

Derrick Tokos

From: James Hanselman <jj_oregon@yahoo.com>
Sent: Friday, February 08, 2019 1:31 PM
To: Derrick Tokos
Subject: Re: Concepts for Enforcement Memo

Follow Up Flag: Follow up
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Derrick,

Sorry that this is so late. I thought that it had gone days ago to you but today I found it in the draft file. My bad.

Jim

Derrick,

Concepts that were discussed and supported from Ad Hoc and PC were:

-central registry available to all residents. Needs to contain every complaint registered and results of enforcement follow up in addition to owner/manager info. This is the best way to allow the public to see that enforcement is occurring. The city certainly has failed on this up to this point.

-a 3rd Party enforcement group to see that ALL complaints are followed up in a timely fashion (1 day). Also a good criteria for measuring the 3rd Party's attentiveness.

-3rd Party costs are totally covered by VRD fee. It would be a "user" fee for VRD operators. This is in addition to licensing and endorsement costs.

-a system to insure the accurate reporting of tenancies and vacancies each week and a concrete method of tracking room taxes due the city. (I would suggest revocation of license for ANY failure to pay room tax. This is an infraction several magnitudes beyond loud parties and trash.) These vacancy/tenancy reports should also be available to the public as the public have a more watchful eye and greater concern for violations and enforcement than the city does.

- each infraction carries a monetary penalty (not a warning) and of course each infraction would be shown in the registry and be counted as one of the three infractions allowed before suspension or revocation. Each additional infraction should be more costly...\$100, \$200 then \$400. The city can use the money.

-transparency for the public is crucial or there will continue to be a distrust of the city and VRD owners.

I hope that these ideas and concerns will carry forward to the CC in our memo.

Jim

On Monday, January 28, 2019, 8:21:51 PM PST, Derrick Tokos <D.Tokos@NewportOregon.gov> wrote:

Good evening,

We pushed the discussion to the regular session this evening and neglected to pick it up at that time. For those of you that have an idea of specific concepts you would like to see captured, could you kick those over to me via email? It will help me frame the memo for you.

Thanks,

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James B. Patrick

From: James B. Patrick [jbpatrick@peak.org]
Sent: Monday, February 04, 2019 4:00 PM
To: 'D.Tokos@newportoregon.gov'
Subject: concepts for enforcement memo

Derrick,

I see three issues.

First is some kind of internet collection of units for rent. That should go out to bid. Should collect most advertized vacation rentals but will do nothing for informal rentals. IE friends or family or advertized on very local media as opposed to national or metro.

Second is enforcement of city rules for behavior in vacation rentals. That will likely to be a city employee though could contract it out. Should have a list of things that will result in a violation and correction procedure. A central location to make complaints would be nice if doable.

Third is collection of complaints and violations with some kind of three strikes and you are out system. Would be nice to see that as public information but there may be some privacy concerns on both sides. If public, both complainant and complainer will have their info available to the public. Violations should automatically be public and available to be seen online.

Jim Patrick