great experience for my family. I can't fit them all in a hotel and it's a better cheaper option most times.
170. Use them monthly. Love airbnbs!! So much better than hotels.
171. I find it to be a great way to travel with my family and still have all the amenities of home. I like having a kitchen and living room when I travel.
172. I love using short term rentals when I travel instead of hotels especially when I am gathering with family. It is so much more enjoyable to cook together, hang out and play games which can't be done in hotels. Even when just my husband and I'm unable to eat out all the time so we prefer to stay in a short term rental with a kitchen to prepare our own meals.

173. We have used them when traveling on vacation. It has often been enjoyable and very convenient for our entire family to stay together instead of in multiple hotel rooms. However, where we rent has always been out of city limits and in less populated areas.
174. We love them. It let's our family get a chance to be all together instead of seperate hotel rooms. We like the room to play games and relax.
175. I think they are a great necessity for travelers to any city.
176. I love them and so do other people. Including locals that count on it to pay their property taxes and other expenses throughout the year. And I think that the state of Michigan has no business telling people what they can and can't do with their property.
177. Very smooth and fun process.
178. Short term rentals are all I use when I travel now. Nothing but the best experiences
179. They are great for being able to vacation with friends and family. A more personal feel than getting hotel rooms
180. Have used them all over. Great places to stay with kids.
181. Positive, convenient and affordable.
182. I enjoyed it. Place was clean and near everything
183. We have used VRBO and Airbnb multiple times and have enjoyed being able to find a place that will accomodate our family. All of our experiences have been very positive. It allowed us to have a vacation with the comforts of home.
184. Wonderful. Great amenities and available space offered compared to motels and hotels. Have no interest in anything but short-term rentals now with my family.
185. Great! Hosts generally take a lot of pride in their properties and need to keep them clean and updated inside and out to attract guests, which as a result make the surrounding community more beautiful. I see a lot of full time vacation homes sitting vacant, neglected, and becoming eye sores as full time renters don't take care of them like owners and long distance owners can't take care of them without a significant cost, so they sit neglected. STR uses keep these properties active and maintained.
186. A short term rental is most often my preferred way of travel and accommodations. I will often rent a house with just my husband, to be able to feel more "at home" and connected to the city/region we are traveling to. I often rent a home with my family or friends, so we can spend more time together, cook meals, enjoy morning coffee and a walk. It's a better way to spend time with the ones I love, while also venturing out and exploring the area we're traveling to, with food, outdoor activities, shopping. I only use hotels if I am passing through town and staying for one night.
187. We have enjoyed them but all the STR we have used were designed for that purpose, and had acquit parking and surrounding areas to isolate neighbors.
188. it was a nice experience it was designed to be a rental. Lots of legal parking and it was a legal rental.
189. very nice. I have never had a bad experience.
190. They have been enjoyable, well kept and allowed me to visit new cities and towns. I feel as though they are a great way to support local communities while allowing people to explore the State of Michigan.
191. It met the bare needs I needed at the time.
192. Short term rentals are crucial for small towns such as Cadillac. It brings in money and tourists paying our restaurant owners, staffing, stores, candy stores, clothing shops etc. Short term rentals are far less pricey than a typical hotel and provide more amenities for families and friends to enjoy.
193. Awesome. STRs fill a void for more family friendly accommodations than hotels for long weekends or shorter get togethers.
194. Love them. Gives our family the ability to use other people's cottage and not be tied down to 1 location.
195. Most short term rentals we have used were great. As time goes on, they are getting much better. I believe the city of Cadillac can benefit from GOOD short term rental owners.
196. Very positive. Creates great memories while traveling
197. I have used them abroad and in Washington DC. I have had good experiences as a user.
198. Have used this in resort communities that are developed for such purpose as in golf, ski resorts, etc.
199. I have always had great experiences with using short term rentals and prefer them over hotels.
200. I have enjoyed using short term rentals while on vacation with extended family members. The times we have used them, the entire neighborhood was designated as short term rentals.

201. Was wonderful. We were able to get the entire family into a house for a full week and just relax as if we were all home. It was nice not to be stuffed into a small hotel room
202. In Florida where almost everyone is a transient.
203. it was good overall - we were respectful of the property and the neighbors
204. For the most part it has been good. Sometimes I can tell there are other short term rentals nearby based on noise and traffic. Usually the home is in decent shape.
205. This has been used in designated resort areas for golf, skiing, island, spa, etc. purposes.
206. Convenient for weekend meetups with friends traveling from different locations.
207. Airbnb in MI at Bear Lake. With 4 friends. 5 stars! One in W VA, 4 friends, 5 stars. One in Texas, excellent accommodations.
208. Positive, makes vacationing more affordable.
209. It was fine. There was an initial problem but the owner fixed it. I am committed to using hotels from now on whenever possible.
210. I have used short-term rentals in multiple states, multiple times, including annually in southwest Michigan. Each experience has been good, if not great. The best experiences are when the homeowner takes a proactive interest in the type of renter they will accept, takes care of their property with a certain level of pride, and provides stated rules of the house.
211. Short term rentals are very convenient, homey and relaxing when you are staying for more than a night with family. It is difficult to stay at a hotel with a family of 6 or with a group of friends. Every time we have used a short term rental, we have shopped the local shops and spent money at the local restaurants. As a short term rental guest we have always been respectful of the area and of the neighbors. We have used short term rentals in Florida, Arizona, California, Wyoming, Colorado, Kentucky, Ohio and Michigan. Vacation is all about making memories with loved ones and staying in a short term rental is perfect.
212. I took a fishing trip to the UP with friends and stayed in a str. I have also taken a family vacation with my family as well as my brothers family with my nephews and nieces in Alabama.
213. Not in Cadillac but have used many times in other locations. Important to be a respectful guest to both home owners and neighbors. I have always had a pleasant experience
214. It was wonderful First time was when my mom died and there was 4 couples that needed a place to stay. It was cheaper to rent a house than hotel rooms. The rental owner allowed them to check out late due to the funeral service and the luncheon. Everyone cleaned up after themselves, it was almost cleaner then when they arrived Second time was my niece needed a rental for the weekend as their real estate agent for having a big open house to sell their home in Dewitt. They rented a house not far from Lake Cadillac There were no problems.
215. I own two STRs and have used them as a guest.
216. They are ok and better than a hotel when staying for extended times. i certainly would not want to live or have a house next to one - they degrade the neighborhood in my opinion. Everything from neighborhood watch programs to just knowing who your neighbors are - they really lack and cohesiveness in a community. This could be avoided if every home in the area was a VRBO type, but I've never seen it. I think in general if not closely managed and watched the VRBO phenomenon would degrade quality of life for residents. Additionally it exacerbates an already tight housing market for residents or people looking to relocate to our community. By short term rentals used commercially it takes private residences off of the market for purchase and long-term community building for relatively little benefit to our community.
217. It was extremely helpful to have a home with a refrig and stove to make our week long stay much more convenient. I'm not a big fan of dining out for every meal when on vacation.
218. My experience has always been great. I've never had a negative experience using one. I think using a short term rental is just like using any other amenity like a campground or hotel - you have respect for your neighbors. I've always had great interaction with the owners and neighbors.
219. They can be great alternatives to hotels. They are nice for family vacations. They are typically abused by party groups. For example, bachelor and bachelorette groups. These types of groups should not be rented to within peaceful neighborhoods. Absentee short-term rental landlords can be an issue too. There needs to be fines for not following noise ordinances.
220. The short-term rental experience for me was positive one. My stay was comfortable and centrally located. I also had it to myself so it was quiet. I enjoyed having access to a home without much hassle.
221. fine
222. mostly positive
223. AirBnb/Vbro for travel

224. Not in Cadillac, but while on vacation in several states.
225. Week and Month condo rental in Florida. Was very satisfied with the experience.
226. When traveling we often use short term rental properties, however, it is never a residential home in a neighborhood. I believe they have their place, however, not in family neighborhoods. We stay in condo complexes.
227. Great experience for a very relaxing family vacation
228. We use them every year. We love supporting towns and bringing revenue to small town businesses. That's what keeps the small towns going. Your bringing new people in every week so that makes spending that much more. Plus it's a bonus when people love to share what they love with others and that's their home.
229. The short term can end abruptly displacing people for any reason at all. It doesn't serve the people or the community very well. There's not a lot of regulations.
230. Short term rentals lead to increased long term rental prices and make it harder for working families to keep a roof over their heads and food in their fridges.
231. It was not in a residential neighborhood. Many people that rent are disrespectful to people next door and tend to be rude and loud.
232. We like short term rentals so that we can get away for a short relaxing vacation.
233. Very useful, enjoyed the experience. Would use it over a hotel any day.
234. Enjoyed it, always chose something remote though. Now that I'm a homeowner in Cadillac I would be very upset if a neighboring property was used as a short term rental.
235. Many rentals are nice, but the rental fees are getting high which has decreased my interest
236. NA
237. Our family uses short term rentals to enjoy the lake we otherwise wouldn't be able to enjoy. If we could afford to own or live in Cadillac we absolutely would. Renting for vacation is our only opportunity to come close to that.
238. Felt like home while out of state on our vacation. The home was well kept and clean. Most of our time was spent out exploring all the attractions. It was nice to return to the airbnb vs. a motel room!
239. Was a great experience. Use often for family trips.
240. Good
241. Very pleasant experiences.
242. Have rented VRBO all over the US and some foreign countries. We have had no serious problems. Last year we tried the Villages in Florida for the winter and felt the neighbors were very unwelcoming. This was probably based on their prior experiences. We owned a summer cottage on Lake Mitchell and there were problems with neighbors renting . One group showed up from Chicago and had at least 30 people and 20 cars blocking our narrow private road. They were up all night on the 4th of July shooting fireworks , loud music and noise. One bottle rocket landed on the carpeting in our pontoon boat.
243. Tried as an alternative to staying in a hotel on a trip to Tulsa. Less expensive option is what motivated us to try it out, but this was also outside the city
244. Loved it! So much better for vacationing with a family than hotels. More affordable, more space, kitchen to use for cooking meals in, etc.
245. I like them. They provide an opportunity to live in a home setting while traveling
246. Excellent. Very personable, responsive to my needs. Would do it again.
247. Amazing experiences using them and huge supporter of the money tourism brings to community
248. It was a better option than finding a hotel in a remote area of the UP. It was lovely
249. Our family has used short term rentals in Tennessee. We had a great experience. The rentals though are clustered together in little neighborhoods. Short term rentals and residents do not really live next to each other.
250. A trip in another country with two other couples in a tourist/business area. A small group with minimal alcohol, no noise and quiet hours/in bed prior to 10pm. Family members have STRs which are small (approx two couples) and have no complaints from neighbors with the house rules. Number of people is very key to no complaints.
251. Used short-term rentals, but not in Cadillac or the surrounding area.
252. I've personally had great experiences in short term rentals. But we've chosen to stay in rentals not in a residential area to avoid neighbors

253. I've used a short term rental for vacation, it was a nice place, until it was realized what the crime rate was where we were staying.
254. N/a
255. Much more comfortable than a hotel, more relaxed feels like being home.
256. I have always enjoyed my time at rentals on vacation.
257. People live in Cadillac to work in Cadillac. If you allow property managers to sweep in buy your available housing you will end up with the same situation traverse City is experiencing, no where for people to live so people can't work there for \$10-\$12. Your hospitality (hotels to restaurants) diminish.
258. Fantastic alternative to hotel. Feels more like being at home. More directly involved with community and local resources.
259. It was a nice vacation option
260. Very satisfied - look to be in an STR that blends with neighborhood character.
261. They are awesome especially for our large family. We have to get two hotel rooms or we can rent a house. It's much better to rent a house.
262. VBRO in the City of Chicago. Homeowners we're on site. It was a nice place to stay and we used it primarily as a place to sleep while visiting family.
263. Takes housing away from locals
264. They are a great way to see an area and feel like your a part of the area that you are staying in. You feel more like seeing all the areas that the locals would visit. I have had friends do that and then decided to move to the area.
265. Nice rentals. Well maintained. They are rated by clients so self regulating. Poor ratings don't rent. Also renters are rated so abusers are definitely the exception
266. It can be convenient in big cities.
267. Yes, great
268. Great , cheaper than hotel.
269. very enjoyable. appropriate. perfect for a family reunion.
270. It was in a gated community in Texas on the ocean front in a condominium style/ golf course
271. They are fantastic and useful especially in a town with little options for hotels.
272. All my experience has been positive. They provide clean overnight accommodations in areas that are undeserved by hotels, and usually more comfortable and lower costs that traditional hotels. We have rented short term rentals when traveling with other couples and extended family. It is a better experience to be able to stay in a home.
273. When my out of town family comes for a visit/reunion, I usually find a short term rental for the extra guests so they don't have to try to find hotels.
274. Usually not in a residential neighborhood
275. Extremely positive!
276. Positive
277. I've Airbnb'd all over from Washington state to California to New Mexico to Michigan. I've done it with myself alone and up to 6 people. We've always been quiet as mice whenever we've done it with no problems. However properties that allow parties/events/large gatherings, etc. have caused problems for us and for people we know. ALL of the properties we've rented have had Owners/property managers who have checked in with us personally. THIS IS SUPER IMPORTANT. NO short term rentals by owners not on the premises or living nearby should be allowed.
278. It was a good experience, property was well cared for
279. Fine
280. Very nice to have everybody in the same home
281. Really good
282. Rented for a week at a time as a single family unit for a vacation.
283. It was needed and a good option
284. It was positive. It was also right on Lake Huron and houses were widely spaced.
285. The short-term rental I used was a vacation rental in Tennessee. It was in a very remote area, not a residential area like Cadillac.

286. They are a great alternative to hotels when you have a family of five. They have become our go to when traveling. I prefer to stay at them when traveling.
287. We have had our larger family reunions in short term rentals in Florida, Wisconsin and Upper Michigan. They ranged from uber expensive condo's on Daytona Beach, to nice second retirement homes in vacation areas, to very old homes in small UP towns which are often used for ski, snowmobile or hunters. Some were over the top luxury, others very comfortable and clean and others clearly needed upkeep and maintenance.
288. Love them!
289. Excellent. Great way to share space with family
290. Very positive; we stay in them on vacation and we own a cottage on Lake Mitchell that we rent out and also use personally.
291. Great - nice location for my guests to stay in. Comfortable with nice furniture. About same cost as hotel but much more convenient.
292. Wonderful way to explore a community more, shop and eat at local establishments
293. Short term rentals are a wonderful way for visitors to get the "up north" experience. Renting cottages and the like is long and proud tradition for many families. Short term rentals allow families to visit "together" in a home, rather than simply in hotel rooms. Guests visit locals stores and restaurants, thereby boosting the local economy.
294. Short term rentals have allowed my family to bond and build wonderful memories over meals, playing games, watching movies all in a shared space. They allow for children to have a quiet place to sleep and the aging folks the family to have more flexibility in the schedule. I have found the properties to be well kept, and kept up a little better than the neighbors that are not short term rentals. The hosts open up their homes to offer these opportunities for families to have a safe and comfortable place to stay. Some allow pets which is wonderful when you have a pet that is part of the family that needs to travel with you. We have stayed in short-term rentals for weddings, funerals, vacations, fishing trips, both close to home and far from home. Every single time has been an amazing experience. I think most hosts want to offer the best experience. They care about their properties and have incentive to keep their properties nice because they will get bad reviews otherwise and no one would rent them. Families can come together in one shared space and make so many great memories. These spaces are also amazing for people with food allergies that can't just eat anywhere. They can bring their own food and cook for themselves. This is much safer for them. I would also note that staying in a hotel can be loud and much dirtier (even a nice hotel isn't as clean as a short-term rental). Your short term rentals are normally quieter and the hosts normally have a no party and quiet hours listed.
295. Only once in Cadillac. Good experience. Met by the property manager, who resided nearby.
296. They are an economical way to stay and visit a city. I enjoy a kitchen, privacy, outdoor space, and often lake, mountain or ocean experiences. The privacy of a short term rental is a wonderful family experience. I believe that if run correctly, and priced properly with clear enforceable expectations for guests then all can inhabit an area appropriately.
297. When traveling we frequently will rent short-term, ranging from 2-3 days to 1-2 weeks. All of our children and grandchildren live out of town.
298. Generally pleasant except for one situation when there was a miscommunication about our length of stay.
299. I have had many great experiences and one or two that were just ok. It really pays to do your homework, as with anything. I think the rating system that AirBnB and VRBO use, grading not only the host, but renters as well, makes the system self regulating for quality. If you are bad at either, you won't be welcome in the marketplace for very long.
300. Yes I have used many short term rentals in the USA and Canada. Me and my family like to travel and have a house for our whole family to enjoy while traveling or vacationing. We have always had a good experience with Airbnb because they have a secure platform which protects both the renter and the host. This gives us a reliable vacation experience with normal home amenities, privacy, peace and quiet that cannot be experienced at a hotel.
301. Occasional use to find lodging in remote areas
302. It is my preferred method of overnight stays. Hotels are noisy and I can't sleep in hotels.
303. Wonderful!
304. It was fine
305. Great very nice experience Clean well taken care of.
306. Very nice
307. Good
308. I routinely use them for travel. We prefer them over hotels, since our young children can go to bed in a separate room from us and we can cook meals vs. eating out.

309. A convenient option for a family when travelling away from home.

If you haven't used a short-term rental before, what is your observed opinion of short-term rentals?

Answered: 143 Skipped: 295

1. Hate them. People are mostly disrespectful and rude.
2. Usually very positive. Exceptions for groups of partyers.
3. I live on Kentucky Ave, just off from Sunnyside drive. The folks who are coming to stay at these houses on the lake are there for a good time. They are up late drinking, smoking weed, lighting fireworks, and being noisy riding around on ORVs. We live here and have to be up for work in the morning. When we moved here 20 years ago this was a nice quiet neighborhood. I didn't move into a resort area and I don't want to see that with all of the short term rentals. We need to stop this in our residential neighborhood. We are a R1 residential district and we do not the zoning to change.
4. They've gotten out of control. In my opinion they need to have permits and follow certain rules and regulations.
5. A disaster
6. I believe that short term rentals managed by companies such as AirBnB and VRBO are good for the economy. Look at the BLIGHT of our long-term rental houses. They need to be inspected. Re: short term - No one is willing to lose their rating on those parent short term rental websites, so they KEEP THEIR HOMES CLEAN AND TIDY. It practically guarantees a GOOD and BEAUTIFUL property!
7. Short term rental are being the limited supply to a higher price for those that live in the city. While we may bring some revenue to the town in tourism, it ultimately makes it harder on those citizens that live here to secure adequate housing. On that same note, the jail is no longer providing transitional housing and as a result we are seeing increases homelessness due to a multitude of factors, one being no affordable short term (transitional) housing
8. They take away houses locals can live in full time (residence, own)
9. They are helpful for tourist, but not for working people. They are two different situations.
10. NA
11. N/A
12. Chaos!
13. Seem ok so s do at but none right next door to us
14. They bring people to the area that spend money on local businesses.
15. Problems for the neighbors. People have brought their dogs and let them run free and disturbs the dogs that use an invisible fence and the kids in the yard. They have trespassed onto private property and one incident of inappropriate sexual conduct in the front yard for everyone to see.
16. They're a great option for people to stay in a town and be able to enjoy it . Unlike a hotel or motel you get more room for your family to relax and enjoy the town . We have stayed at condos for family vacations . There is usually laundry and the ability to cook food if you want . There is much more room than a hotel . When we're staying somewhere for more than 2 days we stay at a condo or short term rental. For the relaxing time with more privacy. It makes it easier to enjoy the town we're staying in .
17. NA
18. N/A
19. Takes away affordable housing options thus resulting in increased numbers of homeless families in your community. Wexford County alone has over 60 homeless households currently.
20. People that rent these have no regard to people that actually live in the same area.
21. I own a short term rental
22. Many have no consideration for surrounding neighbors and rules.....but not all.
23. I definitely think they are great in moderation. I personally wouldn't want one next to my home.
24. I think short term rentals are great to bring more tourists to our community & helping to boost local small business sales.
25. Usually conducive to partying
26. They are convenient for people that have sold their home and need somewhere to live until they find their permanent residence.
27. I believe they bring in tourist money into the local economy and stimulates interest to their friends through social media postings.

28. Short term rentals are detrimental to R1 residential neighborhoods and to most other businesses in Cadillac
29. Serve a purpose in vacation destinations.
30. I see the benefit behind the idea, but as someone looking for a new home to buy, it makes the market more difficult. What used to be nice family homes are having prices increased so much that only short term rental companies are scooping them up. We also have one in our neighborhood that is not meant to be there. It breaks my heart that a beautiful family home is used for massive parties.
31. A virus that is decimating the ability of families and individuals to afford homes in the cities in which they work, send their children to school, and have often built their lives.
32. Visitors with vacation or party sttitude
33. Possible more affordable option for people traveling with families, or people looking to experience a community versus staying in a traditional hotel, away from the people of the community.
34. Short term rental are great for the surrounding local business. If you have a short-term renter they are more than likely here to see the town and will spend money in that town.
35. N/A
36. They are harming the housing market for residents
37. I am totally in favor of short-term rentals.
38. Love them
39. With an epic demand for locals in our area that are searching for housing, it's a bad idea to allow them to take over our area. Driving up housing costs and driving out ability to find housing even when costs are astronomical to locals is going to push people to live elsewhere. We need people to live in our community in order to fill jobs and keep our city blossoming. There are plenty of hotels and places to stay that will not affect tourism. People not being able to fill jobs and struggling locally will affect tourism when there is no one to work to fill jobs and our homeless population continues to soar. There are several cities and towns feeling the negative effects of short term rentals which should serve as a great example of the impact they could have on our town. It's also disgusting to see people continuing to run short term rentals that have been told to stop operating and no consequences come to them but if I let my grass grow to long then I get a ticket. I live across the street from the big orange house for instance and know they have been told to shut down their operation but continue to see that house always has people staying there and partying and having the cops come in the middle of the night.
40. They're meant for vacationers who want to party, most often.
41. Used by responsible families (groups) to groups using the location as a party place.
42. They are unregulated business in residential areas, usually in violation of zoning.
43. I also live in Ann Arbor, Michigan, whee short term rentals are a difficult problem. Short term renters often behave in ways that are unacceptable to neighbors, and enforcement of restrictions on them seem to be very difficult for both landlords and the city.
44. good and bad. good for the property owner and renter, bad for the neighbors
45. N/A
46. They sometimes are a nuisance. Most of the times unnoticeable. A Special Land Use Permit can eliminate or reduce anticipated nuisances. Property rights should be preserved. housing options must be expanded and encouraged. The length of time has nothing to do with quite residential neighborhoods.
47. I think they are good for tourists but there should still be a limit or a specific area to build housing that can be intended for long term housing. Otherwise, there is no ability for younger generations or anyone to be able to settle down into the area.
48. I have no problem with short term rentals. I have not been impacted by them in any way. I am concerned that their may be too many short term rentals if they are allowed to grow unchecked, and that could negatively impact the availability of housing in Cadillac.
49. We had a personal experience when we moved back to Cadillac 5 1/2 years ago when we kept seeing a different group of people at a house 4 down from ours just across the street every weekend. They were noisy and always driving by way to fast but we figured they were simply entertaining different family every weekend until in February the people would drive their snowmobiles amd ATVs off the lake on the road from the lake back to the house and we thought it was odd because you'd know you can't just drive your snowmobile on the road especially with no snow on the road so we asked our neighbor and he said they were using the home as a short term rental that's when we came down to speak with Mike Coy
50. It doesn't bother me as it's not my property. As long as they follow noise rules and aren't having a loud party all night who cares.

51. N/A
52. Renters/property owners do not respect neighbors
53. They are rented by people that think my neighborhood is their playground, to make all the noise they want, and drive by my home like a maniac, because there is nobody getting speeding or noise violations anymore.
54. Property owners should be able to do whatever they want with their property. There is obviously a demand for short term or we wouldn't be having this discussion. Short term rental home would never be affordable to long term renters anyway.
55. I don't see anything wrong with it
56. Not a fan.
57. NA
58. It brings money and people to the community and we need that to survive
59. Short term rentals should be in a hotel. Not a house in my neighborhood
60. While not personally at my STR, I have witnessed abuse of an STR external to City limits, but still in Wexford County, where there was an excessive crowd and improper use of land. The owner was not in state and did not have local/responsive management. Via email/phone calls the issues was resolved and the owner instilled new guest rules/requirements and local management which addressed the issue. There has not been any issues in the two years since this occurred.
61. I think they are a wonderful option for people who own. As long as they follow regulations why not allow them to use there there property for what they wish. Plus its a great alternative to hotels and I would definitely use them in the future.
62. I live very close to several of these along sunnyside drive. There is a lot of coming and going. Late night drinking and bon fires. Doesn't5 seem to be any regulation. Manager of properties is an hour away.
63. They take away housing from people who need it.
64. Should be aloud
65. Not knowing who is in neighborhood is concerning to me.
66. Grant Crago
67. Should be very limited. They are intrusive on responsible property owners and families.
68. N/A
69. They remove legitimate options for locals looking to move, or out-of-towners relocating to Cadillac for work.
70. Great for attracting tourism and it gives homeowners a chance to make some good residual income.
71. Its a great idea, but it needs to be in a designated zoned area.The rental should not be a nuisance to other tax paying home owners near the rental.
72. N/A
73. Short term rentals have been around for 100+ years and until recently for the most part something families did with their cottages and agreements were with a handshake and respect for other a given. With the advent of AirBnb many people have seen this as a way for either "quick/easy money" or a way to finance a vacation home for their family. Many owners hire national companies, neither of which have eyes on the ground to manage and these businesses are not run as businesses. Little or no rules are in existance and if they are, guests are not held accountable.
74. They are a good option for a stay of a week or longer; for work or for vacation. They allow you to prepare your own meals easily, which is helpful for special diets, such as gluten-free, etc. They offer more space than a hotel room for travel. However, on the other hand, I would not want a short-term rental in my neighborhood. The constant turnover of guests and sometimes bad behavior from guests is concerning. Also, an over abundance of short term rentals takes away from people being able to afford housing in this community.
75. Great for commerce
76. Do not like the hotel-motel atmosphere in the middle of quiet peaceful residential nieborhoods. They are ok if they are in an area that is zoned for commercial 24-7 type businesses.
77. Some people are good renters. But like anything else in life, some people think only of themselves and not those around them. I would not want to live next door to a short-term rental.
78. see answer #3
79. Unsure

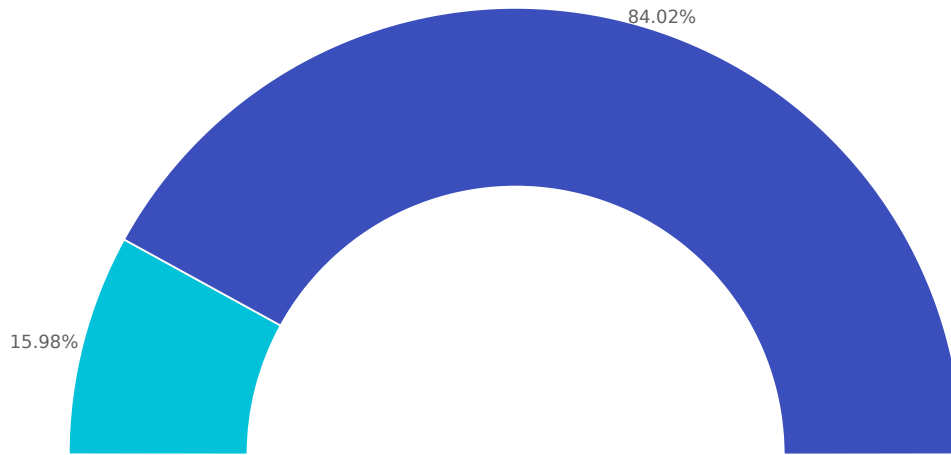
80. It is great for tourist
81. n/a see question #3
82. Handy, convenient, affordable, no issues.
83. It is hit or miss- buyer beware. I would rather deal with a hotel where there is assistance readily available if there is a problem.
84. If monitored correctly they are an important asset for increasing valuable tourist activity in Cadillac.
85. A property that is going to be used on a temporary basis. No improvements are likely to be made and maintenance will be done only if necessary.
86. property owner rights are important
87. Short term rentals offer visitors an opportunity to experience a new city or location. Also offers homeowners an opportunity to earn income to improve any defects in the home.
88. They are a nice non-traditional lodging option and allow for enjoying a neighborhood or area that hotels often can't provide. However, they MUST be regulated strictly and appropriately, including limiting occupancy, no smoking (home or premises), no noise, limited parking, and the like. There also needs to be a local contact must respond within 60 mins. Without these safeguards, both hosts and guests will abuse them and the City will have little recourse.
89. N/A
90. No opinion
91. My biggest issue is that these homes could be used for actual residents. My experience is, when there's a surplus of short term rental units in an area, that raises the other available units rent prices for those seeking a long term living situation.
92. Your property, your choice in my opinion.
93. Do not like having one across the street from our house when our area is not approved for short term rentals. Have turned this person in but they are still Doing short term rentals even though she received a letter to stop. Address of this short term rental is 412 Prospect st Cadillac.
94. rentals are a group of people walking dogs and checking out what you have its so annoying to have people looking in your place we have multi places on our road and they have multi familys when they rent
95. To expensive for a average FAMILY. Would have to have multiple couples-families to afford.
96. To expensive for a average FAMILY. Would have to have multiple couples-families to afford.
97. They're more efficient in higher populated areas with more year round activities. Not smaller towns with limited tourism months and a very bad housing/rental market already.
98. N/a
99. N/a
100. Clean and well managed
101. I have seen homes used as STR that end up being used by several different families, friends, and unlimited amounts of people. Limit number of occupants (who would monitor?) number of vehicles. I definitely would not buy a home next to a STR, I believe it devalues your home and I would dislike the constant change of occupants.
102. Takes away rentals for those who need it daily, year around.
103. If the homeowner wants to rent his home, that's his business. Although, I think the homeowner should do a thorough background check on the renter to make sure they aren't bad people and set some strict rules for the safety and respect of the neighbors.
104. It drives up the housing market. Making long term rentals and starter homes unaffordable for lower income families
105. Great for our city and area economy. Keep allowing them.
106. There should be a way to determine the level of housing shortage in an area, and if it is at a certain percentage or higher no new short term, rental permits should be given out until the housing shortage falls below that level. On the same note, if a certain demographic income level housing is needed drastically in an area. There should be given tax breaks or such to developers to build those type of housing units. When you have hundreds of low income families needing homes, you should not be building strictly housing units geared towards higher income people.
107. Great idea for family all the confronts of home
108. Too much noise, people who use them don't care about the residents living nearby.
109. People come to the Cadillac area to enjoy themselves although some families are loud and obnoxious.

110. Okay, if people observe the rules, however, most people that use these rentals in Cadillac and the surrounding areas do not observe the rules. Such as traffic laws and noise restrictions.
111. Noisy and out of control families are usually the result.
112. They make permanent housing difficult to find for local residents.
113. They are very risky. Some renters can be very destructive to the neighborhood. There is no recourse once it is rented. They are there for the length of their contract I appreciate the benefits to the homeowner and do recognize that there are responsible short term renters. But the question for me is how do you manage those renters who pose a safety risk or are disruptive to a neighborhood where people have invested their resources to be a place of comfort? With the unavailability of affordable housing it seems that other alternatives should be considered.
114. Not the best!
115. I think they are a great thing- in moderation
116. Brings down property values due to the unknown of who is renting the property short term.
117. Chaos!
118. Well maintained Accurately described.
119. need more, ro had to come by
120. They put unnecessary stress on the housing numbers available to residents.
121. great for tourists
122. They have no business being in residential neighborhoods and they should NOT over run the residents that have lived here for generations
123. As long as the property is maintained they are fine
124. I think it brings money to the community and exposes them to our area. People may see how nice it is here and maybe want to move here or start a business. They also provide needed monies in the way of state sales tax and to th Cadillac Visitors Bureau.
125. We are in a state of crisis in our city regarding housing. I am of the opinion that it is a fantastic idea to try to bridge the gap in this area. Before becoming a home owner just eight months ago I myself was afflicted by the severe lack of housing in our area- I searched unsuccessfully for nearly the three years during the pandemic for alternative housing for my family. A great many in our community would benefit from this.
126. People are having a hard time finding suitable places to rent in Cadillac an I am just thinking they should be outside city limits especially with visitors an extra noise
127. I don't think they should have short term rentals there no long term rentals it's hard to find a place to live.
128. N/A
129. I used to live next to a short term rental. Renters would often arrive late at night. Most were noisy in the evenings and at night with no respect to area residents who had to get up and go to work in the mornings. Parking could also be an issue.
130. Depending on the house rules of the rental property and city ordinances, rental clients can be loud, obnoxious and not respectful of their neighbors.
131. My sister lived next to what was a short term rental in Gaylord near the lake. She had snowmobilers coming in late at night starting their machines, people partying on the roof, no regard for the neighbors or their property.
132. Cadillac needs long term rentals.
133. N/A
134. They create a headache for permanent residents, especially on private courts around Lake Mitchell
135. They seem to be very popular and I see both good reviews and bad reviews from friends in Social Media posts.
136. When managed well by the owners, it is a good experience all around.
137. In normal multiple rental areas it is appropriate. Otherwise, NO.
138. We have had some horrible experiences with the rental next door. Absentee management (she resides in Florida and has no manager on site to address issues that arise) and vague, non-enforced lists of rules that have led to parties with drunk, verbally abusive "guests" that ruin the time on our lake. We have resided here since 1939 and short-term rentals are the only reason i would ever consider leaving Cadillac !

139. I believe short term rentals are a positive thing for our communities. The people staying in these often spend money in the community. The requirements for short term rentals are very stringent. The companies that are supported by these are very particular. The properties are kept looking neat and clean. These requirements ensure the owners take pride and responsibility for their properties. The higher their ratings, the more often it is rented. These properties often look better than a lot of the buildings around them. The city of Cadillac has ordinances about building and lawn upkeep. These often fall by the wayside. I feel that striking against short term rentals is detrimental to the city. Neighbors seeing properties that are nice and tidy sometimes get inspired to put time and effort into their own properties.
140. Love them
141. They are often needed for families or individuals in transitional housing situations. Or for others for business (VRBO, AB&B)
142. Not responding to some of the questions below (14, 15) as they are biased questions. There needs to be additional response options than significant and no impact.
143. I believe they provide options for people who are visiting our area and bring more tourists in which supports the economy.

Have you ever used a short-term rental in Cadillac?

Answered: 438 Skipped: 0



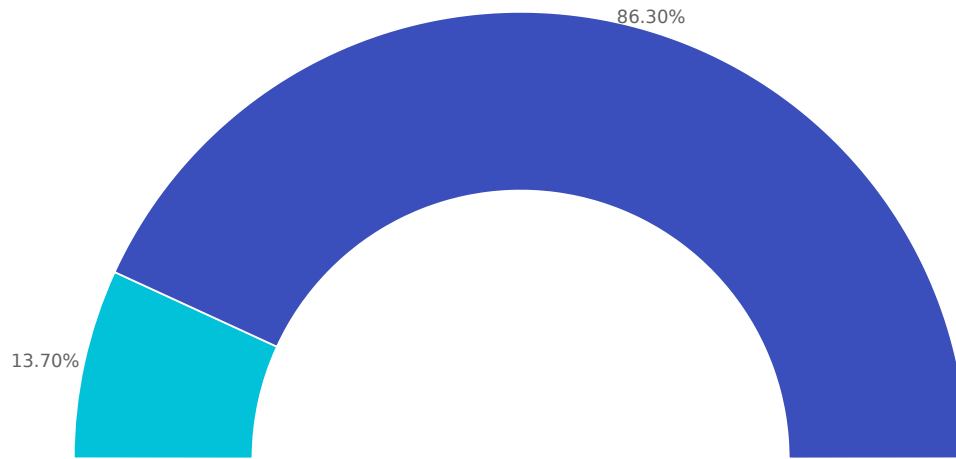
● Yes

● No

Choices	Response percent	Response count
(1) Yes	15.98%	70
(2) No	84.02%	368

Are you a short-term rental Owner?

Answered: 438 Skipped:



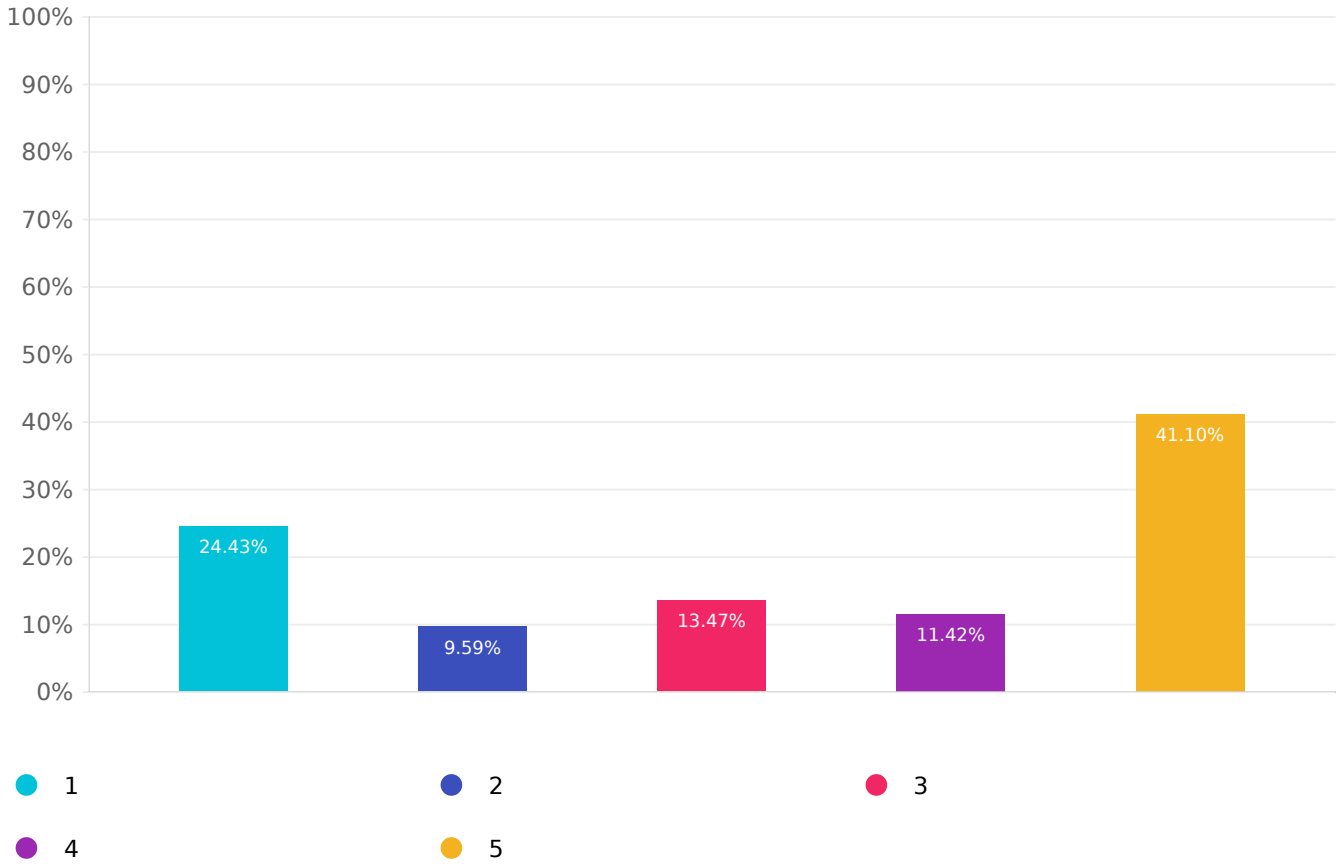
● Yes

● No

Choices	Response percent	Response count
Yes	13.70%	60
No	86.30%	378

What is your general opinion of short-term rentals in Cadillac?

Answered: 438 Skipped: 0

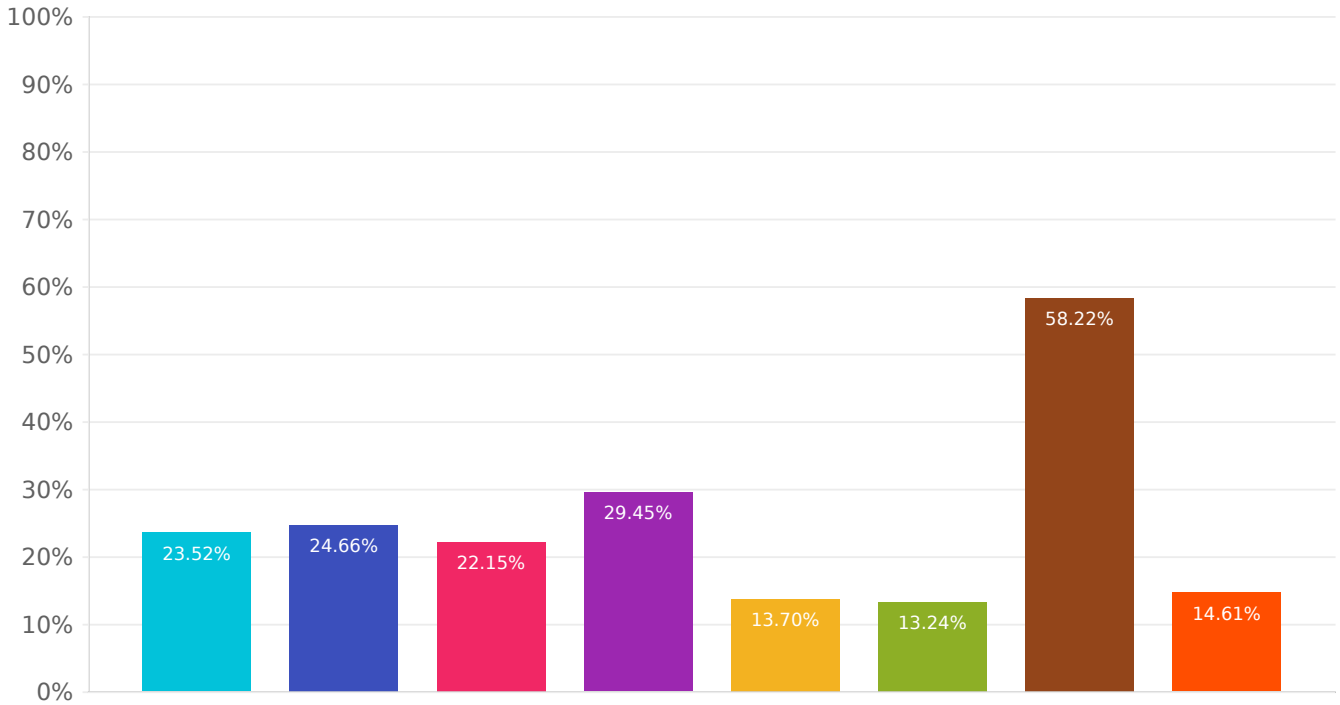


Rating	Response percent	Response count
1 (Very Unfavorable)	24.43%	107
2	9.59%	42
3	13.47%	59
4	11.42%	50
5 (Very Favorable)	41.10%	180

Customer Effort Score: 3.35

Which of these issues related to short-term rentals have you personally experienced?

Answered: 438 Skipped: 0



- Excessive Noise
- Parking Issues
- Special Events/Parties/Crowds
- Lack of respect for surrounding properties
- Destruction of Property
- Inappropriate Land Use
- I have not experienced any issues
- Other (Please specify)

Choices	Response percent	Response count
Excessive Noise	23.52%	103
Parking Issues	24.66%	108
Special Events/Parties/Crowds	22.15%	97
Lack of respect for surrounding properties	29.45%	129
Destruction of Property	13.70%	60
Inappropriate Land Use	13.24%	58
I have not experienced any issues	58.22%	255
Other (Please specify)	14.61%	64

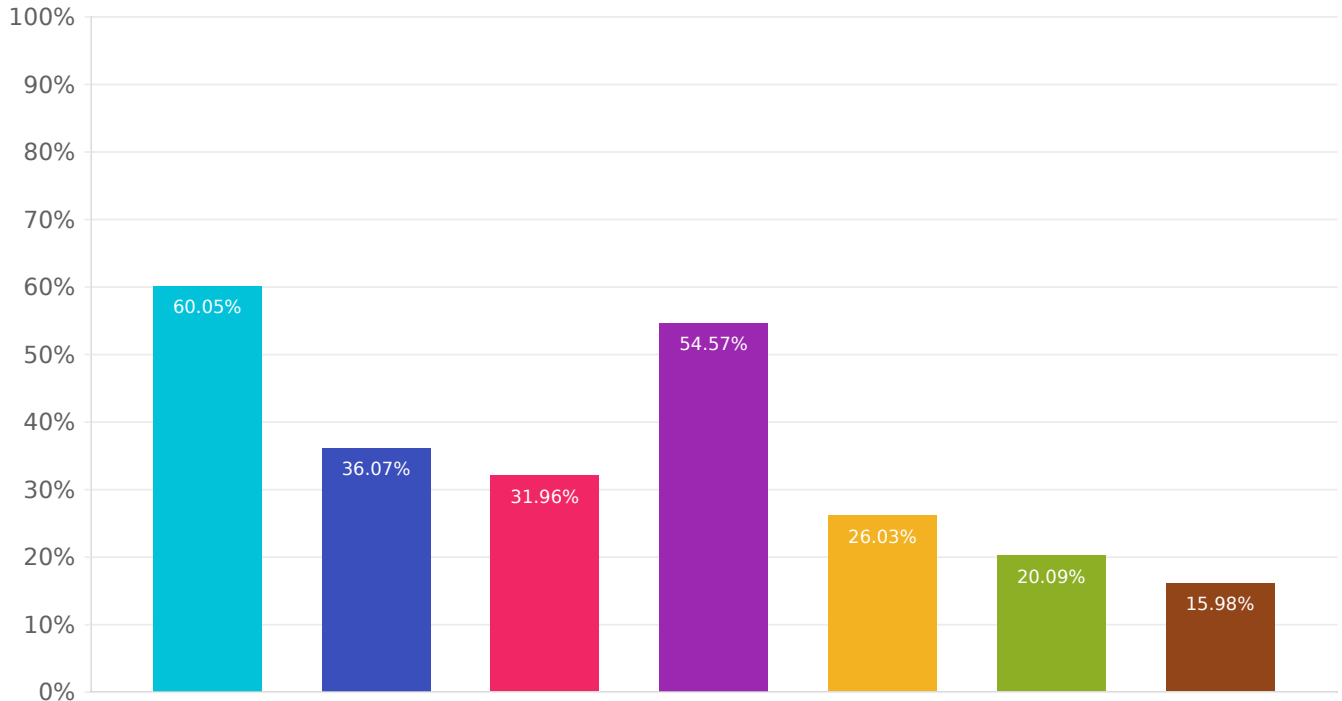
Other (Please specify)

1. Housing being taken away from actual residents
2. Generally a lack of parking
3. Lack of respect using our natural resource - OUR lakes! We have had repeat conversations with renters and owners regarding boating/PWC too close to docks / other boats— we had some one on PWC hit our dock!
4. Observed at other short term rentals. Not ours.
5. Inability to purchase an affordable family home as investors are offering over asking/cash on homes we are also making offers on.
6. none
7. It is creating housing problems for OUR area. Homelessness will start appearing more & more on our streets, in our area, etc. No THANKS!
8. Limits permanent housing options more than already is.
9. Affects affordable housing availability
10. Fireworks, campfires
11. Destruction of housing market and lowers business to hotels
12. Increasingly unaffordable housing for those seeking single family properties, whether to buy or rent.
13. Properties are not as well maintained compared to when they were owner occupied.
14. Lack of available permanent housing for local residents.
15. Harming housing for residents
16. Trash issues Disrespectful tenants
17. None
18. Takes away long term rentals. Destroys neighborhood's sense of community
19. accumulation of garbage and debris thrown out of windows and public urination
20. A change in property values, community values, and small-town identity.
21. personal Property Rights suppressed
22. Can't find a place to live.
23. Your question is directed at being negative. Not a good technique for a survey unless you are trying to obtain a predetermined answer.
24. Inability for locals to purchase for primary residence.
25. Renters not knowing how to use rented boat
26. I love next to the Orange house and I love seeing people enjoy it and visit downtown business and employment opportunities for locals
27. Many people presuming they are something new and bad. Weekly rentals have existed as far back as my great-grandparents here in Michigan.
28. None
29. Drunken people out being very loud after midnight
30. None, I believe the companies in which short-term rentals are listed through have high standards for renters.
31. Lack of housing for locals
32. With the web engine we use for our short term rentals, noise, parking, lack of respect is monitored and renters will be charged if they do not comply. We also have an age limit for renting and do not allow "parties" at our rentals.
33. I have no personal experience with a short term rental
34. Total disrespect for local residents
35. Lack of respect for people living in neighboring homes.
36. Lack of maintenance
37. Exposure to drugs. Public nudity. Confrontation provoked by persons under the influence.

38. Nudity and peeing in public. Vulgar language.
39. There is already a rental shortage, turning over housing to favor short term rentals would be catastrophically
40. I do not have short term rentals near me. The concern is how it affects the community
41. Rent increasing for locals in the area
42. Short term rental is not allowed in our area.
43. Changes the dynamic of a residential neighborhood!!
44. Lack of respect of tenants
45. I do not want strangers next door ever weekend. Are we getting felons and pedophiles stay next door??? 30
46. People do not want to buy a home next to a STR
47. We've only rented as a family of 5 with small children. We haven't done any of these or encountered them.
48. Profanity and threats of violence, parking on land not owned
49. N/a
50. Lack of property owner oversight
51. Lack of housing for residents
52. Low income rental bring in disrespectful people that are up all night because they have no job or do not care about their low paying job.
53. nuisance
54. Disregard for our natural resources & LEO
55. none of the above
56. P
57. Public urination, abusive and threatening language, dangerous boating behavior
58. Being Blamed for neighborhood problems
59. We have heard of nightmarish stories
60. I have heard issues first hand from many local friends who have been faced with "next door air bnbs" in re: to excessive noise and parking issues, lack of respect for residents
61. public drunkenness, lewdness, public urination, threats , intimidation and all of the other above issues
62. profanity; peeing in public; public drunkenness
63. Loss of neighborhood feeling.
64. Out pricing for the locals that work and live here.

In which of the following housing types do you think short-term rentals should be allowed?

Answered: 438 Skipped: 0



- Single-Family Homes
- Multi-Family (Apartments, Duplexes, etc.)
- Multi-Family Attached Housing
- Condominuims
- Mobile or Manufactured Homes
- Short-term Rentals should not be allowed anywhere in the City
- Other (Please specify)

Choices	Response percent	Response count
Single-Family Homes	60.05%	263
Multi-Family (Apartments, Duplexes, etc.)	36.07%	158
Multi-Family Attached Housing	31.96%	140
Condominuims	54.57%	239
Mobile or Manufactured Homes	26.03%	114
Short-term Rentals should not be allowed anywhere in the City	20.09%	88
Other (Please specify)	15.98%	70

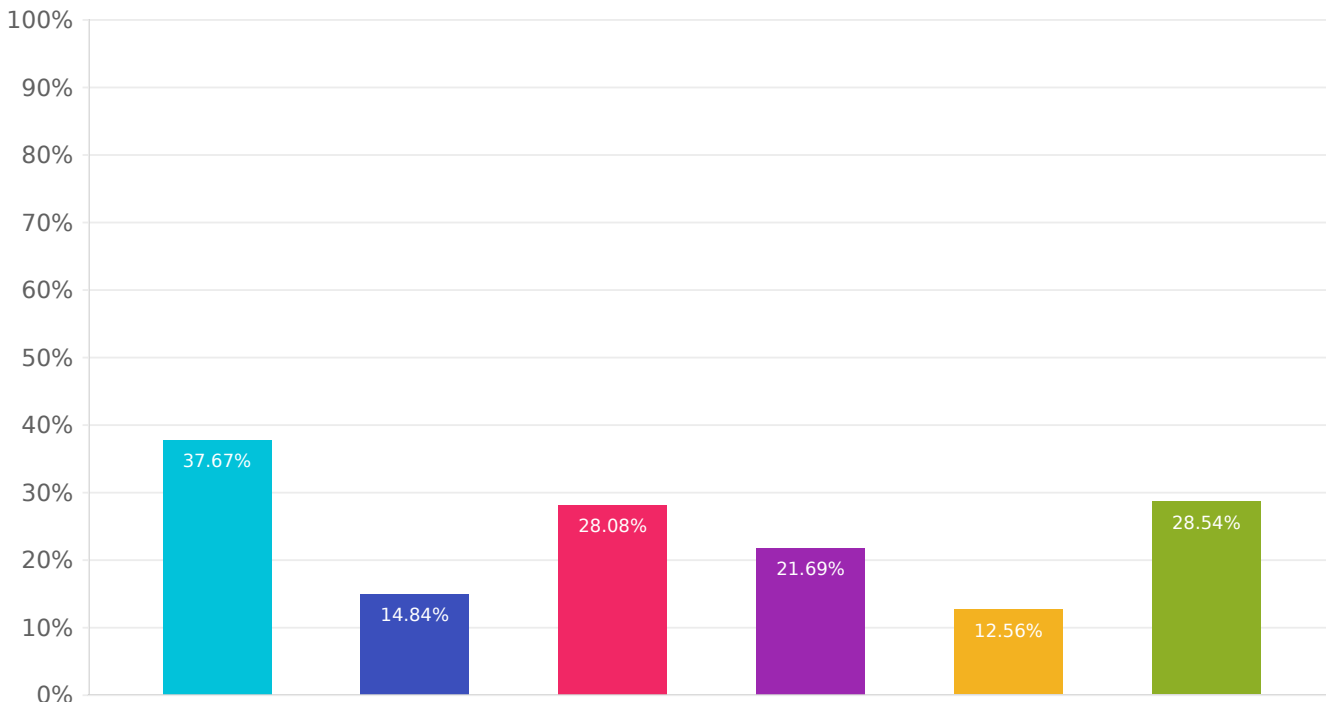
Other (Please specify)

1. Question 10 does not reflect a view that short term rentals be prohibited in the city.
2. Not specified
3. None
4. City lots are way too small to have short term rentals— the noise, traffic in/out, gathering on a 60 ft lot is not livable for the 365 day resident!
5. None
6. a room in a homeowner's house if they choose
7. Variety
8. Must be inspected by the city, inspection fee, and a % held for the city. 1% of revenues?
9. Short term rentals should ONLY be allowed where zoned, unlike currently in Cadillac.
10. no short term rentals in any current R1 properties
11. Not in any current R1 neighborhoods
12. None
13. Not specified
14. No special zoning should be allowed.
15. If background checks are required to live in a place, then STRs shouldn't be allowed there. But if anyone else could buy, then STRs should be allowed. Owners should be able to rent their homes, a renter should have to follow owner's rules.
16. Any personally owned property
17. Housing type to me doesn't matter so much as the location. And how many
18. Hotels
19. Only where current zoning allows
20. Properties that are lived in by the owners. You can rent your house out when you are out of town but there should be no full time short term rentals. However that's incredibly hard to discern so probably just not at all.
21. Any location that does not impact the feel of my safe and comfortable neighborhood. I like to know my neighbors. We take care of each other. Short-term renters don't care. Neighbors care.
22. Not in our single family residential districts including multi-family.
23. In higher density areas or areas already zoned for tourist-related use.
24. All housing types
25. time has nothing to do with it.
26. Except Cheryl's and downtown hotel
27. Downtown
28. Need to open these up for long term rentals. Which the city needs more of.
29. business districts
30. I'm not sure housing type is the big issue for me. It has more to do with how they are managed, how the neighbors are considered, and where they are located.
31. ADUs
32. Any and all of the above with rules to tenant's and owners
33. All
34. Anything that's safe
35. People should be able to rent their property how they see fit, and guests should be able to stay where it meets their needs
36. no rezoning where single homes on Sunnyside as it lowers the value of property of non short term rentals y
37. all can be used- if passed inspections
38. What ever the owner would prefer. They paid for the property and continue to pay taxes on it, they should be allowed to use it as they wish.

39. A limited number of short term rentals allowed in the city. Or, for every short-term rental, 2 year long rentals needs to be establish too. Or, proof that short term rental can truly only be short term (shelter not suitable for winter conditions)
40. In areas zoned for 24-7 commercial businesses
41. Business district area only
42. this concept should be only pre-approved with this purpose in mind and in concert with the neighboring community's approval
43. Cabins/yurts experience however probably none available in city limits
44. duration has nothing to do with my rights as owner
45. Difficult to answer this question as it isn't so much the type of house but the location. In certain areas of the city they may be appropriate, but not in others
46. In areas that are ZONED commercial or business
47. In areas that are ZONED commercial or business
48. None
49. Any
50. The type of housing is not the issue
51. Nowhere or Single family homes that do not have close neighbors and also strict regulation that is enforced.
52. In a property designed and designated for such use, I.e. a hotel,
53. There needs to be more thoughtful exploration into this
54. None
55. Zoned areas only
56. None
57. Tourist areas, business zoning.
58. It should not matter the building type, but there should be a limited number allowed overall.
59. all residential zones
60. all
61. Any
62. Not on lakefront neighborhoods
63. Cottages on the lake in places that have always been vacation getaways are ideal for short term rentals as is the one condo on the south side of Lake Cadillac. But short term rentals in established, traditional neighborhoods are not appropriate.
64. If you own the property you should be allowed to short term rent within reasonable expectations.
65. Property owners have a right to do what they wish; providing they work within the guidelines that are set up for these facilities in their community
66. I think it is up to the property owners to decide.
67. Camping sites
68. Banned, or severely restricted
69. owner must be on or adjacent to property
70. Cabins, unique buildings and the like

How would you like to see the City handle short-term rentals in the City of Cadillac?

Answered: 438 Skipped: 0



- Allow short-term rentals in certain zoning districts within the city
- Limit the distance allowed between short-term rentals in the city
- Have maximum number of allowed short-term rentals in the city
- Have a percentage of housing be allowed as short-term rentals in the city
- I have no preference/opinion
- Other (Please specify)

Choices	Response percent	Response count
Allow short-term rentals in certain zoning districts within the city	37.67%	165
Limit the distance allowed between short-term rentals in the city	14.84%	65
Have maximum number of allowed short-term rentals in the city	28.08%	123
Have a percentage of housing be allowed as short-term rentals in the city	21.69%	95
I have no preference/opinion	12.56%	55
Other (Please specify)	28.54%	125

Other (Please specify)

1. Not specified
2. Let people do what they want with their property

3. Not specified
4. Limit number of people in rentals
5. Enforce the current zoning in residential areas.
6. do not permit them, enforce this on current ones
7. It needs to be limited, whether by percent of population or housing.
8. Allow short term rentals.
9. Allowing for a maximum number or percentage may be too hard to regulate.
10. Allow a limited number of short-term rentals in certain zoning districts with heavy, enforced regulations and fees.
11. Allow any short term rentals in any area
12. No Short term rentals
13. People should be able to rent their property out if they want with restrictions.
14. Let's allow long term rentals and new home owners a chance first.
15. Allow short term rentals with specific rules for the owner and the occupant
16. A dwelling should be allowed to be used for any length of time
17. No restrictions- see my comment above about approach.
18. No short term rentals in the city we have housing shortage if they want to make money rent the homes you have to families that need them
19. Enforce noise ordinances. Fine short term owners that break ordinances.
20. If someone has worked hard to acquire real estate and generate income it should be their right to use their property how they see fit.
21. I don't think a Zone is needed but rules and regulations need to be applied. Owner's should fill out an application and their status revoked if too many complaints occur.
22. No concerns with short term rentals.
23. Since there aren't enough police available to enforce current laws, we need to prohibit short term rentals completely.
24. No short-term rentals in my neighborhood
25. Allow them and enforce the rules already on the books. If there is excessive noise, give a noise violation.
26. Property owners should be able to use their property as desired as long as other ordinances (noise, parking etc) can be adhered to.
27. Start with first one, if that doesn't work then try other approaches.
28. Allow short term rentals throughout the city
29. Should not be allowed in R-1 areas
30. none would be best
31. Extremely limited. Business area
32. Allow STRs with permit applications
33. I don't think there needs to be restrictions.
34. Not restrict people's property rights.
35. Let the free market resolve this. Use registration or rental certification process similar to other areas manage STRs well so that rentals are code compliant and safe for occupancy.
36. STR are my first choice when booking vacations. With that I would recommend a clear script for behavior within neighborhoods to promote healthy relationships between the renters, owners, neighbors.
37. Treat them like you would a normal property owner.
38. Just make sure use complies with existing restrictions
39. Allow home owners to operate their property how they see fit, the city requiring registrations and doing inspections make perfect sense, but the city limiting the number of or location of short term rentals does not make sense.
40. Don't overthink it

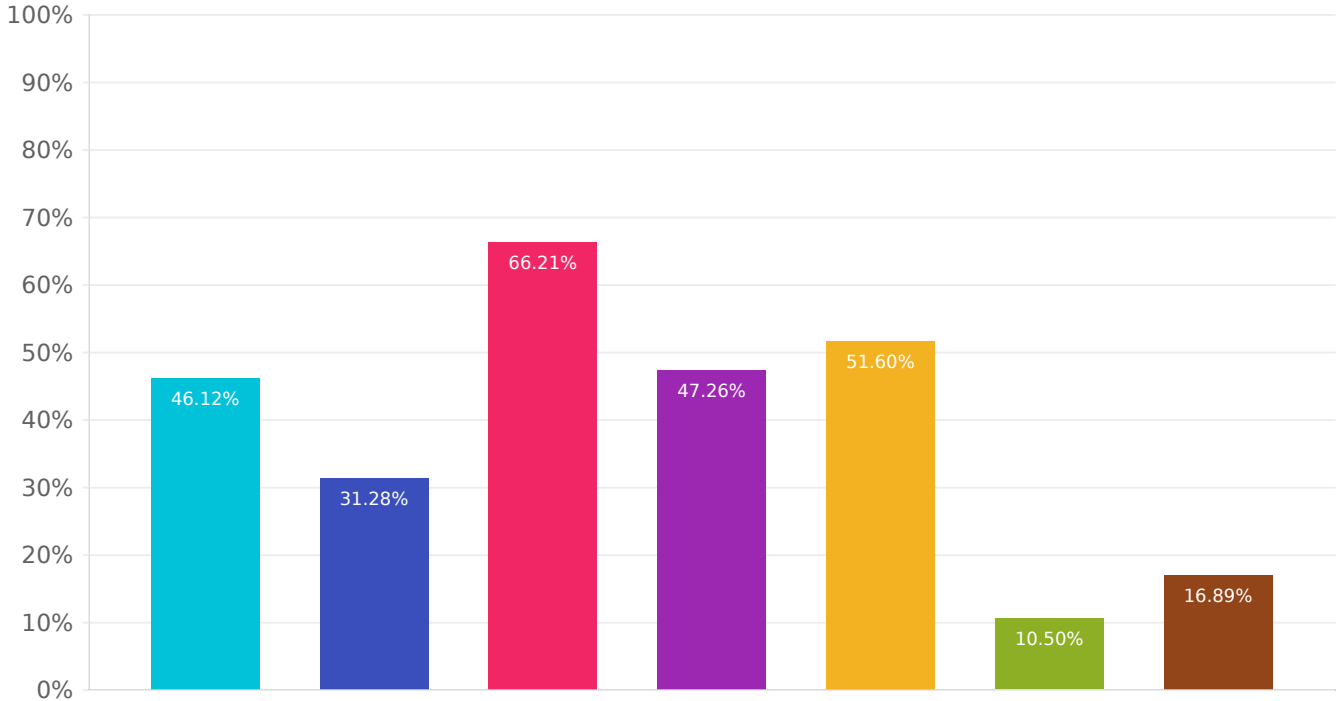
41. I don't think you should restrict them.
42. allow people to use their property how they see fit.
43. Let the free market be the free market. The owners make them so nice! The market will find the correct balance without intervention
44. Any host that is maintaining a 4.5 or higher on their reviews should be considered a good host and be offered a chance to perform with their property.
45. I would like to see anyone that owns their own home to be able to.
46. Have defined rules and consequences for owners
47. Not interfere with property you don't own.
48. No restrictions. It drives business
49. Government should stay out
50. Allow short term rentals with no limits
51. I think license with a nominal annual fee (\$150/yr) and basic safety requirements (smoke/CM detectors, fire extinguishers, etc) would be sufficient
52. Grandfather in existing rentals, require new rentals to apply
53. look at other cities standards
54. Allow the property owner to make their own choices.
55. Allow but hold property owners accountable for existing rules or create new for such things as noise, # of cars or allowed parking, illegal activity etc
56. Cadillac should allow short term rentals anywhere in the city/township.
57. A limit on the number of rentals in a zone or neighborhood, so they don't compete with long-term housing
58. Unlimited but have registration/permit process to catch the bad operators. The good STR operators will win out in the long run and complaints will diminish as bad/weak operators are removed from the market.
59. Allow them to be an option. Brings new people to the area and helps local businesses.
60. should only be allowed with pre-development approval from the specific neighborhood with a defined purpose and rules
61. You should make it fair to all zoning districts and use some sort of density calculation
62. STRs should not be allowed in family/residential neighborhoods unless specifically approved by that neighborhood for that developed purpose.
63. None allowed in residential neighborhoods.
64. plus allow it in all zones for a maximum number of rental days
65. No short term rentals in the city
66. property rights should not be taken away.
67. No restrictions except the owner of the rentals needs rules
68. I think it would be impossible for the city to monitor. If it's not allowed is the easiest to monitor.
69. Not in favor of short term rentals within city limits.
70. Allow, but put restrictions on use.
71. No short term rentals in any residential Areas of the city.
72. no rentals in residential areas
73. I think it should stay exactly as is with downtown being the acceptable area.
74. Allow property owners autonomy but strictly enforce the same rules as everyone else (ie parking, noise etc)
75. I don't think there should be a limit. If your going to do one then you need to do the same for others.
76. Not allow it in Cadillac
77. If people want to visit cadillac they should stay at one of the hotels, or vacation destinations we already have.

78. They should not be available within city limits, this can disrupt people like us who work from home. I couldn't imagine a family on vacation next door, being loud, having a little party etc while I'm in meetings or giving a presentation.
79. Don't allow rentals
80. Allow any but definitely pull permits if multiple issues arise. Fines maybe for 3+ disturbances in a year. Permit pulled for the remainder of year after 5. After 2nd removal, no further permits for that owner.
81. None
82. No restrictions.
83. None Housing is limited in the city.
84. Stay out of it. Because you did not plan your city properly and there is no where to live is not a reason to punish rental owners. Also, people who rent these tend to spend a great deal of money in the community.
85. Downtown businesses
86. None
87. It is their property to do as they wish. They have to set rules to how many guests, parties/events, pets, and quiet times in their agreements with renters. Typical short term renters are very respectful as they have paid a lot for their vacation.
88. None of these are applicable to the specific needs of each individual rental. A "maximum number" of rentals in the city does not address things like parking issues.
89. I think controlling who can purchase (Individuals vs corporation) where they can go and how much they can charge is what keeps it check
90. Do not allow them
91. Limit occupancy capacity and require registration / licensing and have any ordinance transfer the burden of handling nuisances to the property owner by making contact info publicly available to anyone requesting it-especially at rounding neighbors.
92. short term rentals will benefit businesses
93. Residential is that! Period nothing else
94. We need affordable housing.
95. A few people make noise complain it it's suddenly a problem.
96. Wait to allow short term rentals until there is adequate housing for people that need it in the area.
97. Regulated with rules and fines (noise and occupancy regulated)
98. No restrictions on short term rental is a big win for the city. Need big restriction on low cost rentals that will destroy the city if left unchecked.
99. allow owner rights
100. Expect the renters and landlords to follow the laws that all residents are obligated to observe.
101. I support property owners rights.
102. Anywhere
103. No restrictions needed
104. The city needs very specific rules for short term housing: NO parties/NO large gatherings/Noise ordinances/Curfews/Enforcement and fines if necessary for breaking these rules/Owners HAVE TO live in the area.
105. I think that short term rentals should be allowed by the lakes
106. Consider the occupancy maximums
107. Have property owners available immediately to handle neighborhood disturbances.
108. Don't allow short term rentals in the City of Cadillac. They create housing shortages for those who want to live here and who work locally.
109. Not specified
110. I don't think they should be allowed at all.
111. Keep it out of Cadillac, just asking for trouble
112. Require an annual permit with clear guidelines and reevaluate in one or two seasons.

113. Not allowed on private courts or roads
114. Don't allow it
115. Allow short-term rentals with a permit to help ensure responsible ownership and use
116. The city should not be involved other than enforcing current laws regarding parking and noise.
117. Regulate number of occupants in rental and prohibit events/parties
118. no restrictions at first. It can be monitored
119. The ideal solution would be to ban them altogether. They do not bring much benefit to Cadillac and the potential for abuse far outweighs the potential benefits.
120. follow through with restrictions and fines to short-term rental owners that disregard them
121. I believe the city should permits on a case by case scenario.
122. Provide that the owner must live in the unit, either as a duplex for a full house rental or as a partial rental owner occupied
123. Allow all over
124. I would allow them, but with stipulations
125. License short-term rental owners and revoke licenses for multiple complaints or lack of maintenance and oversight.

In which of the following districts do you think the City should allow short-term rentals?

Answered: 438 Skipped: 0



- Single-Family
- Multi-Family
- Tourist
- Business
- Lakefront
- I have no preference/opinion
- Other (Please specify)

Choices	Response percent	Response count
Single-Family	46.12%	202
Multi-Family	31.28%	137
Tourist	66.21%	290
Business	47.26%	207
Lakefront	51.60%	226
I have no preference/opinion	10.50%	46
Other (Please specify)	16.89%	74

Other (Please specify)

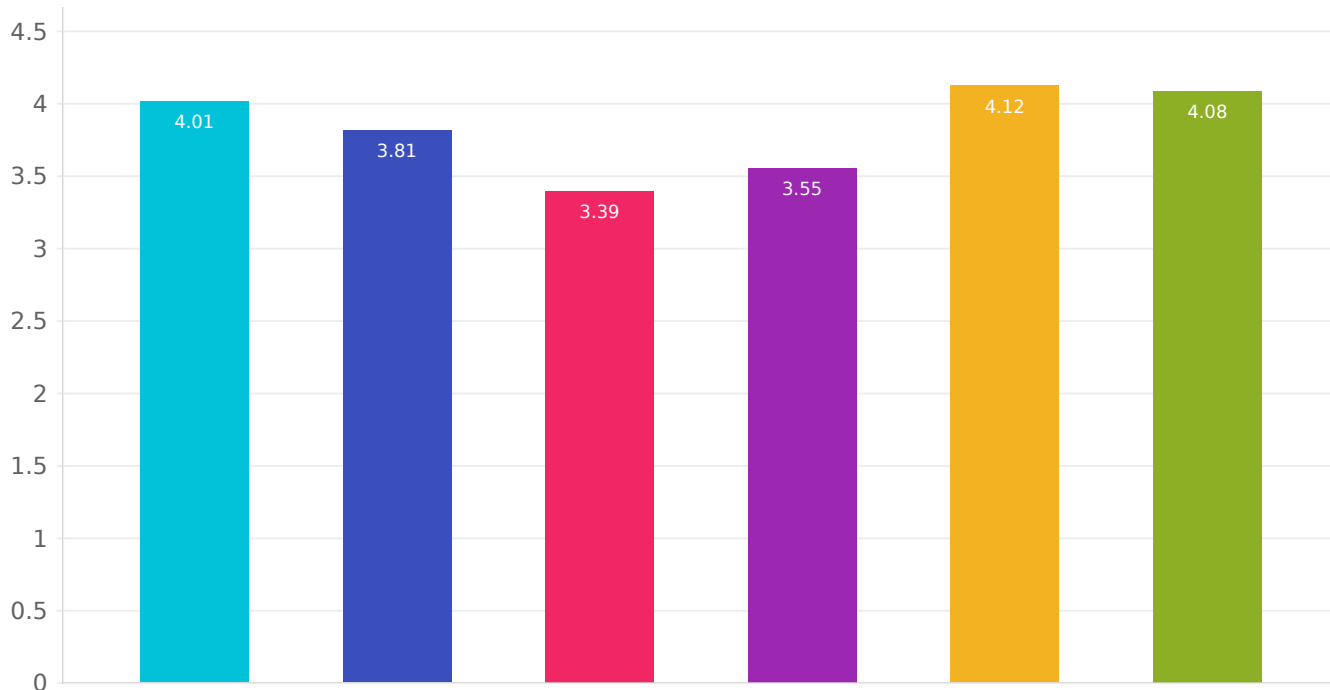
1. None

2. Truly these short term need space — again the typical city lot does not have space to accommodate short term gatherings. A minimal of 200 by 200.
3. Zero districts
4. It should be allowed in all districts.
5. Allow short term rentals within city limits in all districts.
6. None
7. only in current allowed districts
8. none
9. Only in areas currently approved
10. None
11. Ideally, none. Focus on affordable housing for year long residents first.
12. Need regulations, especially in any area by single family homes.
13. None
14. All. There should be no regulation on short term rentals
15. None
16. Any that are owned. It is a personal right that the city has no business limiting
17. I do not think the City should restrict any property owner from using their property as short-term rental, as long as they are running a safe rental.
18. Only currently zoned locations for this purpose.
19. None, Cadillac is suffering from a housing crisis and cannot accommodate corporate ownership of our limited residential housing.
20. I don't think district matters, I think no existing housing should be allowed for this. If you want one, then build a house brand new to use for this, that way no existing housing is being taken away from people that live in our community.
21. None
22. None. We have hotels in the area that are penalized with lost business. These hotels are legitimate businesses that pay taxes and are a benefit to the community.
23. none
24. None
25. None
26. All locations
27. All dwelling should not be restricted as to time of occupancy
28. None in city (Cheryl's and downtown hotel)
29. In any other town who can enforce rules regarding short term rentals, drivers going double the speed limits, drivers without mufflers on their cars, motorcycles and trucks.
30. Hotels only
31. I really don't know enough about the city's current zoning to make that call.
32. This question is confusing!
33. None would be best
34. all
35. All
36. Everywhere
37. ALL areas
38. Any area
39. only where it has been developed for STR
40. Outsiders buying up properties that don't give a hoot about our community! They are out to make a buck anyway they can. IF a resident short terms their own home at least they have a vested interest. It's created an opportunistic money grab.
41. only with approval from that neighborhood after reviewing those specific development plans

42. None in Residential neighborhoods
43. None
44. i have the right to own and regulate my property within the law
45. Nowhere
46. None
47. None
48. Not allow
49. None
50. I do not believe short term rentals are of great value to anyone but the property owner. They should not be allowed in city limits.
51. None
52. Any
53. None
54. None
55. Wherever the property owner desires.
56. None
57. It is a business and should not have a place in Residential housing areas.
58. In designated commercial properties such as hotels.
59. Areas closest to amusement and amenities, helps control traffic flows.
60. None
61. Not specified
62. No
63. All
64. allow owner rights
65. All
66. Not sure what you mean by 'district.' I feel the issue is more controlling the short term renters behavior by having owners living in Cadillac area and having enforceable rules to reduce blaring music, profanity, bad behavior, etc.
67. Country wooded areas
68. I don't think they should be allowed at all.
69. None
70. None
71. Vacation renters in tourist locations; etc. Common sense should prevail.
72. As little rental space as possible !!!!!!!
73. the type of housing doesn't matter as long as they are subject to restrictions
74. I do not believe it should be limited by district.

How important do you think the following regulations are for enforcing short-term rentals?

Answered: 438 Skipped: 0



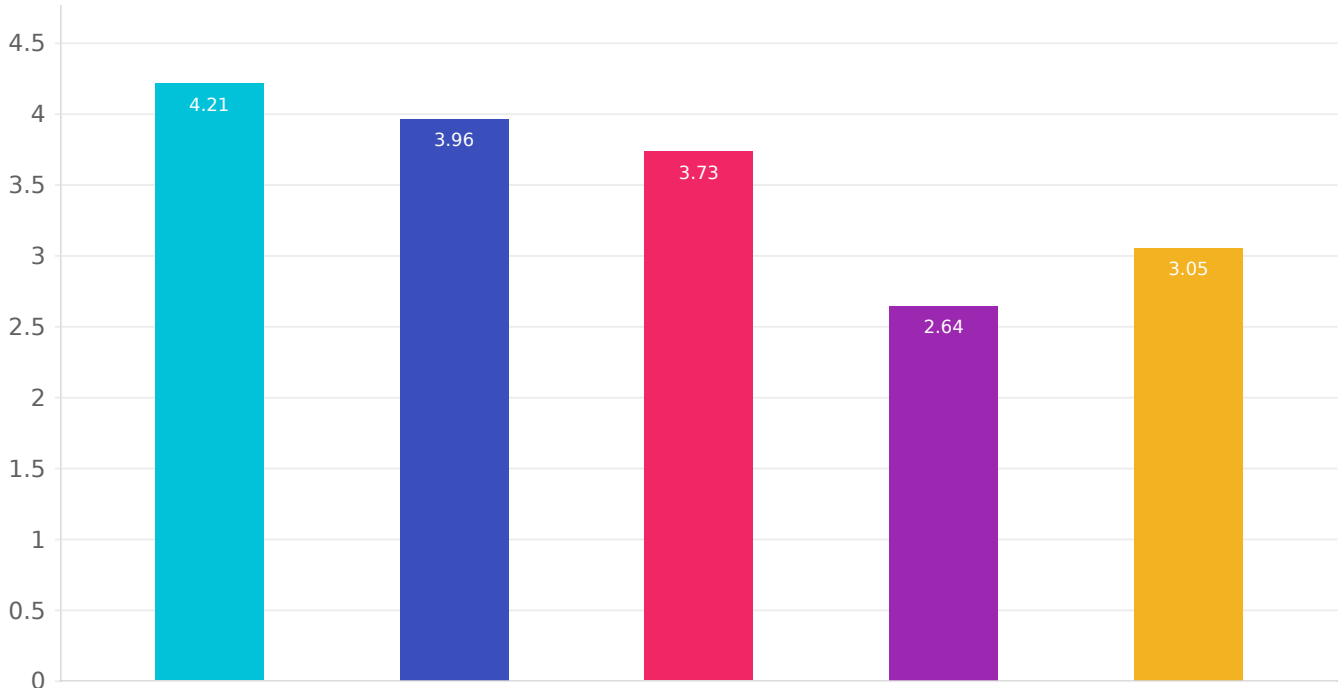
- Require Rental Registration
- Require Inspection
- Yearly Fee
- Local Property Manager
- Non-Compliance Fines
- Occupancy Limits

Row	1 (Unimportant)	2	3	4	5 (Very Important)	Customer Effort Score	Response count
Require Rental Registration	12.56% (55)	3.42% (15)	10.96% (48)	16.44% (72)	56.62% (248)	4.01	438
Require Inspection	12.33% (54)	8.90% (39)	14.84% (65)	13.70% (60)	50.23% (220)	3.81	438
Yearly Fee	23.06% (101)	8.90% (39)	17.12% (75)	7.31% (32)	43.61% (191)	3.39	438
Local Property Manager	22.15% (97)	6.85% (30)	12.56% (55)	10.73% (47)	47.72% (209)	3.55	438
Non-Compliance Fines	9.59% (42)	4.34% (19)	11.42% (50)	13.70% (60)	60.96% (267)	4.12	438
Occupancy Limits	10.96% (48)	2.97% (13)	11.19% (49)	16.67% (73)	58.22% (255)	4.08	438

Customer Effort Score: 3.83

How important would it be for the short-term rental regulations to address the following concerns?

Answered: 438 Skipped: 0



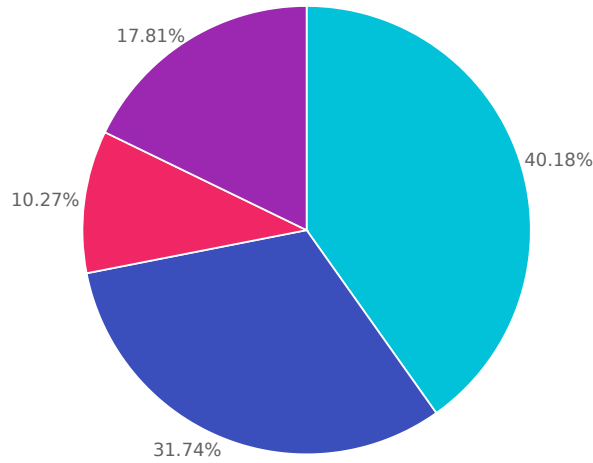
- Regulate Noise
- Limit Parking
- Require Inspection
- Limit number of rental days per year
- Consider housing affordability

Row	1 (Unimportant)	2	3	4	5 (Very Important)	Customer Effort Score	Response count
Regulate Noise	5.94% (26)	3.42% (15)	13.24% (58)	18.49% (81)	58.90% (258)	4.21	438
Limit Parking	7.99% (35)	6.62% (29)	18.04% (79)	15.75% (69)	51.60% (226)	3.96	438
Require Inspection	13.93% (61)	7.53% (33)	17.81% (78)	13.47% (59)	47.26% (207)	3.73	438
Limit number of rental days per year	44.06% (193)	9.13% (40)	13.24% (58)	5.94% (26)	27.63% (121)	2.64	438
Consider housing affordability	32.19% (141)	7.99% (35)	16.67% (73)	8.45% (37)	34.70% (152)	3.05	438

Customer Effort Score: 3.52

Please rate how you believe that short-term rentals impact the availability of long-term rental housing in Cadillac.

Answered: 438 Skipped: 0



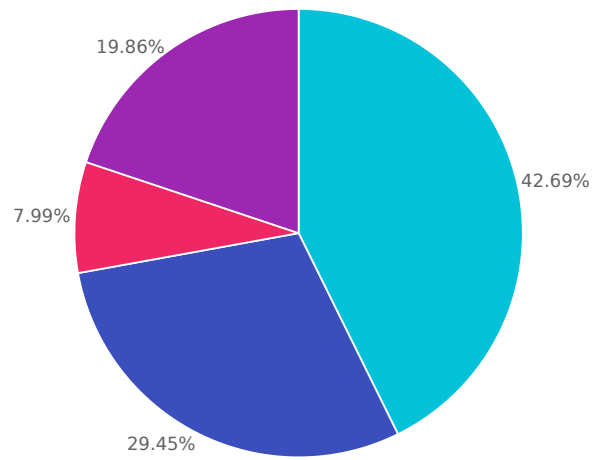
- Significant Impact
- Minimal Impact
- No Opinion
- No Impact

Choices	Response percent	Response count
Significant Impact (1)	40.18%	176
Minimal Impact (2)	31.74%	139
No Opinion (3)	10.27%	45
No Impact (4)	17.81%	78

Customer Effort Score: 2.06

Please rate how you believe that short-term rentals impact the availability of single family homeownership in Cadillac.

Answered: 438 Skipped: 0



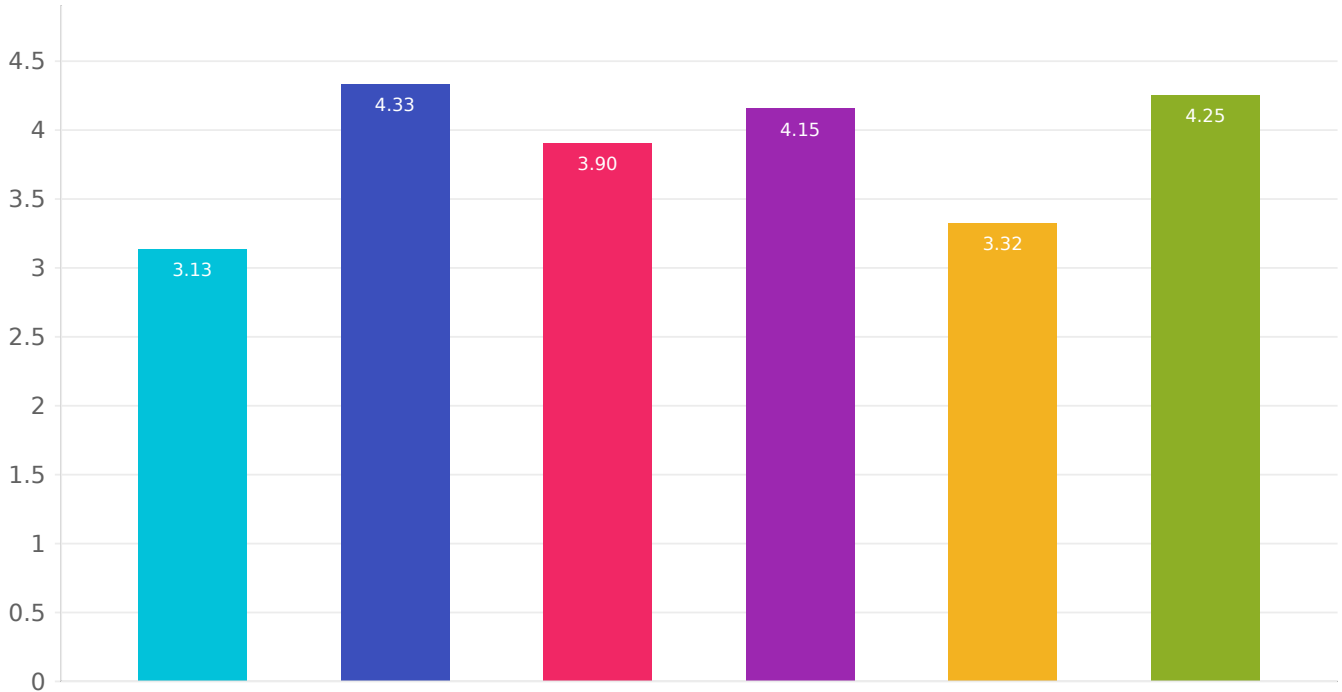
- Significant Impact
- Minimal Impact
- No Opinion
- No Impact

Choices	Response percent	Response count
Significant Impact (1)	42.69%	187
Minimal Impact (2)	29.45%	129
No Opinion (3)	7.99%	35
No Impact (4)	19.86%	87

Customer Effort Score: 2.05

The following statements are views on housing and short-term rentals in the community. Please report whether you agree or disagree with each of these statements.

Answered: 438 Skipped: 0



- Short-term rentals provide a positive benefit to permanent city residents.
- Short-term rentals provide benefit to their owners and investors.
- Short-term rentals provide a positive benefit to local businesses.
- Short-term rentals provide a positive benefit to tourists.
- Increases in short-term rentals have made affordable housing hard to find.
- Short-term rentals provide the homeowner with additional income.

Row	Strongly Disagree	Disagree	Neither agree or disagree	Agree	Strongly Agree	No Comment	Response count
Short-term rentals provide a positive benefit to permanent city residents.	25.80% (113)	12.56% (55)	13.24% (58)	21.23% (93)	27.85% (122)	0.23% (1)	438
Short-term rentals provide benefit to their owners and investors.	6.16% (27)	0.91% (4)	5.02% (22)	32.88% (144)	53.42% (234)	2.51% (11)	438
Short-term rentals provide a positive benefit to local businesses.	10.05% (44)	7.53% (33)	12.33% (54)	23.52% (103)	46.58% (204)	0.46% (2)	438
Short-term rentals provide a positive benefit to tourists.	6.85% (30)	3.65% (16)	9.13% (40)	30.14% (132)	49.77% (218)	1.14% (5)	438
Increases in short-term rentals have made affordable housing hard to find.	18.72% (82)	18.04% (79)	14.61% (64)	13.93% (61)	32.88% (144)	2.51% (11)	438
Short-term rentals provide the homeowner with additional income.	3.20% (14)	1.83% (8)	9.36% (41)	39.95% (175)	44.29% (194)	1.83% (8)	438

Are there any other standards or regulations that you feel are important that have not been mentioned in this survey?

Answered: 181 Skipped: 257

1. I believe there needs to be an enforcement plan in place for short-term rentals that is truly enforced with the final step being removal of their operating permit.
2. Usually the problem is isolated and driven by a few impacted personally by a bad experience
3. Rental homes have inspections and regulations that they are regulated by. Currently the short term rentals are free to do as they please.
4. There to be some sort of enforcement plan (fines, shutting off utilities, etc...) so that any new rules put into place are actually followed.
5. Should enforce the zoning laws.
6. Just keep short term rentals in a area zoned for that already exists, no new zoning.
7. NA
8. Require up-to-date photos on website advertising the rental. No fake photos.
9. Limiting occupants and parking would help. Not sure how to make sure that the occupants respect homeowners and citizens in the neighborhood with limiting sounds/parties. That seems virtually impossible to 'police'
10. The city needs to have in place a "code" officer(s) who are available 24/7 before allowing ANY short term rentals - based on Zoned Regulations. When incidents occur WE the city residents should be able to expect action to immediately correct a situation...not "we will get back with you Monday"
11. Do NOT change zoning code!
12. We want people to visit Cadillac. Please stop putting up barriers that may reduce the number of people wanting to visit and spend money in our community.
13. No
14. N/A
15. Fee should be paid to visitors bureau. Because of the price payed and taxes paid to the City of Cadillac , it would be hard for a person to pay the needed rent on most short term rentals. We pay our payment, pay our taxes, pay our rental inspection fee and make a very minimal profit. Our short term rental is next door. It was purchased to protect our own property.
16. No
17. Limit number of occupants, enforce noise ordinances, take opinion of neighbors
18. Home values would decrease not knowing who would be renting each week-end.
19. These rentals are businesses and need to be treated as such. If any other transient business (like a hotel) has to follow any rules or regulations then these should too. They should also collect the Michigan sales tax and the tourism assessment.
20. NA
21. I strongly feel that a tourist fee needs to be paid to visitor bureau as the hotel & motels pay.
22. Regulating these homes and forcing inspection is a must. I understand the desire for short term rentals and wish I had money to own a few myself. But also, it's gone too far now and affordable homeownership doesn't not exist in this town as investors are able to overbid and pay cash on homes. Affordable meaning look at the median income and then look at the median house price. As someone trying to purchase a home, we have looked at some that were previously a short term rental and alarmed by missing smoke detectors and they way some are just fixed up to look nice but not actually a solid renovation. Property investors from out of town do not care about or actually contribute to our community other than financially and while I see their side of it, it needs to be limited. Perhaps someone can only own a set number of homes in the area. Tourism brings in money and I agree this town surely could use some life breathed back into it but this is not traverse city. Let's make sure we don't end up any closer to the issues they have.
23. Affordable housing is significantly impacted with smaller homes that may have been affordable to lower wage workers. The purchase of these smaller homes by investors for short term rentals drives home ownership costs up, causing employers to have to increase wages making it difficult to get talent and win new business at the higher costs.
24. I like the question above of using local property managers. Cadillac should have local property owners, not instituional STR investors.

25. When considering how much short term rental housing to have, don't make it a first come first serve basis. For example "percentage of housing allowed in an area" or number of houses allowed to be. If you have an area that has 100 homes in it, and you say 50% can be rented. Which 50% can take advantage of that? If I buy home #51 and the first 50 can use rentals in the area, why can't I? Just because I'm 51/100? I still should have the same property rights. Allow it, or don't in an area. Don't do % or a certain # of homes.
26. Have a certain number of short term rentals available that owners can apply for. Have a lottery/drawing to limit the number of short term rentals.
27. Restricted areas and quantity. Long term housing should be the priority
28. No
29. Regulations for pets need to be forthright. Limitations should be set concerning number of pets and type of pet.
30. Short term rentals are very insensitive on the lakes, reason being most lots are only 50ft wide and most short term rentals have multiple people at them. (not enough parking and a lot of noise.... Should I be allowed on my 50ft lot to have cars and garbage all over? No, the police would be there to ticket me!!! I own a home on lake Mitchell and I am not allowed to do what the short term rentals are allowed!!
31. The impact said property has on neighbors...not always a good experience.
32. No.
33. Short term rentals in the city will affect the value of surrounding homes. Not many buyers want to own a home next to an Airbnb therefore while it's a great investment for an investor to have an AirBnB/short term rental... it is a negative to the home owners around them.
34. N/A
35. Again..nobody has said how would restrictions on short term rentals be enforced
36. Short term rentals are already not allowed under the current code. They should not be allowed and violators should be dealt with expeditiously
37. How are you going to enforce these regulations...how many people do you have to hire for enforcement?
38. Limiting 2 per room is overstepping. Would we tell your residents they cannot have more than 2 children in their own homes? In neighborhoods of single family homes it would be more important to limit overall occupants or vehicles if there isn't sufficient parking or where noise could be a problem.
39. If local homeowners rented their own homes with short term rentals there could be a positive impact for the community and keep the money local. If corporations or investment groups are allowed to come in and buy homes to turn into short term rentals the money would leave the community and only harm the local housing market. A regulation that someone could only own 1 short term rental in the Cadillac area could help with this
40. Question #10 didn't give a non biased option- I think there shouldn't need to be a zone. If people want to rent out their house or properties then they should be able to.
41. Don't play favorites with zoning. If there are rentals operating illegally please fine them. Make the owners accountable.
42. None.
43. No
44. N/A
45. Do not allow corporations to buy up houses for this purpose
46. Noise and use ordinances need to be strictly enforced. Short term renters are typically on vacation and are often loud and disruptive to neighbors who live in the nearby dwellings who have to work and want to reside in peace. Resident's property rights should override investors who don't live in the neighborhoods where they hold investment properties.
47. Short Term Rentals need to be allowed in the city limits with rules and regulations.
48. No
49. Question 10 does not have an option that I can agree with. Commercial ownership of residential housing is a poisoned well. We cannot allow our community to be priced out of home ownership. It is the responsibility of our city government to represent the people of Cadillac. Currently, a significant number of our community cannot find housing. Without action to restrict short term rentals the homelessness will boom in the city.
50. I own a few rentals in town. Think str should have to go thru a more frequent rental inspections since turn over is so much larger than long term

51. Enforcement of current zoning rules.
52. We have short term rentals in Florida. What seems to work good is to have an application and permit fee. Make the fee high enough so that it can fund enforcement inspections. ie 2500 a year. Fees need to be high enough if there are infractions owner is willing to remedy. With specific rules to be determined. if these rules are repeatedly broken the permit could be revoked.
53. Not a standard, just an ideal, that of neighborhoods and communities, an ideal put at risk by Airbnb
54. garbage, property damage, landscape damage
55. Housing values
56. Zoning regulations on size of parcels to provide adequate off street paved parking. Zoning regulations on distance from neighboring homes for noise. Noise should not be heard by neighbors after for example 9:00 pm or before 8:00 am.
57. Any allowance for this use must include a real regulatory regime that is enforced by the City. Failure to enforce today's regulations gives me little comfort that tomorrow's regulations are any more likely to be taken seriously.
58. Should not be allowed adjacent to single family
59. The Existing City Code has a path of regulation with the Special Land Use Permit. A public hearing will help regulate concerns and strong law enforcement is important.
60. No
61. City has regulations on the books regarding noise and parking that are currently unenforced. Adding additional regulations seems like a feel good approach that only governments would even consider.
62. I feel it's important the people in our beautiful city decide what happens with short term rentals. We open ourselves up to such potential dangers as well, you don't know who is coming in. Hotels have staff 24 hours a day plus the great hotels in this city deserve the business granted a homeowner of a short term rental will not make the money renting long term that they make renting short term and I understand moving forward in business and short term rentals are DEFINATELY popular and every town is dealing with it. I feel you all do a wonderful job doing good for our city, it is very hard and you can't please everyone that's true but with short term rentals I believe there are many more against them in the city than for them I was at the meeting and we put push pins on that board and I saw all the red pins and where they were I figure you probably feel if you give people an anonymous forum you might get the feedback your looking for, I'm not sure that's the case, many people are afraid to speak their mind as nothing changes anyway stand for what you believe even if you stand alone. I sure don't want a short term rental by us
63. N/A
64. Short term rentals need to follow higher standards then what landlords need to follow on order to rent their houses for long term. Example - fort inspection, parking, health and safety
65. There should be a easy place to submit complaints about renters and property owners. After a certain amount of complaints the property owner should be fined big time. Need to hit them where it hurts-in their pocket book
66. No but if there are going to be standards and regulations in place there should be a fee to cover the cost. Funding for enforcement too.
67. Inspect their vehicles to insure they have legal mufflers, and remove all amplifiers which can be heard from more than 3 blocks away.
68. NA
69. Codes need to be in place for short-term rentals need to follow the same codes as non- rentals and more.
70. Question 13- Noise and parking- why do short term regulations need to address those things? Legal parking is by definition legal- it doesn't matter who's doing it. If it is illegal, fine the offender whether they are the owner or renter. Same with noise. These regulations are already on the books- adding them to STR regulations is redundant and the wrong thing to focus on when creating the regulations. If the same house continuously has renters receiving these violations that should factor into the owners annual registration eligibility. A stepped system to encourage changes to reduce those issues would be a good idea.

71. I feel the 90 day limit of differentiating between a short term and long term rental is not in alignment with many communities, as well as State and Federal taxation definitions. A more appropriate alignment is 30 days or less for short term, and over 30 days is long term. There are many long term tenants in Cadillac living under a month to month lease agreement. Under the current 90 day day definition, it should be equally enforced that the month to month tenants and landlords are also in violation of current ordinances. The current proposed STR ordinance also requires barrier free entry. The choice of investing in barrier free entry to support ADA is a business decision of the operator. Making the investment expands guest market reach, although may not be economically feasible. The STR's require you to either list as ADA complaint or not, so that all guests can make appropriate accommodation selections. Again, in comparison to other community STR ordinances one would not commonly find this barrier free entry requirement.
72. Rapid response to complaints or owner loses right to have short term rental
73. There needs to be a level playing field. Owners of short term rentals should be taxed and pay all the same fees, assessments etc as if they were a business NOT as if they are a homeowner
74. STRs in multiple family apartment buildings and condominiums should be allowed only if the owner is present, otherwise it will reduce the supply of rental housing and may result in nuisances to abutting units. If there are places around the lake where dwellings have been used for STRs for many years, you may want an overlay tourist zone there, or language that requires registration of the nonconforming use and proof the property has been used that way for many years, otherwise you may have unexpected opposition or serious complaints after adoption as has occurred in many other northern MI jurisdictions.
75. Cleanliness and hygiene of individual residencys
76. Lack of enforcement of current zoning ordinance. Lack of inspection of properties us as short term rentals.
77. Enforcement is an issue! Items in the current regulations are hard to enforce so it is never done! Make regulations that you can enforce! Who is going to go to a house and count the number of occupants or see if there is an owner on site? Short term rentals do not enhance the city of Cadillac, nor do they bring business to the city. People who rent these buy stuff from the grocery store but rarely go to restaurants etc.
78. short term rental properties should have to get approval from their neighbors prior to getting approval form the city, since the neighbors will be affected by the increased noise.
79. This damages the peaceful enjoyment of homes for responsible citizens and families
80. I think it's important that the government does not overstep their boundaries. Short term rentals are normally way higher quality than a long term rental so I don't think someone would rent theirs as a long term rental, but I think it's perfectly reasonable to make sure the city monitors them and also is paid to do so.
81. No
82. It's fair to have quality control of STR as long as it's not overboard but it's not fair to say what someone can do with their own as long as it is not disruptive to community.
83. Record keeping should be made the responsibility of the owner for the city to review against complaints and take action on the individuals causing disturbances. It shouldn't be on the owner to answer for wreckless behavior of others and it isn't fair for the negative image of STR's to be placed on them instead of those that give them a bad reputation. Hold the owners to a standard of rules and hold the guests accountable to their own.
84. No
85. I would think short term rentals generate revenue for local businesses
86. No
87. Over regulation is a very narrow minded approach.
88. No
89. I really think more than regulations it's about having a better dialogue. At the end of the day there are so many varying forms of short-term rentals and for some people in the area they may want to rent it part-time while they're out of town on business or traveling as snowbirds. These are maybe not high income situations if any income but it helps offset their cost of the home so that they can continue to still be residents of the city that they love.
90. Short term rentals don't impact affordable housing like many believe. Supply and demand have caused the unaffordability issue with short term rentals making up a small percentage of the demand.
91. No
92. I would recommend that it is required that the city vet the short term rental host for level of knowledge and professionalism. I also recommend that you require that a rental contract is used for every booking.

93. I have heard of other communities that have regulations that require someone always available for the city to contact if there is an issue. If they do not respond, there should be a consequence. I know this is a difficult issue to navigate as it can have benefits for the tourist economy of Cadillac, but the residents must be considered first.
94. How enforcement is to take place and the consequences like fines or loss of rental abilities is to be determined.
95. I think the owners of these rentals should follow strict rules or risk fines and or loose the license to continue to operate i think the owners should be near by to see how residents that are affected by the people that come.I feel those kind of rentals affect a permanent homeowners resale value.
96. Look at other cities/communities rules on this- don't reinvent the wheel- this can be an easy placement of rules for short term rentals for you. Personally- I feel built into the rules should be "If the police is called to the STR the property manager is called to kick the group out within the hour." ZERO tolerance if the police is called- they (STR) is also held in compliance.
97. I believe short-term rentals boost the economy in the communities and businesses.
98. It's all about holding owners accountable for the rules
99. In a town where the average yearly income is so low, adding many short term rental spaces will only add to our housing crisis. I'd rather Cadillac be a refuge for Michigan residents. Especially since so many from Traverse are being pushed out after the city was overrun with short term housing. We could use this migration from TC to better our city rather than from short terms which only benefits the owners of the property.
100. All standards and regulations are deemed to each individual homeowner. Noxious weeds, junk/debris in the yard, loud noise or vehicles; these are all regulations to be deemed by homeowners and enforced by city (officials) Renting a home to a family for 3 nights so they can enjoy the 4th of July or watch your local parade, fish on Lake Cadillac or girls weekend shopping trip downtown all brings good to the community.
101. Inspections should be based on safety issues. Also take pictures! If renovations are done without permits, assess penalties! Get the cheating owners out of the business!
102. Just keep us safe by finding good hosts who know what they're doing! These people are professionals. Let them do our city some good :)
103. None
104. 1000 ft between rentals, one rental-occupant per week. No short term rentals in R1 or R2 zoning
105. allowance of STR's should always place the considerations and welfare of the adjacent property owner's wishes.
106. No, I think this is great!
107. I believe if the city allows short term rentals, the owners MUST have a company who has a LOCAL person in town (not necessarily a real-estate company) but a person who the owners could call in case their renters get out of control.
108. Quit playing both sides of the fence. Set a standard for ethical housing opportunities and let outsiders decide if THEY want to meet OUR standards. Seems as if someone opened a Pandora's box and doesn't know how to put it back.
109. 1. This survey lacked additional questions for those permanent, property tax paying property owners of the impact in potential STRs developments in their neighborhoods. 2. This survey does not define a time limit for STRs (weekly, monthly, etc.) to provide more accurate answers.
110. I hesitate to open the door to short term rentals because there doesn't seem to be an effective way regulate the number/location. Violators are already completely dismissing orders to stop their short term rentals. This failure only encourages more people to disregard regulations. There are 2 operating within 2 blocks of our home and neither are abiding by the zoning regulations prohibiting short terms rentals. In fact, one block over, a home owner is clearing a lot to build a smaller home with plans to Airbnb their larger home. Every person I know that lives on/within close proximity to either Lake Cadillac or Lake Mitchell is being negatively impacted by short term rentals. Noise, litter, parking, disrespectful behavior by renters are all destroying the sanctity of these neighborhoods . The common cohesion of neighborhoods now stems from people coming together to bitch about and compare stories of how short terms rentals are ruining peacefulness of their home life.
111. Aside from enforcement and regulations, short-term rentals must be maintained with local caretakers who can be reached to report or solve any issue that arises.
112. I agree with the zoning as currently proposed but, in order to benefit Norma homeowners and allow them to make a little extra money, I would like to see the option of doing a short term rental in any housing situation, in any zone, for a maximum number of days per year (for instance, 14 days or less, which also aligns with the IRS's classification system)

113. There should be a yearly fee from the city for a short term rental permit. If there are registered complaints with the city about that property, then the permit can be pulled or not renewed. The money from these permits can pay for the person in charge of this department.
114. I don't believe that events and parties (bachelor/bachelorette or reunions etc) should be allowed to renters of the houses. They should have a different event license if that is the normal use.
115. Just the importance of proper zoning and enforcement
116. public nuisances must be regulated.
117. If person are causing problems then have law enforcement get involved plus the owner of the home be contacted
118. Some level of code inspection should be required. STRs constitute a change in occupancy—not necessarily from a traditional zoning perspective but a more practical one—and some basic standards should be met.
119. NA
120. Property must have a maximum number of rental time-frame residents. Penalty to land owners who don't follow rental guidelines. Enforcement when the rules aren't followed.
121. I wish there was a comment section for #16. STR does provide some positive benefits to residents, however, would it not be the same if those tourists stayed in hotels? It's detrimental to hotel owners as well as families looking to purchase a home. The benefit is mostly for the owner of the property. I believe many STR owners do not live in the area so in fact, we are enriching non-Cadillac residents. I'm not quite sure at this point how much SRT have affected the housing market, but if allowed to go unchecked it could have a big impact.
122. Short term rentals need to be kept out of residential neighborhoods in the city of Cadillac.
123. limit parking 1 car per driveway
124. Taking into account that personal property owners see no benefits from short term rentals except increasing property values/taxes on properties already being valued astronomically. They purchase affordable family homes and immediately list them for ridiculous prices offsetting the already volatile market. (As seen with several properties on Sunnyside)
125. All fees, taxes and charges any other business pays should be appropriately charged. For example assessment for visitors bureau, business license fees, etc. they should be treated as a comparable brick and mortar business.
126. How they can handle tenants, that they're not hiding cameras within the home, that they can not come in and out at any time just like any other rental.
127. The city of Cadillac has been driving the cost of living up for years on locals and short term rentals will only do that. In just 5 years the "low-income" apartment rent has gone from \$629 monthly with only water and trash included, no security no building door locks, to \$806 monthly. Do the math for someone making \$10.10 an hour 40 hours a week. If they are lucky they can afford rent and electricity. Not food, not gas for a car, not a phone to have for work. All of these things have become a necessity to be successful in Cadillac, yet I would argue less than half of the population in our city could afford a \$1000 medical emergency should it happen to them. Short term rentals are predatory sales contracts that only benefit the seller and cause irreparable damage to the neighbors and community around them.
128. I pay taxes and live in a neighborhood where I do not want strangers next door every week
129. Animals within the rental and how many of which kind needs to be addressed.
130. I think people should be allowed to freely use their property as they see fit.
131. N/A
132. Cadillac is a tourist attraction. Why wouldn't we want nice airbnb's in our community to bring in more tourist to help our local businesses? More tourist could impact the growth of our community with more businesses...
133. This is not a one size fits all issue. We presently live on Berry Lake and there is one right around the corner which has had no problems. I think standards, licensing, and owner accountability are essential. The owner should be asked to pay a fee that would be used to monitor his rental unit. Residents should have a place to turn to. When my neighbor's renters caused us problems I had no recourse but to confront the renters and my neighbor. The renters left, new ones came in and my neighbor and I stopped speaking.
134. No
135. I imagine motels/hotels are going to suffer and could result in failed businesses and lost employment opportunities.
136. Limit number of short term rentals an individual can own to one

137. This survey is perceived to be very bias against short term rentals. Short term rentals do. If address the "affordable housing" crisis cadillac is facing. The city needs to address and confirm what their priorities are— housing availability or AFFORDABLE housing. The new lifts are not affordable to the average income in Cadillac.
138. I think there should be a limit on how many short term rentals can be on the lakes. Year round Residents should be able to purchase lakefront property.
139. Out of state owners with little to no intention of living or using the property should not be permitted. A local manager is a must for all others.
140. Don't allow outhouses and remove ones that are already in a neighborhood.
141. Regulating on a case by case basis is extremely important to me.
142. I would want to know who is going to regulate this, how and how will they be held accountable? There would need to be a zero tolerance policy in place. Does the city have those resources readily available?
143. No
144. Noise abatement, have quiet time regulation.
145. Make sure any ordinance transfers enforcement to the owner / manager and relieves the pressure on City personnel.
146. No. The websites that offer short term rentals have a rating system. People won't use a house that isn't rated well or taken care of.
147. These rentals like liquor licenses should have a cost to the owner. They should be limited by neighborhood. They should have rules and be regulated. I feel housing for our hard working community members should be more available and affordable. We cannot hire people to work in critical areas (health care, public safety, education and food services) if they cannot find places to live.
148. Enforcement
149. If they want to use their home or apartment for short term rentals they should have them up to current codes.
150. Affordable housing is not your typical short term rental. More important to inspect and enforce long term rental inspections and regulations
151. Limiting the amount allowed due to the fact there is not enough adequate housing in the area.
152. No
153. Charlevoix and other towns in Michigan have been working on this issue...maybe review and adopt similar limitations?
154. There should be a VERY limited number of them allowed through ordinance. A top bidder for spots available and the rest not issued a permit for it. The city should have a means of SIGNIFIGANT fines, and there should be an option to place a LEIN on households that don't pay their fines, because I expect that some will simply choose to not pay the fines presented to them.
155. Property Rights must be protected. How I use my property, within the law, is my right. The existing City Code regulations for Tourist Homes/Cabins using Special Land Use Permit regulations should be enough.
156. Additional Lake Association fees for STR when talking about weed control and the fund that plays into that. That afflicts the homeowners and they're stuck -
157. enforce the ordinances we already have
158. Any standards or regulations approved should apply to all residents, homeowners and renters.
159. How important is tourism to Cadillac? We try to get people to come to our town, but we don't t want to offer them anything except a motel room. What percentage of complaints do you get? Is the squeaky wheel getting the grease?
160. I believe that short term rentals should not allow parties to be held there. They should be treated as a home away from home with that exception.
161. No
162. No dogs No parking on lawns No boat trailers on lawn Limit rentals to full week
163. Declaration of the rights of people in the neighborhood in terms of what they can do if a short term rental is causing problems and quick resolution of problems by City employees (Police, City Hall, Inspectors, etc.)
164. The tax rates benefits the city and its visitors bureau. What stores are benefiting from these out of town visitors/ renters that bring new interest to city events & festivals. Michigan state tax is being collected.

165. Fines and possible court action for those not complying with regulations
166. You collect tax from these rental business, how then can you make them illegal. Any misbehavior is already not allowed by ordinance or law
167. No. Just clear expectations and enforcement of standards. Don't over regulate.
168. Private courts/streets/roads should not be allowed to have short term rentals, people purchase houses on private courts for that reason, privacy
169. I think there should be clear guidelines which should be enforced regularly.
170. No
171. No, I believe that people can choose to have guests at their property because they own it.
172. Creating new laws that will be poorly implemented and enforced is stupid when there are laws currently being ignored.
173. Easily accessible from main roads.
174. As the local Police have shown no willingness to involve themselves on a regular basis, the hiring of constables whose sole duty is the policing of short-term rentals, and who could be funded by the penalties and fees collected from approved rental owners, would be beneficial.
175. The intent should be to bolster tourism and not to house work crews. Pricing for the rental will dictate the caliber of individuals that will be staying in our community.
176. No
177. The parent companies for these short term rentals enforce their regulations for upkeep. If these are not followed property owners can lose their contract. The city has similar ordinances and either will not or can not enforce them.
178. I think we as a Community should have the right to vote on this.
179. Donna L McDaniel
180. As a realtor I believe short term rentals have nothing to do with affordable housing. I also believe they are great for Cadillac economy !
181. not sure... but I think preference should be given to local residence and ownership of the short term housing. I would hate to see out of state or too many down state folks come north and buy up property to rent. If this is allowed there should be a tax on non resident or surrounding areas.

Is there anything else that you would like to share with the City regarding short-term rentals?

Answered: 226 Skipped: 212

1. There are several short-term rentals operating within the city in areas that have not been zoned for use. Each have been reported to the respective listing websites for action, however nothing has been done. Perhaps the city of Cadillac could work with or cross-reference these websites for enforcement?
2. These houses are mostly bought by people from out of town or out of state. They come in buy these houses at a premium price above what most locals would pay. It drives the taxes up for the rest of us in the neighborhood. As far as the misconception that short term rentals bring money to the area. People who live here in the community spend money here year round. We live and shop here, we go to the restaurants and hire many different kinds of local services. We want people in our neighborhood that are our neighbors, not new strangers every other day.
3. I hate to see our community overrun with these short term rentals. My fear is my children not being able to find their forever homes because the houses are being bought up by corporations and people who can pay more than asking price just because they can. We need families here too not just tourists!
4. Don't do it
5. I do not believe they affect the housing issue. People looking for low income housing cannot afford the homes that are now short-term rentals anyway.
6. I am unsure if the requirements for transitional housing but that is short term housing our community desperately needs.
7. I think it would be a great benefit to bringing in more money to the area. Not everyone likes camping and staying in hotels. I live in downtown Cadillac in an apartment and there is constantly noise outside (teens, dogs, loud vehicles, drunks). Not to mention finding drugged out people passed out at times, think the City has bigger stuff to worry about. I don't go for late night walks anymore because of this.
8. Maybe they could be just in one area where its nice for tourists, but only in areas that are designated for that already.
9. I believe the lack of affordable housing for residents in our community should be of the highest priority
10. Short-term rentals will bring more tourists to our awesome town. They post on Facebook the cool restaurants, hiking, biking, lake activities, music venues, skiing,...their friends come, and tourism will boost the economy!
11. As a taxpayer, I believe it's a bad idea. Again, I would not want a short term rental as my neighbor - so why would I say it's ok to force that upon any citizen. There are plants of hotel rooms & campgrounds in the area. Short term rentals take revenue away from hotels. Hotels generate tax revenue for the city. How would a short term rental generate any additional for the city? Short answer is that it wouldn't.
12. We have had to rescue 5 people on the lake so far in the last month - due to short term rentals suppling boats/PWC that don't have proper equipment on board in case of emergency. One involved a 4 year and his dad on a PWC — (no air horn or whistle- no tow line) they were on lake for quite sometime before we noticed an issue!
13. Find someone who listens to the people Obviously John Wallace does not.
14. I am not in favor of any limiting on the number of short term rentals. I do feel that they should be registered and inspected to make sure they are safe but that is it.
15. I think it's interesting and ironic that the most vocal person against short-term rentals complains about people driving on his lawn has had 1-3 vehicles of his own parked on his lawn all summer.
16. Don't allow them. That is why we have hotels and campgrounds for.
17. question 16 appears to be slated towards the benefit of the homeowners who own short term rentals. They profit from this so of course it's benefiting them. The problem is that they often have no regard for the other full time residents around their properties.
18. Long term rentals can become an eyesore. Trailers in yard. Boats in yards. Not maintained as well as a short term rental. You can even have a travel trailer parked in the street in front of a non rental. I don't feel people need to see that. Short term rentals should be held to a higher standard.
19. No
20. No
21. not the best for people living next to or around.

22. Cadillac needs diversity in businesses, which having short-term rentals will do. However, it can significantly impact cost and availability of housing for residents if not managed correctly. The rewards must outweigh the risks.
23. The Lake areas of Cadillac have made it a desirable area for tourism. It will bring up the businesses in the city and will also bring in income to allow the city to do more to make their home attractive to buyers in the area who want to live nearby. This will bring up the entire area in a positive way.
24. I believe that a short term rental should be approved on an individual basis AFTER application and inspection. Only if it meets all the regulations.
25. I strongly believe the City of Cadillac should open up to some STRs. Local home owners should have the right to use their own properties as they wish while being respectful of their neighbors. It will generate revenue for owners and give incentive to beautify many properties in Cadillac improving our city. If there is a district where STRs will be allowed, there should be a process for granting some limited STR use outside of those districts as well.
26. Great questions in the surgery. Rentals are good and bad for any town/city/community.
27. I think they are a great thing, especially for a city like Cadillac. We have 2 lakes and a beautiful downtown! I think we should encourage short term rentals because I believe they will bring more tourism.
28. No
29. No
30. Nope. We love using them
31. I feel there should only be "pocket area" where they are permitted. Downtown is a great option but we are in a housing crisis and long term rentals are even hard to find.
32. N/A
33. I believe that short term rentals in residential neighborhoods are detrimental to residents and to most other business facilities in Cadillac. The only ones to gain are the owners of short term rentals.
34. Please enforce the current rule banning short term rentals as they are still happening on Sunnyside and on North Boulevard
35. Short term rentals only benefit their owners only..everyone else suffers including the city of Cadillac and owners of most other businesses
36. They should be taxed in a way that makes it fair with hotels/motels
37. I am torn honestly on this issue. I am in a great long term rental situation and am lucky to have that. I do worry about short term rentals nearby and the disturbance it may cause. While I appreciate a social gathering and vacation as much as anyone else, having neighbors nearby living it up on vacation would be detrimental to the people who aren't here on vacation. I also worry that some landlords would prefer to use their current long term rental as a short term rental and displace their current tenants. The rental market here in Cadillac has become so difficult since I moved here 4 years ago. And I moved here because of the rental shortage and affordability in Traverse City was out of control. I'm so lucky to have gotten here when I did and have found amazing landlords.
38. Fix the meth problem before potentially bringing more in! Glad I don't live in the city of Cadillac.
39. I feel the proposed regulation of this industry is oppressive. I would not want to own or purchase a home in Cadillac with these types of intrusion to my life and use of my own personal property! Short term rentals are kept nice because the consumer demands it, unlike long term rentals that are often neglected terribly. Cadillac is not extremely high demand vacation destination, and this should not have a huge impact on availability of homes to purchase or rent. Although waterfront properties could become more expensive to locals, it also offers locals the opportunity to improve their lives by investing in and improving these homes and attracting more people to the area. It helps maintain a nice appearance in neighborhoods and increase value to other property owners of Cadillac. I have always been a considerate renter, but I realize that not all are so I do understand concerns by residents.
40. A small amount of short term rentals could help attract tourists to the area and bring additional dollars into the community.
41. To each his own
42. I love using short term rentals. I think it would be over stepping to try to regulate it. If someone wants to rent out their house or a room in their house they should be able to. I don't operate a rental nor do I or anyone I know plan to. But I do think they are a great idea!
43. I honestly don't believe that a city should have the right to tell a tax payer what they can and can't do with the property that they purchased. Especially if they purchased the property before the start of any rules or regulations. Short term rentals have been great for my family, and I believe they bring a lot of business to local communities.
44. Charge a short term rental tax

45. Airbnb and short-term rentals offer several benefits for both hosts and guests, contributing to their increasing popularity in the hospitality industry. Here are some of the key advantages: Benefits for Guests: 1. Cost-Effective: Short-term rentals are often more affordable than traditional hotels, especially for larger groups or extended stays, providing cost savings for travelers. 2. Unique Experiences: Airbnb accommodations often come in diverse styles and locations, offering guests the chance to stay in unique properties that reflect the local culture and architecture. 3. Flexibility: Guests can choose from a wide range of rental options, including entire homes, apartments, or private rooms, providing flexibility to suit their preferences and budget. 4. Home-Like Amenities: Short-term rentals usually include amenities such as kitchens, living spaces, and laundry facilities, making guests feel at home and enhancing their comfort during their stay. Benefits for Hosts: 1. Extra Income: Renting out their property on platforms like Airbnb allows hosts to earn additional income, especially if they have spare rooms or properties they don't use regularly. 2. Schedule Flexibility: Hosts have the flexibility to decide when to make their property available for rent, allowing them to accommodate their own schedule or travel plans. 3. Personal Interaction: Hosting guests fosters opportunities for hosts to meet people from various backgrounds and cultures, creating unique social interactions and cross-cultural experiences. 4. Property Maintenance: The additional income from short-term rentals can help hosts cover maintenance and upkeep costs, ensuring their property remains well-maintained and attractive to guests. Benefits for Local Communities: 1. Economic Impact: Short-term rentals can have a positive economic impact on local communities by promoting tourism and supporting local businesses, such as restaurants, shops, and attractions. 2. Revitalization: In some cases, short-term rentals have contributed to the revitalization of neighborhoods and communities, attracting visitors and encouraging investment in the area. 3. Cultural Exchange: Airbnb and short-term rentals facilitate cultural exchange by allowing guests to immerse themselves in local neighborhoods, interact with residents, and experience the local way of life.
46. Home owners should have the freedom to choose if they want to rent their home or not and the city should not try to regulate and enforce it. They don't need inspections because if the rental isn't nice it will get bad reviews and people won't stay there. Rental inspections are just a way for the city to make more income and make it harder on the family or business owner who is trying to make a home cash flow. We don't need more regulations, but a city with freedoms for people who want to bring income to Cadillac.
47. Fix the housing shortage before creating short term rentals. Question 10 requires an answer, but I don't agree with any of the options.
48. Allowing Airbnb and short-term rentals in a city can indeed bring various benefits, as mentioned earlier. These benefits include additional income for hosts, cost-effective accommodation options for travelers, and potential economic stimulation for local businesses. Moreover, short-term rentals can offer tourists a more authentic experience, allowing them to immerse themselves in the local culture and neighborhoods. By permitting Airbnb and similar platforms, cities may also attract more tourists, which can positively impact the hospitality industry and contribute to overall economic growth. Additionally, homeowners or property owners can take advantage of Airbnb to generate income from their unused or underutilized spaces. However, it's important for cities to implement proper regulations and monitoring mechanisms to address potential challenges. By striking a balance between allowing short-term rentals and addressing these concerns, cities can maximize the benefits while minimizing potential negative impacts. Ultimately, the decision to allow or regulate short-term rentals should be carefully considered. Finding a middle ground that benefits hosts, guests, and the local community is essential for the sustainable integration of short-term rentals in a city's tourism and housing landscape. I personally think we should allow airbnbs and short term rentals regardless of zoning.
49. These proposed regulations as well as these loaded questions, geared towards getting certain answers in favor of limiting peoples rights are in a palling abuse of power and take away property rights.
50. Some people who use short term rentals are between housing or are here for work and need housing that has more amenities than a long-term hotel could provide.
51. If your going to allow str. Have a plan to deal with bad behavior that is financially damaging to the owner. This is about money, stuff fines and penalties are needed
52. N/A
53. Cadillac has enough vacancies in existing hotels, cabins, campgrounds, resorts, etc., already. We don't need tourists temporarily residing in residential areas.
54. Short Term rentals are important options for communities. They allow visitors a nice option for extended stays. We have several friends in Boyne City that own STR and they have helped that community grow tourism substantially. It is very important to have rules and regulations for them and avenues to enforce them. Keep in mind that people that own STR HAVE to maintain and keep them looking nice so they will rent. Long Term Rentals have no incentive to do so and as a result many of them look terrible and are not maintained. They should be allowed in the city limits as tourists tend to want to walk to restaurants, shops and lakes. I would love to be included in any discussions about this matter. I did attend the meeting and have some different insights on STR than most of the folks that voiced their opinion that night. Thanks for doing this survey and for all of your research on this. It is important that we share this community because it is such a great place! John

55. No
56. There are no benefits to the local community gained by allowing short term rentals in the city limits.
57. I don't think they should be allowed in residential neighborhoods with out permits
58. Short term rentals do not build communities. They enrich owners/investors while bringing only small benefit to local businesses. Having housing available for families and adults who work here, support our schools, and contribute to this area every day will make a stronger community.
59. We have found the short term rentals are well maintained . We also noticed most of the places we stayed have a substantial damage deposit. Plus, each rental property is rated by the guest. Anything less than 4 out of 5, we avoid.
60. part of me wants to say that its none of the cities business what people do or dont do with their property as far as renting goes. another part says that there has to be rules and regulations to protect surrounding property owners rights
61. Short term rentals will raise lakefront property values to we're only investment companies or families that can afford to buy properties to rent can afford to own. Then in a few years the people that use to come to Cadillac can no longer afford to rent. It will change Cadillac and not necessarily for the good. Business will pay higher wages to employees who live and work in Cadillac. Housing will become an issue as in Traverse City. Do we want this for Cadillac. As a Lakefront owner it will benefit me but it will change the dynamics of Cadillac. Is it fair to limit the number of rentals? Who Benefits then. A select few? Investors? I think areas that are zones for multi family is the fairest way. No who can afford the property
62. We don't need to ban short-term rentals, but I can say from personal experience that they severely limit local businesses' ability to hire and retain workers.
63. I think that the survey should have a specific box for to click on saying that we do not want short term rentals in questions 10 and 11. I am concerned that those were specifically left off in order to influence the information given to City Council.
64. Short term rentals allow people to enjoy the area and those people tend to NOT stay at a hotel. If not offered, these people will go to another community and take their money there.
65. Our housing market and rental housing is already an issue. This will encourage people to purchase multiple homes for short terms rentals only and cause more bidding wars than we already have making it hard for actual home buyers to have an opportunity for affordable home ownership and less opportunities for long term renters.
66. Short term rentals are not the reason we are short of long term rentals in Cadillac. The people renting a short term rental in Cadillac for a week on Lake Cadillac or Mitchell are paying much much more than someone who is looking to rent long term in Cadillac. The demographic in Cadillac looking for long term housing would not be looking to rent lake homes. We need more neighborhood housing, the short term rentals are not the problem. I think banning short term rentals on our lakes is a huge mistake. I don't think we need to ban these locations because of a few individuals who have decided their above other residents in Cadillac.
67. the City has had good enforcement of rentals. hiring adequate personal is important.
68. The city should stay out of issue. Enforce rules on the books and quit trying to solve a problem that really doesn't exist.
69. Keep your residents and the businesses in this great city first that includes the hotels and restaurants that people who rent short term rentals use very little, if at all.
70. As an owner and co-owner of multiple, multi family buildings which are rented out as long term rentals in the city of Cadillac, none of our buildings would ever be used as a short term rental. The best short term rentals are either on the lake or in prime locations downtown. Neither of these options would be considered affordable housing. I have a lake house on lake Mitchell. The biggest complainers of short term rentals are people who live downstate and come up a few times a summer.
71. Short term rentals have been around for quite sometime although more popular since the pandemic. The benefits of short term rental ownership shall not be, yet another perk of boomers, that are eventually canceled for up and coming generations trying to make a living.
72. The city would need to develop a process of enforcing the rules of short term rentals.
73. Short term renters are not neighbors. Short term renters are not committed to community and are here one day and gone the next.
74. Short-term rentals bring in people for local businesses and events. We need tourism and hotels are not always the best option. Occupancy is full on many busy weekend in premium hotel locations. We live near a home used for short term rentals and have never had an issue. We have way more issues living in city limits with long term rentals - drugs, fireworks, Trash, loud parties. I would much rather live next to a short term rental than some of the neighbors we have had w drugs, domestic violence and trash issues. People will choose other communities over Cadillac if there are not enough options. There is a housing shortage however it seems that they're different price points.

75. There are enough hotels there and short term rentals are not necessary in residential areas
76. Make sure the owners are paying tax to the City and the IRS on all their windfall profits made at the cost of our peaceful lives.
77. NA
78. Short-term rentals should not be on any lakefront property. Rules need to be specified (very strict) to all renters.
79. With minimal hotels and lodging that can accommodate a larger family-tourist will choose other cities with short term rentals. Thus less money being spent in Cadillac and not businesses having less revenue. We have long and short term rentals in Thompsonville. We have a guest book for our short term rentals that has places visited while at the rental for the tourists and all the money that they spent at different local businesses is astronomical!! Many of the short term rentals will be second homes for people and will block out days they plan on staying at the home and short term the other days-therefore it would not be taking away from long term rentals. We own a house on Lake Cadillac but are only there probably 20 days a year-just think of the money that would be spent at local businesses (just at \$100/day-which is low)if it was rented out 200 days a year-\$20,000 put into local businesses /year. We don't rent our house out in Cadillac but I am all for anyone who wants to should be able to. If the City of Cadillac wants to charge a fee than that becomes an increase in revenue for the city.
80. As an operator in Cadillac, we received many positive comments from guests. We are frequently told that quality hotels simply are not commonly available as they are block reserved by contractors (tree, electrical, construction), or are simply overpriced for the conditions and accommodations. Our guest book is full of positive comments on the local area, businesses, and charm that they did not realize was in Cadillac. Many have stayed to tour the extended Northern Michigan area and ended up staying local and exploring/investing more than originally planned once they got to know Cadillac. We have many requests for repeat and reference reservations. We also support mid term needs for Doctors and Nurses providing much needed resource assistance to the medical practices in town. We have encountered instances where we could not accommodate the stay, and the Medical Professional would then choose to support a totally different contract in another state/city where they had access to housing. These type of professionals can stay on average from 10 days to 60 days at a time. We offer a reasonably costed option for guests to enjoy and support the Cadillac area. If we look at a majority of the properties used for STR's, we'd find they are not in an economic range that would align with most first time home buyers or renters. These type of buyers/renters are in need of low cost/affordable housing options. If we were to look at the average value of an STR in the Cadillac area, (even with inflated purchase price adjustment know to STR's) we'd find that the majority of properties would still fall well outside of the target ranges for these renters or first time buyers. Perhaps a tax incentive to certain ranges of house values could help close that gap. Properly run STR's already pay local Resort Taxes and fees to the local governments. Adding and additional fees could be viewed as an inequity as compared to other businesses also operating within the community.
81. As long as users are respectful of the neighborhood and the city and the homeowner is responsive to complaints, I have no problem
82. I currently have one long term rental in the city. I would like to see them regulated as mine is or more.
83. Many arguments have merit and should be considered except the "affordable rental housing" argument. Houses that are used for short term rentals are NOT the types of houses that are "affordable housing".
84. Language in draft ordinance does not explicitly prohibit partying and language used relative to outside persons is vague. Look at language in AirBnB and VRBO contracts and perhaps mimic that language. You did a good job. Thx for opportunity to comment.
85. We already have people unable to find housing. Allowing businesses to buy up homes and use them as short term rentals adds to that issue. We also already have a lot of rentals (both housing and business) owned by people who do not live in our city. These people do not bring more money to our community, but take it away. Traverse City has a bunch of short term rentals and they have similar issues.
86. Some out of town/county owners violating "Principal Resident Exemption" tax.
87. The problem with these is no one is on site to keep things in control. Things spiral out of control quickly and the people renting don't care about the property, surrounding area or anything else but to have a good time!
88. It is already very hard to find rental houses in Cadillac and this could take many of the available ones off the market. For businesses to attract employees housing needs to be available as many people like to rent initially when they move to town and take their time finding a permanent home.
89. This damages the peaceful enjoyment of homes for responsible citizens and families
90. There's always gonna be someone who ruins the perception of short term rentals but the increase in small business revenue in the area will increase and only benefit the community if single homes on the water can rent short term. It isn't cheap to rent on the water so you're going to end up with mostly couples with children and respectful tenants that want to shop and go out to eat.

91. I really enjoy renting a place on lake occasionally when family comes to visit and do not want to have no options for entertaining family when they come to visit.
92. They bring in money from outside the community. It is stupid to limit or restrict them.
93. Short term rentals benefit the community. I donate my STR to my church when we don't use it and believe my guests have spent over 90,000 on boat rentals, restaurants and groceries in the last year during stays.
94. Require owners to post rules that protect the property's surrounding the short term rental and fine/ticket Airbnb users for violations like noise, parking, trespassing, littering. I think that would allow people access as well as preserve enjoyment for surrounding property owners. I think the owners do all they can to make there property's nice to attract guests and if we as guest mess that up that can't be fair to them or the other owners that we pisses off.
95. Please consider the big picture for the greater good. I feel there's only a handful of people complaining quite aggressively. I don't disagree they're flustered, but when making decisions for an otherwise tourist town that keeps business alive you're really pushing tourist to other places .
96. Taxes we pay on short term rentals would greatly benefit the city
97. Let people be, let the free market be. We love using short term lakefront rentals in the area. It's positive for businesses!
98. Short term rentals allow tourists to experience our city comfortably with their families and increase revenue for our city
99. give the tax paying property owners the right to do what hey want with their own and without restrictions.
100. No
101. The cost to own a second home has skyrocketed. Comparing median income to median house prices, homes are very hard to afford without the ability freely rent your property.
102. I simply encourage better dialogue and find ways to improve the other issues that are at play. You can't point the finger at short-term rentals that are 400,000 Plus and say they are taking away from first time home buyers. They are not even in the same bracket. There are multiple issues going on in the city and they all need to be addressed but you can't blame short-term rentals for everything.
103. No
104. I believe that provided the city regulates and limits the number of rentals to keep a fair ratio of short and mid term housing available vs. long term housing, STR's can benefit a city with extra revenue from TOT taxes and additional income infused in to local businesses.
105. Please, whatever you do, enforce the regulations that you put in place. Unenforceable rules do no good.
106. I would love to see them stay. It would be nice for my clients to exoerice everything that Cadillac has to offer. This promoted the small business. I used to have a small business.
107. It can be a positive experience for City and business growth if regulated properly.
108. I think more people in the city are better for everyone. Business owners, permanent residents, the city, ect.
109. Short Term Rentals help bring traffic and tourism to the city
110. If the Founding Fathers were here and you told them you want to regulate STRs, they would be stacking bodies. Anyone who supports this is unAmerican and would've been loyal to the British in 1776.
111. Short term renting is a service for those in need. I was denied short term renting even though by right I should be allowed to in district B-3. The argument the city saying it's not a service. Even though it is categorized under service industry/hospitality. It requires an on call property manager 24hrs a day during service. To say it renting short term isn't a service is absolutely ridiculous.
112. It is a great way to bring money into an area. Tourism is important there is always a chance someone will be an awful guest but 19/20 guests are amazing and are big benefits in the area.
113. As the owner of both short and long term rentals in other areas of Michigan it has been my experience that the long term renters have been worse to deal with than the short term renters. There has been destruction of property, inappropriate use of the property for my long term rental. I have never had any issues with short term renters.
114. If short-term rentals reduce the availability of long term rentals or owner occupied homes, then that increases the demand for new homes and long term rentals to be built. Thereby stimulating the building community and increasing the property tax base and stimulating other small businesses in the area with new customers.

115. The majority of STR owners and even real estate investors are “mom & pop” type investors with only a couple rentals to help them offset their expenses of ownership, hopefully make some additional income, and eventually have an asset to help pay for retirement (60% of Americans don't have any retirement savings). By banning STRs, you are only making room for large corporations or multi-millionaires to buy and operate large commercial properties and hotels, furthering the divide between the wealthy and middle class. A city like Cadillac is much better off with single family homes, lake house, and condos that are unique and blend into the community being used for vacations vs. large hotels (look at the eye sore that will be the new hotel on 1st street beach in Manistee...) and properties only corporations can afford. You can have 300 guests stay in one building, giving all the economic impact to the one hotelier, or could have the spread across 30-50 independent homeowners allowing the tax payers to benefit!! Additionally, when talking about affordability, most successful STRs are all about the location... this means “downtown,” on the lake or water front, or some other benefit that generally makes the property desirable. By nature, this is not an affordable house, particularly for low-income individuals. So while STRs may have pushed the price of those properties up, low-income households could have never afforded them to begin with. If you want to help make housing affordable, provide incentives to developers and investors (like no property taxes for 10-20yrs, giveaway city-owned land for free or cheap, etc) to build low income/affordable housing. Shutting down an STR on a \$650k house on lake Cadillac is not going to make housing more affordable for those who need it.
116. Short term rentals are not the cause of the lack of affordable housing, it's a systemic multifaceted problem that will require multiple efforts to resolve. Since 1965, home values increased approximately 118%, whereas median household income has risen 15%. Short term rentals have been around for 15 years, but the home affordability problem has existed long before short term rentals. Local economies and businesses depend on tourists to patronize.
117. my perspective is that if STRs are allowed but the owner does not follow the rules, there is nothing the city or the neighbors can do to stop them. There needs to be a code enforcement method included into the ordinances.
118. The city of Cadillac owes its loyalty to the citizens of Cadillac who live year round in Cadillac and pay taxes. Not to outsiders who want to make money and do not live here. if rezoning is happening the citizens deserve to be seen in person at another meeting .
119. Look- I see MANY long term rentals in the city that are unkept- not mowed- trash in the yard- cars parked all over the property. THIS IS YOUR OPPERTUNITY to put in place stricter rules for the owners of STR. Rules like- *STR's has higher taxes/or maybe pays for a yearly permit. *They cannot have the place/lawn left unkept- trashed- cars all over the property. (Or the STR will get pictures and a fine) *if the police are called to the STR for noise-violence the STR will get fined/ticket and the STR manager is to kick out the group (yes ENTIRE GROUP) that's causing the neighbors stress. I LOVE STR's when I travel- we have never had any problems- just an enjoyable time discovering the area of its eats- trails to hike and festivals. Please- look at the cities that have STR's and grab from their rules-what you like and eliminate what you don't- flip that to the city's lawyer to verify and move on this. This is an opportunity to clean up the neighborhoods and make some money.
120. I feel there may be bigger issues the councils time may be spent on.
121. Start with holding owners and guests accountable. Local property owners and/or managers may be needed as well
122. Short term rentals provide the homeowner with additional income? This is how we make a living also. This is our weekly paycheck. Homeowners provide renters with a rental application, the city does not need to supply one as well. Homeowners require an inspection before and after renters occupy the unit. Homeowners enforce the occupancy of each unit - these are all requirements enforced by the homeowner already. I believe this is more of a issue that needs to be addressed as issues arise rather than "city wide". The property we own and rent is on the water. It is used by fisherman in the summer and winter months. It's a beautiful well kept home and our property manager lives in the city of Cadillac as well that helps monitor and regulate our property. The neighbors that live directly next to this property are a little more possessive of their homes and harassing. I get messages from them that the lawn mower went over the property line, or that the water sprinkler is sprinkling water on their brick pavers causing moss. I think in todays world, where people want to vacation and travel, especially Michigan, all areas should be developed to help make each city prosper. Punish those that do not abide, not all in general. Thank you for taking time to read this and making this survey available to all.
123. Compare the types of homes used for STRs vs “affordable housing stock”. I think you will find that STR homes were NOT part of affordable housing stock! For example, waterfront homes are not part of affordable housing stock, but they ARE part of STR market.
124. I am not a STR landlord nor do I live in Cadillac so I don't have an agenda on this. Just noticed the survey and figured I would fill it out. We love Cadillac area and the many options for STR's in the area. I hope you do not take action to keep families like mine from visiting the area and spending at the local business.
125. Short term rentals bring more people to our local economy. This helps every business in the area. Cadillac is for everyone to enjoy, local or not, we should welcome short term rentals

126. We need these to bring more tourism in. How exciting. The city I grew up in is growing up too!! Can't wait!
127. We are a growing tourist town. Providing short term housing opportunities will continue to bring people and money to the area. This supports our small business and brings people to our beautiful town. I do agree that there needs to be more single family housing for long term buyers. But, that needs its own solution. STR shouldn't be disregarded because on a national housing shortage.
128. They are 24-7 commercial businesses that should be treated as such. Allowing motels in the middle of residential is infringing on the rights of others.
129. I feel short-term rentals will be very hard to control by the city. Look what is already happening. All contact with the owners are ignored by them. They only want the money this brings to them which is why they are doing it in the first place.
130. Thank you for seeing that STR negatively affect the affordable housing market for both rentals and home ownership. With housing at a crisis level, there should be heavy restrictions on the amounts and types of STRs allowed.
131. Respect should be given to those existing longer term property owners wishes for their desired neighborhood make up and not for those individuals purchasing property in that neighborhood with the intent of STR income revenue.
132. Although I don't live near a short term rental, my friends do and have. Some have moved and others are looking to because it's so prevalent. Not only because of the noise and property damage but because it's bringing their property value down and making it difficult to sell.
133. 1. STRs should not be allowed in residential neighborhoods. 2. Cadillac currently offers a variety of hotel, time share, etc., accommodations for short term stays that are/were developed with that specificity in those locations. 3. Priority to permanent city residents living in their homes should be given over those individuals purchasing homes with the intent of STRs only. 4. City council members should perform due diligence in polling their constituents opinions in their designated wards regarding STRs.
134. I'm against them. Period. I don't wish anyone to have to live next door to a short term rental so I can't endorse allowing them anywhere in Cadillac. Fill up the hotels/motels, resorts, and campgrounds instead of ruining the quality of life in residential areas. In my opinion, short term rentals are essentially commercial businesses and they should not be allowed to operate in a neighborhood.
135. Be mindful of sensitive neighborhoods where local residents are not unreasonably inconvenienced by tourists from outside the city.
136. What is the impact of short term rental availability on local hotels and camp grounds? Hotel and camp ground revenue are important in our area.
137. My wife and I are searching for a summer home in Michigan, preferably lakefront. At the present time, we cannot commit to being there the whole summer. We would like the ability to offset the investment by renting the home out until we can be there the whole summer. The draft of the proposed zoning map will preclude us from buying in the City of Cadillac based on where we would want to be on the lake. I think the map as proposed limits the amount of tourists, and potentially future homeowners, to the area, which also limits the revenue brought in by the city and its small businesses.
138. If the city decides not to allow short term rentals then I feel that the city MUST enforce all current laws.
139. The main issue boils down to respect of others and others property. I think str's can be done well and it should be the responsibility of the property owner to manage their own guests. Not the responsibility of the city or neighbors.
140. The existence of these short-term rentals is very important to the economic growth of Cadillac. It will bring much needed. business into our area. This will result in job growth. Very positive impact.
141. allow owner rights. Regulate nuisances
142. Based on some individuals that have homes by rental properties. They have had bad experiences.
143. Thank you for undertaking this effort and public engagement. As an STR owner, and witness to many bad actors—both STR owners and guests—I want to emphasize that it's critical for STRs to be regulated strictly. Any reasonable owner of an STR will understand this and shouldn't have any issue meeting basic standards. Those who cannot are likely part of the problem and create risk for an otherwise confirming population.
144. Short term rentals are becoming increasingly popular in the current years. Most of the time it is a more affordable means of lodging compared to hotels while holding a lot more benefits. If the city allows more short term rentals that is going to bring more tourist to our area which is going to bring in more money into the area.
145. I believe proper management, renter vetting, regulation, and enforcement is key to keeping the peace between renters and city residents.
146. NA

147. I follow a traverse city facebook page and finding affordable housing there has become difficult. One reason is that investors are coming in and buying homes for short term rentals.
148. Require a short term property representative for each rental that is not related to the home owner. This person would be who the city can contact to take immediate action on any issue in real time. This person should be local and able to be at the rental within 20/30 minutes for any matters. Do not require a "property manager" as that would mean someone with a realtor license could only be a property representative. A licensed realtor/ property manager is not needed. You don't need a licensed realtor/property manager because short term renters are not signing lease agreement and making financial decisions.
149. It is extraordinarily unfair to allow the current short term rentals within city limits to operate without penalty. Please log into TikTok and see how the house at 128 E Pine is continuously marketed for bachelor and bachelorette parties, leaving neighborhood residents subject to excessive noise.
150. I don't believe neighbors object to the short term rentals when it is a family of four enjoying our community. The problem occurs when 15 people squeeze into a 3 bedroom home, stay up all night partying, using objecting language, and urinating between the cars. The next week arrives and a new group doing the same thing. These short term rentals are in neighborhoods and the frequency and type of renters upset the balance of the neighborhood.
151. STR should be an option, however, their location and the amount of STR properties should be restricted. They should be subject to inspection just as LTR are.
152. We have one across the street now that is still functioning after disregarding her warning letter to stop do Short Term Rental. 412 Prospect St Cadillac.
153. Short term rentals are a business endeavor and should not be permitted in residential neighborhood under any circumstances!
154. Short term rentals are a business endeavor and should not be permitted in residential neighborhood under any circumstances!
155. I'm fortunate enough that my husband and I own our home, especially when I see the rental/purchase market and know how difficult it is to find and keep affordable housing in Cadillac. It's a nightmare already, with no end in sight. The need for housing is quickly outgrowing available housing. Taking rentals away from that market to rent on short term basis seems like a waste. There's also the expectation of increased traffic, crime, noise pollution and the need to employ someone to manage the short term rental market. All at the taxpayer expense.
156. The housing argument is pretty irrelevant. They types of properties rented for short term rentals are NOT those rented or purchased as "affordable housing". Short term rentals utilize mid to upper income properties.
157. Coming from someone that had rental homes/duplexes, I would rather rent short term (vacation home or condo) vs long term. Short term renters take care of the home vs long term renters. From owning many properties we have only rented to long term renters and it created more work/damage. When we go on vacation every year we rent short term. People are going to take care of the home/condo since they are paying way more for weekly rental than monthly. As you can charge more for weekly vs monthly.
158. It is a negative impact on a city that already does not have enough housing or affordable housing there's a lot of families displaced in communities that it is allowed in. There's also destruction and carelessness for the neighborhood. Noise violations. Parking violations.
159. Most of our residents I feel would be open to more options to attract tourists to the area to be able to support local business growth, but renting our homes to people that have no intention of trying to stay here and integrate into our community is not going to accomplish that.
160. Please do not allow them
161. Overall a good thing. Needs regulation.
162. No sublease of a renter to another renter. All transactions must be through the home and property owner.
163. Do a thorough background check on the renters before renting. And make strict rules for the renters to respect the property and have respect for the neighbors.
164. Maybe instead of complaining about short term rentals the city should start holding the current long-term landlords accountable for the run down filthy rentals and the uncontrollable tenants they currently rent to and hold them accountable for the meth/drug houses!
165. Not allowed
166. Allowing short term rentals along the lake would have a more positive impact on the local economy and businesses by bringing in more tourists that will actually spend money at local businesses and restaurants.

167. I think they bring value to our city. Helping local businesses opportunity. Short term visitors to our area studies have shown to bring in 3 times more money to the economy than a year round resident. Also think helpful for local investors to profit and in turn bring revenue to our area.
168. If you would plan properly you would not be operating under an "oh shit" mentality and once again placing the burden on those that have.
169. Set requirements. For example barking dogs, loud music etc etc.
170. This affects the availability of for sale/rent homes in the area and has contributed to high rental rates
171. Short term rentals allow the middle class to own homes they otherwise could not afford. We, the middle class are being pushed out of owning homes because of out of state purchases of cottages, etc. Short term rentals gives us an opportunity to stay.
172. Let people manage their own personal property
173. We need more people visiting our area to help support our local businesses. Cadillac is a low income area. Alone the residents can't keep our mom and pop shops open. We need tourists all year round. These short term rentals allow visitors to explore the potentially wonderful area we live in for a longer period of time. They can visit our shops, eat from our restaurants, join in on our festivities and spend their money with us. Owners of these rentals still pay the same property taxes as everyone else. Before short term rentals there was still a housing issue. There will always be a housing issue nothing can fix that. Building new apartment buildings won't create affordable housing, forcing owners to rent long term will increase the rent costs and still will not be affordable.
174. The positive side is that the people who can afford to remodel the old dilapidated houses in Cadillac are short term rental owners. Our housing market in the Cadillac area is harsh. It's both sides of the extreme. Affordable houses are in much needed repair and the everything else for sale is \$290,000 +. Makes it really hard for people to choose to want to live here.
175. We have a short term rental next door to us and it has been a nightmare. After living in our home for over 40 years, raising our children, and now grandchildren, we are no longer able to enjoy our own property. We experience all the problems listed above. Profanity that keeps us and our neighbors inside with our grandchildren. Men peeing about the yard in broad day light as we do our dishes in our kitchen and threats of violence and crude name calling if we politely ask for the music and profanity to be toned down. Complaint we have delivered to Cherry Grove Township to follow.
176. Keep lawns cut
177. Regulating on a case by case basis would be extremely important. For example, parking, some houses have room in their respective yards for things such as snowmobile trailers and multiple cars. Other homes have only one parking space. In my experience, air bnb websites do not make spelling out parking conditions a priority. This leaves parking up to the interpretation of the renter who most likely will not know what is or is not available parking.
178. Your current city staff can barely respond to the citizen needs now. How would the extra burden of regulating these rentals be managed in order for this to be a positive for the city instead of a negative. Again there needs to be a clear, reasonable and realistic plan in place
179. No
180. I lived in Leelanau county for the last three years. On June 1st we were informed that our house was being sold to turn into a short term rental sight. I work in Northport and the closest thing I could find was a spot to park a camper in Benzie. Because of short term rentals I am by all rights homeless and currently driving 110 miles a day to keep my job while I figure out what is next. Allow Cadillac to remain the Up North destination it is and don't allow it to crumble in to a place where only the rich white people of the world can experience.
181. Do not allow in residential neighborhoods. Allow police enforcement of violations.
182. It has been nearly impossible to find long term rentals in this area anymore. But short term rentals continue to increase. It's a difficult balance that needs to be found
183. Just because you can does not mean you should. You have to keep the property owners in the neighborhoods best interest at the forefront. W
184. Please consider STR congestion / density and the effects in neighborhoods and on the quality of life of long term residents.
185. Yes. You are thinking too hard about this. Allow them in Cadillac and move on to something more important.
186. Do a survey of the short term rental owners. Find out what percentage of the year their properties are rented.
187. Over blown. The City has many other more press priorities. Longterm rental compliance and general junk blight in city is building. How many short term rentals are they. My searches show minimal?

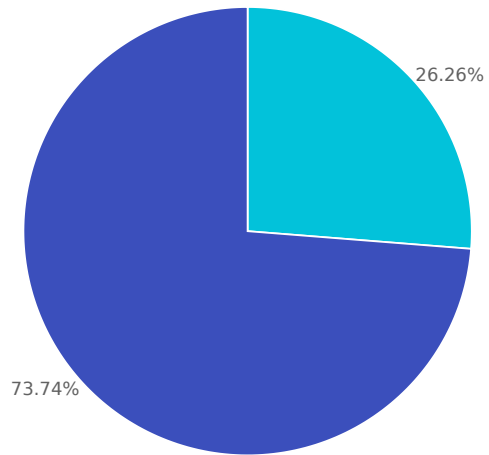
188. I lost my home to a house fire in missaukee county in February. The amount of rentals that have popped up since then is scarce. The shelter is always almost full, housing is unaffordable right now as it is and adding short term rentals for home owners or investors to get rich quick is disheartening. I have used an air bnb in bigger cities before and I know getting rid of short term rentals won't solve homelessness. However in a community that is already struggling with affordable housing and a shortage of housing I don't think allowing short term rentals is a good idea. We need to make sure our residents have opportunities to housing before we let tourists take that from them. It's been six months of not being able to find a place to call home and it's frustrating. So frustrating that I have thought about pulling my kids out of Cadillac schools and relocating somewhere else that we can find housing. I love Cadillac. I love missaukee county but there is simply not enough housing for the residents that are already here.
189. I should be able to do what I want with my house.
190. I currently live in Prudenville and will be relocating to Cadillac this year...
191. You get to pick low-income I live in a dump and do not care what my place looks like or you get to bring people to town that have money, boost the economy and create jobs.
192. Short term rentals are for the homeowners, it is another source of income for them. Generally, people get these for parties or events, the people stay on the property, from my experience, and don't leave. They may do bar crawls or whatnot, but generally they don't leave the property. This doesn't generate more tourism, it is generally a more public nuisance than anything else. I believe strongly in the free market, so I can see the issue with government stepping in to prevent people from doing what they want with their own property, but I also see the need to prevent Cadillac from ceding more ground in the direction its been trending for the last few years, IE drug and alcohol usage becoming more prevalent.
193. Noise is generally the only complaint I have received, in 26 years of enforcement of the City Code, regarding short term rentals. Police enforcement is critical.
194. Start and enforcement board and stand BEHIND IT if the people are problematic, they will lose their license to have short term rentals in our town - period - BE FIRM people will follow your rules or pay your fines
195. no
196. The city should enforce laws on the books. If a certain property is a problem in the community, there are ways to fine a ticket the owners. The people investing in short term rental property aren't likely to invest in low rent property. Supply and demand drive the cost of property. The people staying in the short term rentals spend their money in our community and improve the economy for all the area.
197. I think it is an exceptional option to share our city and county with this option. Look at all the people that come here to vacation and we get to live here. What is our goal? No tourists, snowmobiles, skiing, boating?
198. No
199. Should have a license, be inspected, live on the property, have a phone number posted of owner at police department If don't follow rules can be closed down
200. As a property owner, I fully support allowing short term rentals.
201. I live on Lake Mitchell and we have a HUGE problem with the short term rental next door. We've withstood 4 bachelor parties and 3 giant, obnoxiously loud family gatherings this summer already. Issues include cursing at top of lungs, loud profanity laden, offensive music, public urination, threats of violence, over parking, unsafe boating, fearing for our children's safety and trespassing. We desperately need the City to help us with this problem. My grandfather built a cabin on Lake Mitchell in 1940 and we just rebuilt a beautiful new house on the property and this airbnb has ruined half out summer so far.
202. Have any of those lodging complaints against this visiting population, spoken to any noise ordinance breakers, or parking violators. Did they have any relationship with the neighbor who turned their residence into a STVR?
203. They don't belong in neighborhoods where there are full time residents.
204. This seems stupid to me, what other business can we outlaw? Landfills? Foundries, pot stores? Why don't we outlaw semi trucks?
205. I was so happy to move away from a community that ignored those who lived there and focused everything on the tourists. I hate to see Cadillac now heading that way.
206. We don't want to turn into Traverse City. We want to grow the community feel where people can work and afford to live in our community. We have seen home prices leap up and few houses on the market. And those who need to rent are finding affordable housing more difficult.
207. I don't believe short-term rentals are a good idea in residential areas where neighbors can be negatively impacted.
208. Not for Cadillac to much trouble especially for our over worked police department.

209. Short term rentals thrive on reviews so poorly maintained properties will not last therefore I don't believe inspections are necessary. Long term a cap on short term rentals may be appropriate but I don't believe it is a good starting point. See the demand before capping. Charge an annual permit fee. Short term rentals that don't do well short term will become long term rentals in my opinion. Providing clear guidance will open the door for investors to come to Cadillac which will in term increase long term rentals one way or another.
210. They are a problem with local residents trying to deal with the problems that the short-term renters cause
211. We live on a private court with 6 houses, 2 of which our family owns and have owned property there for over 50 years. In the past 5 years we had people buy one of the houses and turn it into a short term rental and it has been awful ever since. The short term renters disrupt our daily quiet lives. They are a nuisance. They park not only in the driveway but also in front on the lawn blocking our beautiful view of the water. They aren't supposed to have pets but many renters sneak them in which upsets the permanent residents dogs and then the renters don't clean up after their animals. They speed down our short court although we post signs of children at play and everyone else drives 5mph or below. Renters have almost hit children, dogs and a disabled resident while speeding down the court. They gave absolutely no respect for the people that live there permanently. Why would they when they never have to come back. Renters have been caught using our private trash cans and when approached about it have become angry and made threats to the permanent residents. When we advise the owners of the property of the renters actions they don't respond or care. The other 5 owners on our court are all completely against the short term rental and the disruption it costs our little community.
212. They can be an asset to a community; but unregulated they can also be a detriment.
213. No not really
214. I believe the high quality of the type of guests which use short term rentals in the Cadillac area is important, compared to the low quality of long-term renters in this area that are low income. I have an Airbnb in which the neighbors love all of the guests that come there. It's outside of the city limits. But my actual neighbors and the slumlord that owns it is not so desirable. There are people that bring in trash that live there they don't pay the utilities their water gets shut off they leave animals abandoned when they move out and trash piled up outside, coming into my yard. There are a lot of people moving here that don't have jobs and begging for money on Facebook looking for housing. The visitors to the area do you have an income and they don't commit crimes
215. If you want more affordable housing then the city should lower the taxes. The housing cost in Cadillac is much lower than surrounding areas. City has a reputation of not being easy to work with. City lacks clear leadership and vision.
216. use vacant land for new units.
217. There is a lot of run down homes and blight in the city. I think this allowing and limiting regulations on short-term rentals would allow some of the properties to be cleaned up. Would bring more money into the city by way of people shopping and spending money in town and increase taxes.
218. As I have said- there is no greater cause for unpleasantness on the lake than renters who destroy the ambiance and lakeside vibe that Cadillac strives to project and maintain. We have survived without an abundance of short-term rentals for decades, and I truly believe that without regulation and restrictions they will only continue to undermine the quality of life of this beautiful city and region.
219. The owner of a short term rental should be required to register their property. If they do not register the property then I feel like there should be consequences.
220. No
221. I have been both a customer and owner in the short-term rental business for many years. It's been my experience that the owners that care about their properties and customers have a positive impact on the community. There are some that are only in it to make a quick buck and they usually fail and move on to something else. The review system helps regulate the business, forcing the bad ones out on both sides. The people that try to rent and have parties are usually obvious and if they succeed, it's only once. There is a strong demand for additional vacation rentals and I hope the City of Cadillac will consider allowing some quality operators in to help fill that need.
222. Short term rental companies often provide a percentage to the city they are allowed to operate in.
223. I have used many short term rentals and own one myself that I use myself to enjoy visiting the area. Short term rentals allow for a greater experience that hotels cannot provide. For example as simple as traveling with three or more children, hotels cannot even give you a room to share as a family, whereas a short term rental let's you relax and enjoy a home while vacationing where you can cook and eat and enjoy a large enough space to watch a movie or play games. Platforms like Airbnb do background checks and have a resolution center to enforce rules for owners and renters. As with any business there needs to be balance so that it does not infringe on near by homeowners who are also enjoying their home which they pay to enjoy. Sorry term rental owners need to be held responsible for any unwanted activity like any other business. My experience is that all renters show respect in that regard knowing they will be held accountable and could lose their status as a qualified renter.
224. Helps the city economy ! Tax benefits for city. Helps housing prices .

225. It could be a good thing but there should be thought and care taken to make sure locals are protected. Looking at how other communities have done this successfully is warranted (and probably already considered)
226. The biggest problem we've witnessed is homes being rented at capacities greater than what a single family home would otherwise house. This lends itself to large parties, which are at odds with neighborhoods.

Would you like to be included in future meeting notices? If so, please put your contact information below.

Answered: 438 Skipped: 0



● Yes

● No