

## Minutes

May 26, 2023

### Short-term Rental Work Group

- Meeting called to order by the chairwoman.
- City Attorney gives an overview of meeting rules and procedures
  - No member personal info will be distributed to the public by the city.
- Data presentation by Visit Bentonville
  - January 2023-December 2023
    - ADR - \$180
    - Occupancy- 26.8%
    - RevPar - \$48
    - Unit Revenue - \$12.8M
  - Short-term Rental Inventory: 771 on Airbnb, 354 on VRBO
    - **TASK: Committee members requested radius data from Visit Bentonville**
      - **.5 mile from the square**
      - **Downtown communities**
  - How Visit Bentonville is obtaining short-term rental data
    - Hosts can list on the website if they fill out a business form.
    - Distributing #visitbentonville signs which will require that the business form be completed.
  - Last 90 days (as of May 26, 2023)
    - ADR -\$169
    - Occupancy - 52.5%
    - RevPar - \$89
    - Unit Revenue - \$5.6 M
- Issue identification
  - The city wants contact info for issues onsite.
  - Concern that there will be single-family homes with multiple bedrooms that are rented individually.
  - Breakdown of community togetherness
  - Whole apartment complexes that are short-term rentals - Should they be classified as hotels?
- Public comment
  - Regulation of short-term rentals amounts to interference with property owner rights.
  - Tough to have a community when a high concentration of short-term rentals in the area (Item placed under issue identification)
  - Central data for short-term rental with contact info and registration (Item placed under issue identification)
- Member discussion
  - Registration
    - Is registration needed?
    - Have people identify whether the owner occupies the property or not.
    - What do we do with one-off rentals (ex. a once a year, two-week rental)?
  - Survey
    - Should we conduct a survey of the community about their concerns?
      - Survey includes a few issues for people to check off.
      - Survey is broad to draw out any concerns.
  - Have Visit Bentonville offer educational support to short-term rental hosts.
  - Define STR in our community.

- City staff came to the council to ask if short-term rental regulations should be in effect after neighboring communities issued regulations.
  - Ask the police department to report on issues, if any, at short-term rentals.
- Next agenda
  - Discussion
    - Police report on issues at short-term rentals
    - Data from Visit Bentonville on Short-term Rentals in Downtown
    - Community Survey - Do we need to conduct it?
    - Registration - Do we want to require it?
    - Info about regulations implemented by neighboring communities.
  - Agenda will be determined by chairwoman and city officials.
- Meeting adjourned
- Next Meeting - June 23, 2023 at 11:30 am