

Short-Term Rental Survey

Tuesday, December 6, 2016

What is Short-Term Rental?

- Rental of all or part of a residence for less than 30 days (currently is prohibited by ACZO)
- Considered to be a home occupation business
- Called “accessory homestay”

Purpose of the Survey

- County Board voted to advertise an accessory homestay
- Considered to be a home occupation business
- Called “accessory homestay”

Civic Federation's Short-Term Rental Survey

Survey rules:

- Anyone may take the survey.
- However, respondents were required to complete all affiliation questions (Questions 1–7).
- Completion of Questions 8–23 was optional.

Survey data:

- 623 people completed the required affiliation questions.
- 506 people completed all 23 questions in the survey.

Who Took the CivFed Survey?

ACCF Affiliation

- 19% delegates/alternates
- 31% from member groups
- 50% unaffiliated

Top 5 Zip Codes

- 22207—25%
- 22204—18%
- 22201—14%
- 22205—14%
- 22202—13%

Type of Home

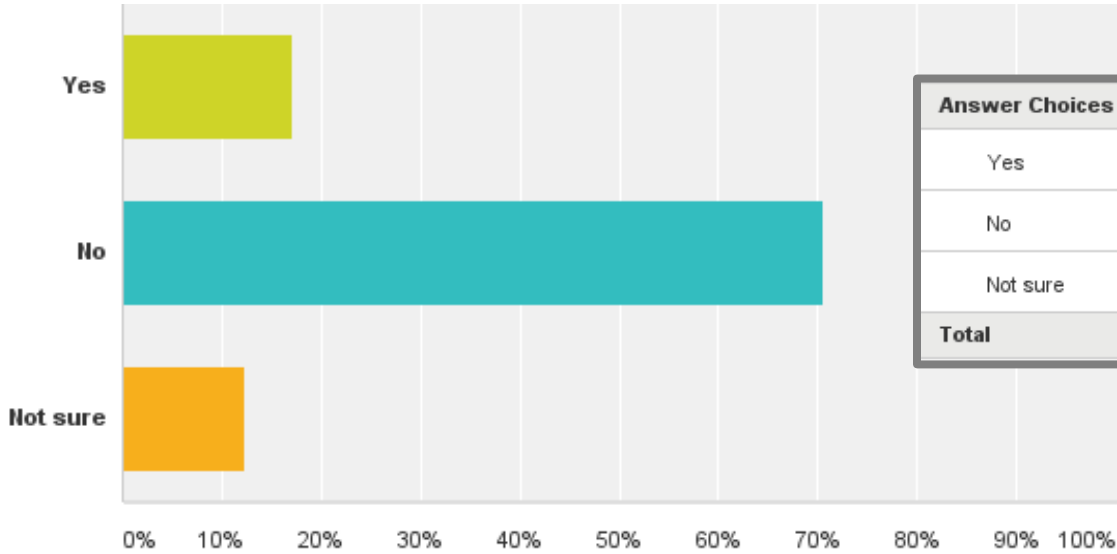
- Single-Family Detached—79%
- Condo—9%
- Townhouse—7%
- Apartment—3%
- Duplex/Semi-Detached—2%

Own Versus Rent

- Own—94%
- Rent—6%

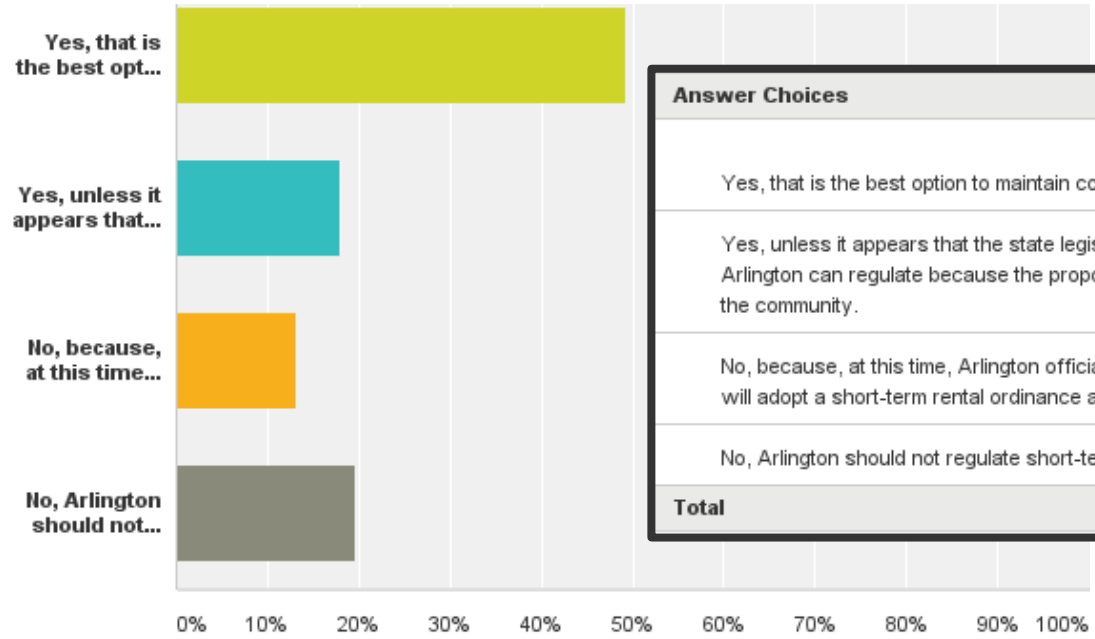
Results for All

Considering providing short-term rentals?



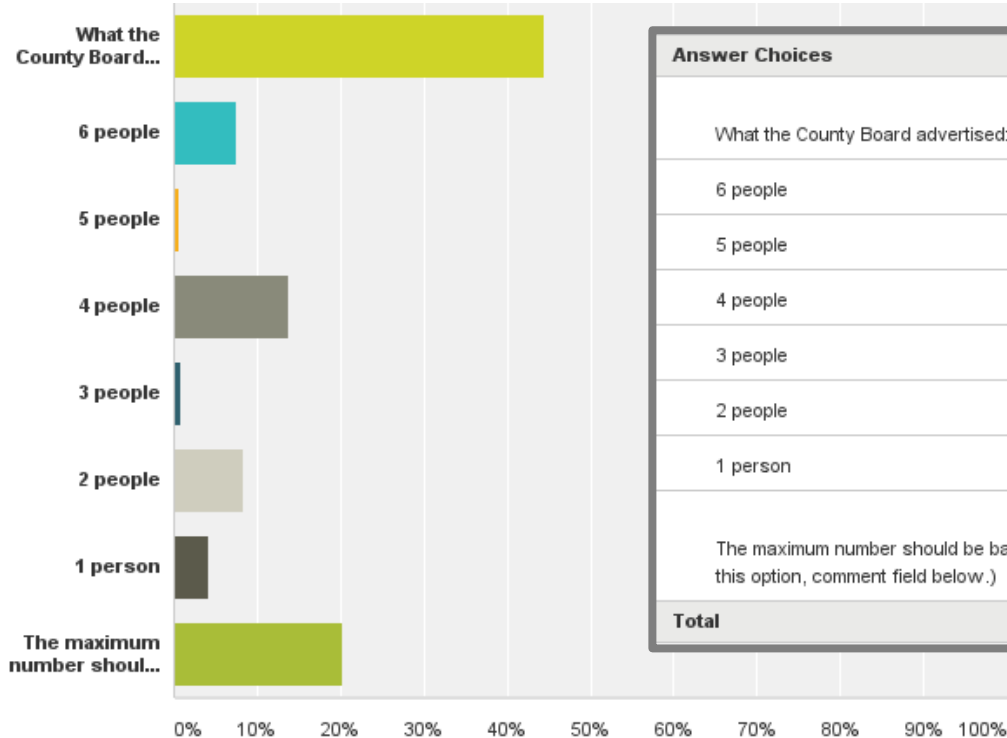
Answer Choices	Responses
Yes	17.17% (107)
No	70.47% (439)
Not sure	12.36% (77)
Total	623

Q20. In your opinion, should Arlington adopt the proposed short-term rental (accessory homestay) ordinance revision in December 2016, as planned? [Answered 497, Skipped 126]



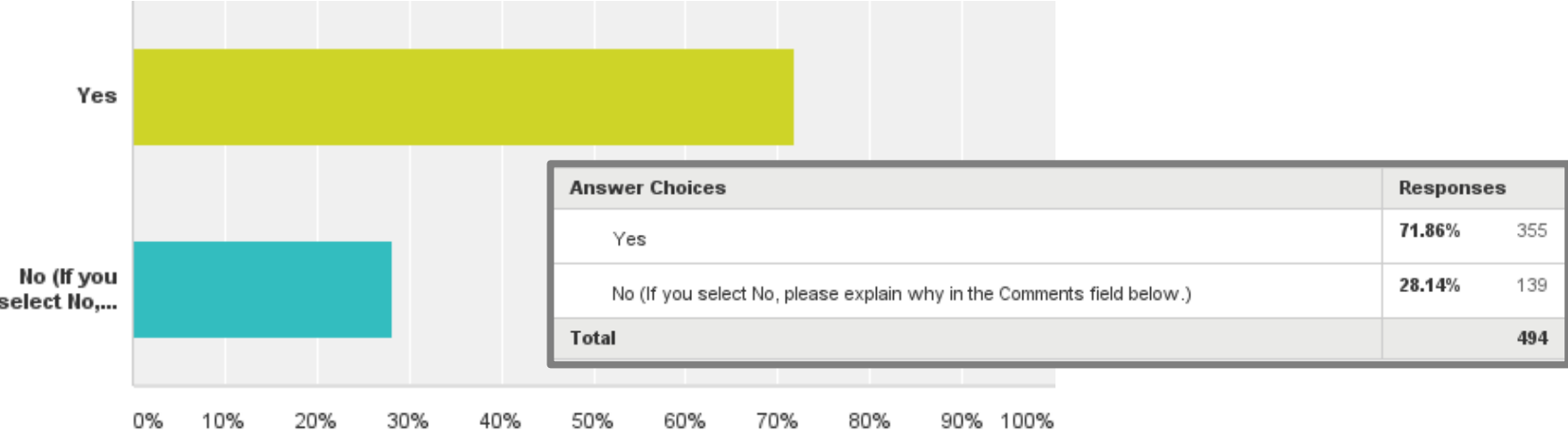
Answer Choices	Responses
Yes, that is the best option to maintain control of short-term rentals in Arlington.	49.30% 245
Yes, unless it appears that the state legislation will not be adopted such that it limits what Arlington can regulate because the proposed ordinance would benefit from additional input from the community.	17.91% 89
No, because, at this time, Arlington officials do not know whether the Virginia state legislature will adopt a short-term rental ordinance and, if they do, what restrictions it would contain.	13.08% 65
No, Arlington should not regulate short-term rentals.	19.72% 98
Total	497

Q8. MAXIMUM NUMBER OF GUESTS: What should the maximum number of homestay guests be? [Answered 498, Skipped 125]



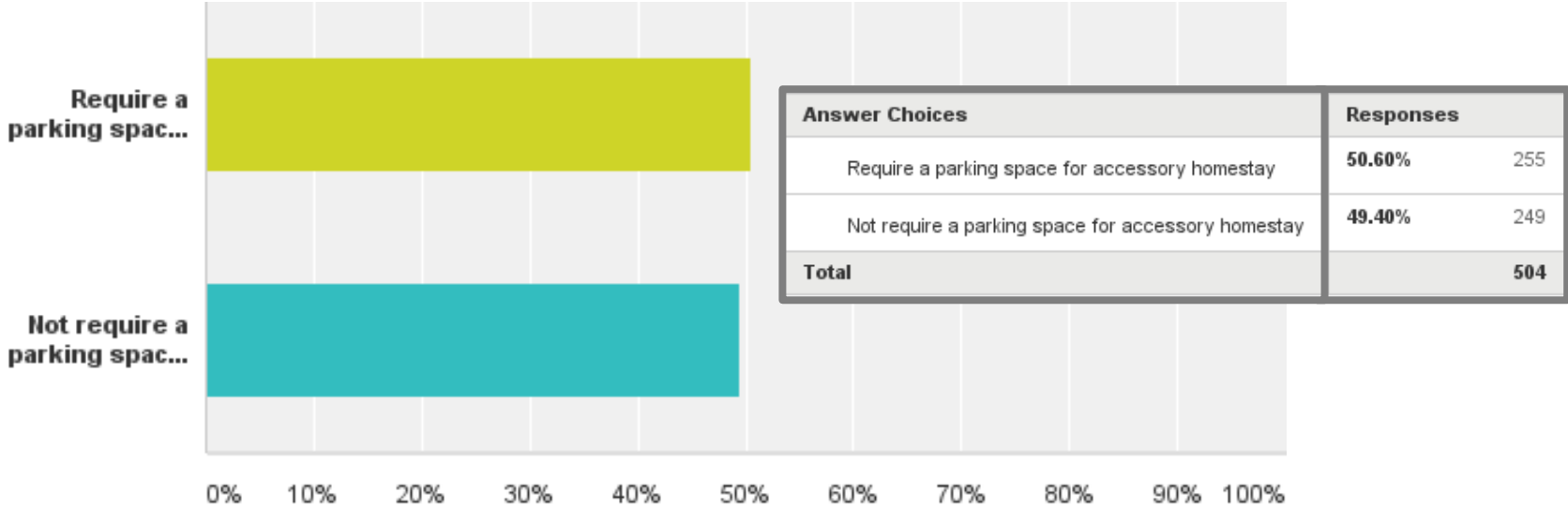
Answer Choices	Responses
What the County Board advertised: The larger of either 6 people or 2 people per bedroom	44.38% 221
6 people	7.43% 37
5 people	0.60% 3
4 people	13.86% 69
3 people	0.80% 4
2 people	8.43% 42
1 person	4.22% 21
The maximum number should be based on the type of dwelling and/or its location. (If you select this option, comment field below.)	20.28% 101
Total	498

Q9. SIZE: The proposed accessory homestay would be allowed to use an entire dwelling, or a portion thereof. Do you agree with this allocation? [Answered 494, Skipped 129]

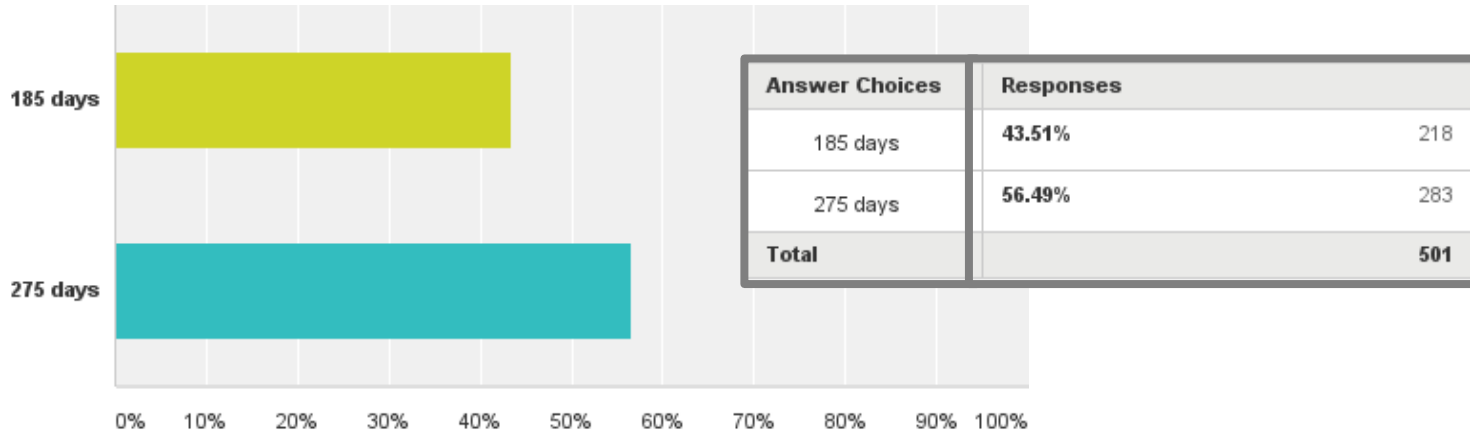


Q10. PARKING: What should the County Board do?

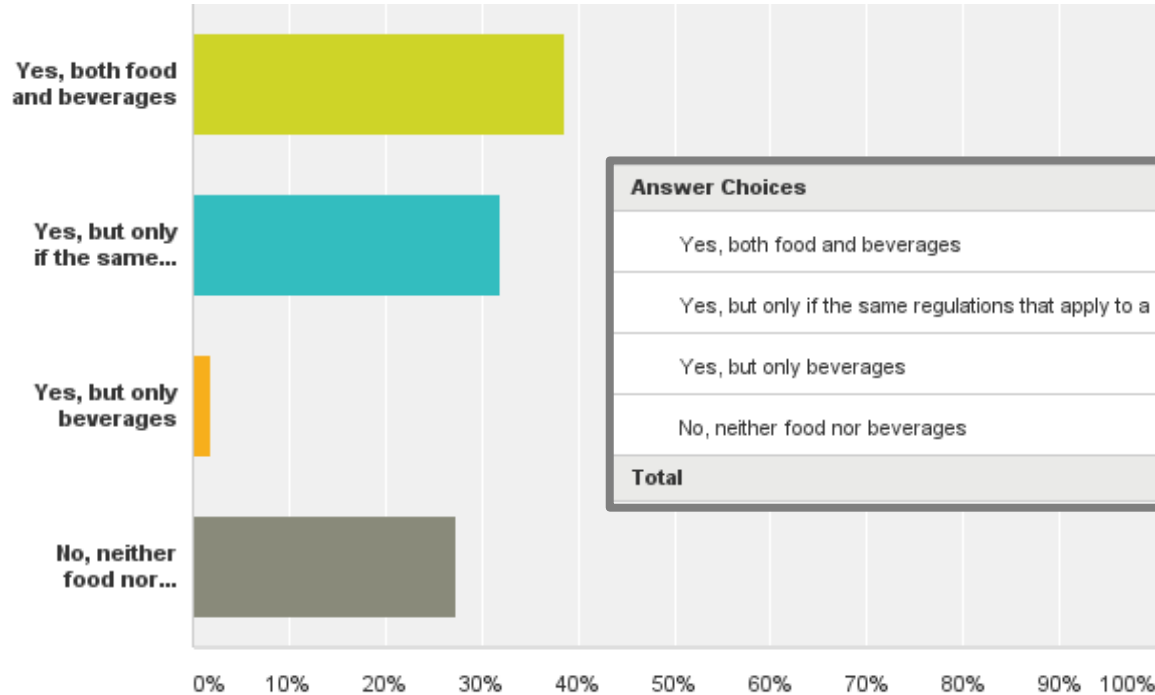
[Answered 504, Skipped 119]



Q11. OWNER OCCUPANCY: Do you support a definition that is closer to 185 days or closer to 275 days? [Answered 501, Skipped 122]

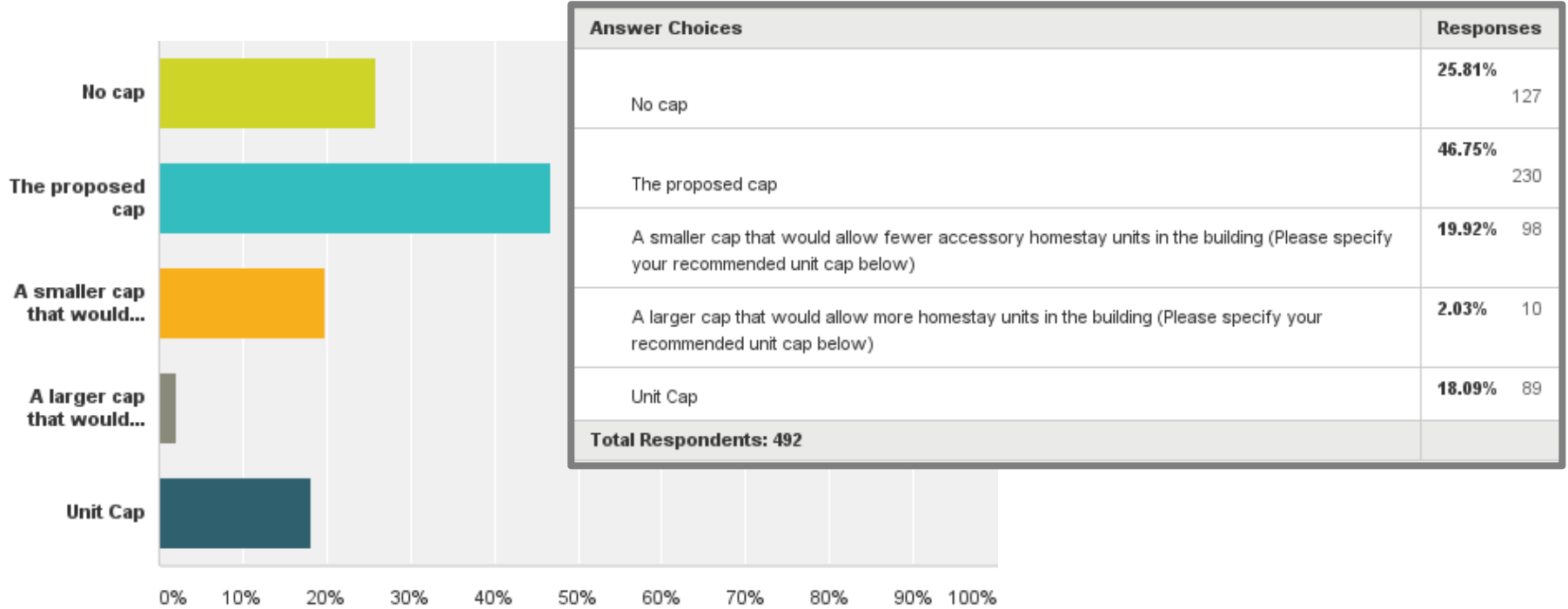


Q12. FOOD AND BEVERAGE SERVICE: Should the owner (or his/her agent or contractor) be allowed to prepare or serve food or beverages to any overnight guests of the accessory homestay? What do you support? [Answered 509, Skipped: 114]

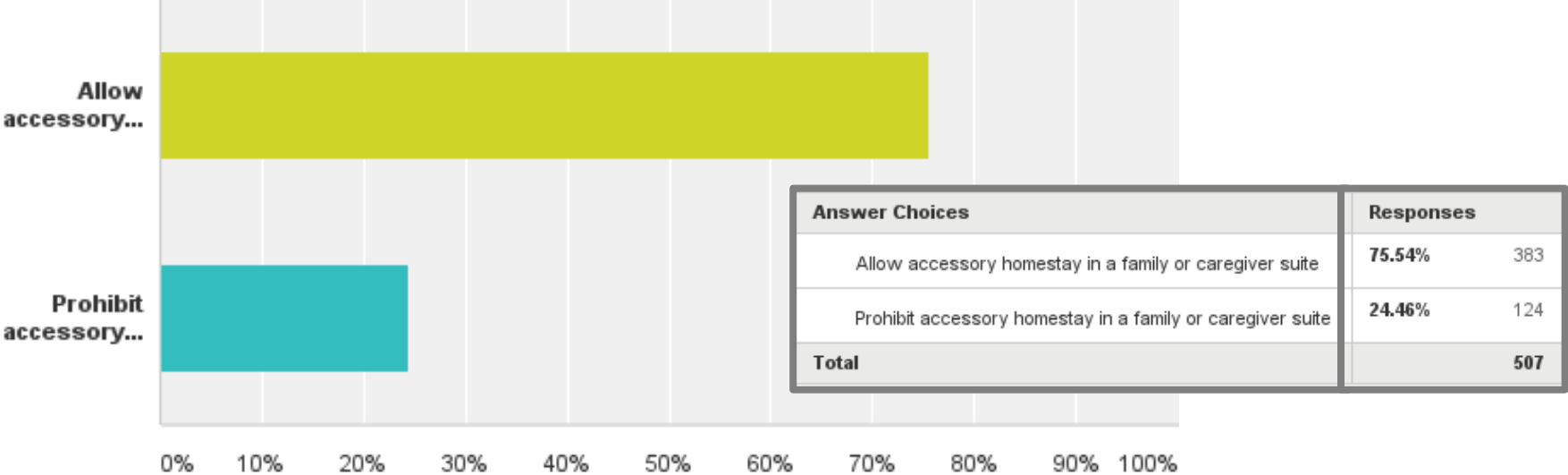


Answer Choices	Responses
Yes, both food and beverages	38.70% 197
Yes, but only if the same regulations that apply to a Bed and Breakfast are followed	32.02% 163
Yes, but only beverages	1.96% 10
No, neither food nor beverages	27.31% 139
Total	509

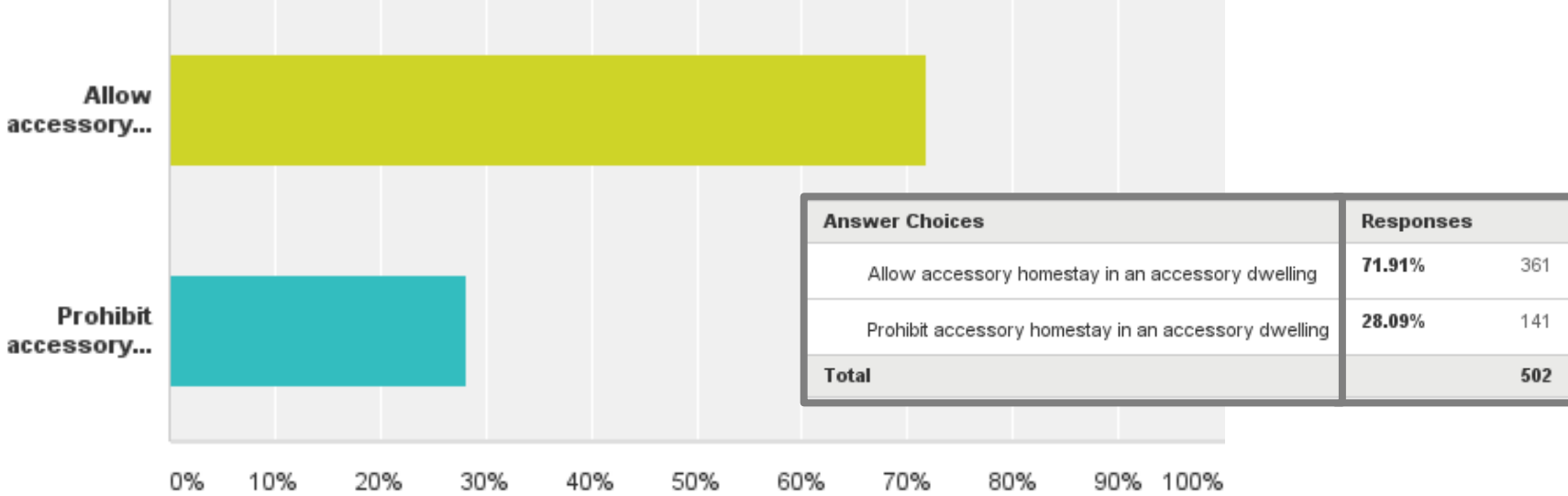
Q13. CAP ON UNITS: The proposed amendment includes an option that could limit the number of dwelling units within any multiple-family building to the larger of either one unit, or 25% of the total number of dwelling units in the building. What cap should be adopted? [Answered 492, Skipped 131]



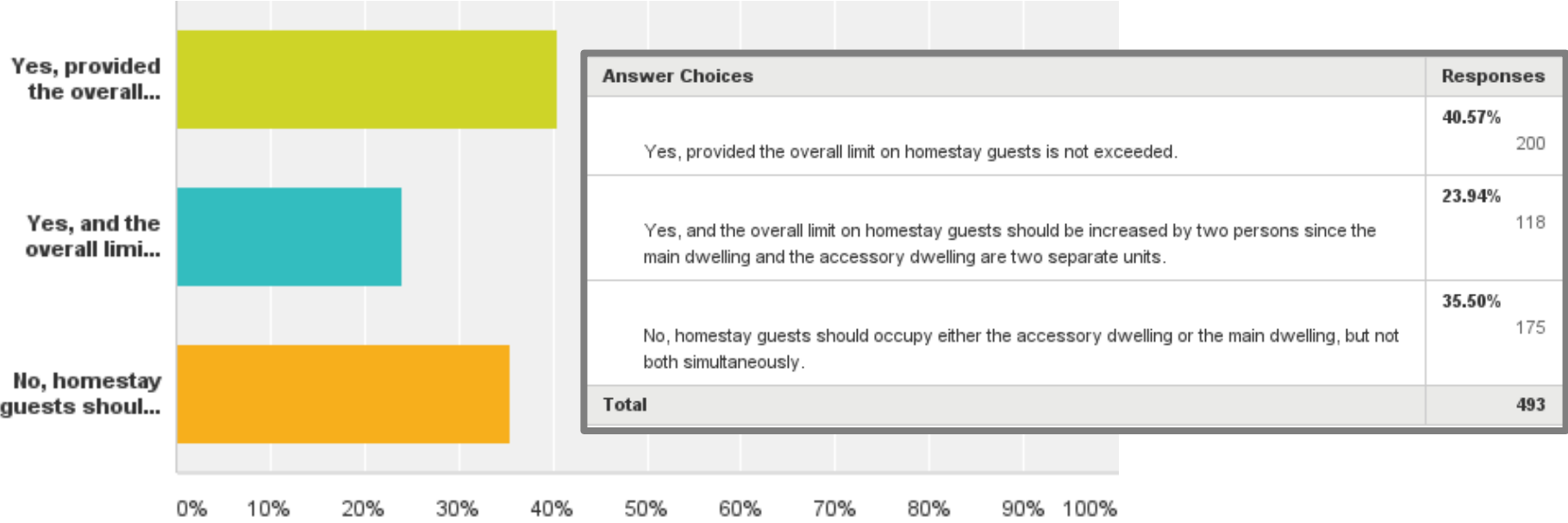
Q14. FAMILY/CAREGIVER SUITES: The proposed amendment would either allow or prohibit accessory homestay in an approved family suite or caregiver suite. These are allowed within a one- or two- family dwelling unit and may have an "efficiency" kitchen. Each of the suites is built with specific uses in mind: occupancy by a relative of the owner or occupancy by a person caring for the owner or a relative of the owner. Assuming the family/caregiver use for the suite temporarily or permanently ceases, should accessory homestay be allowed or prohibited in a suite? [Answered 507, Skipped 116]



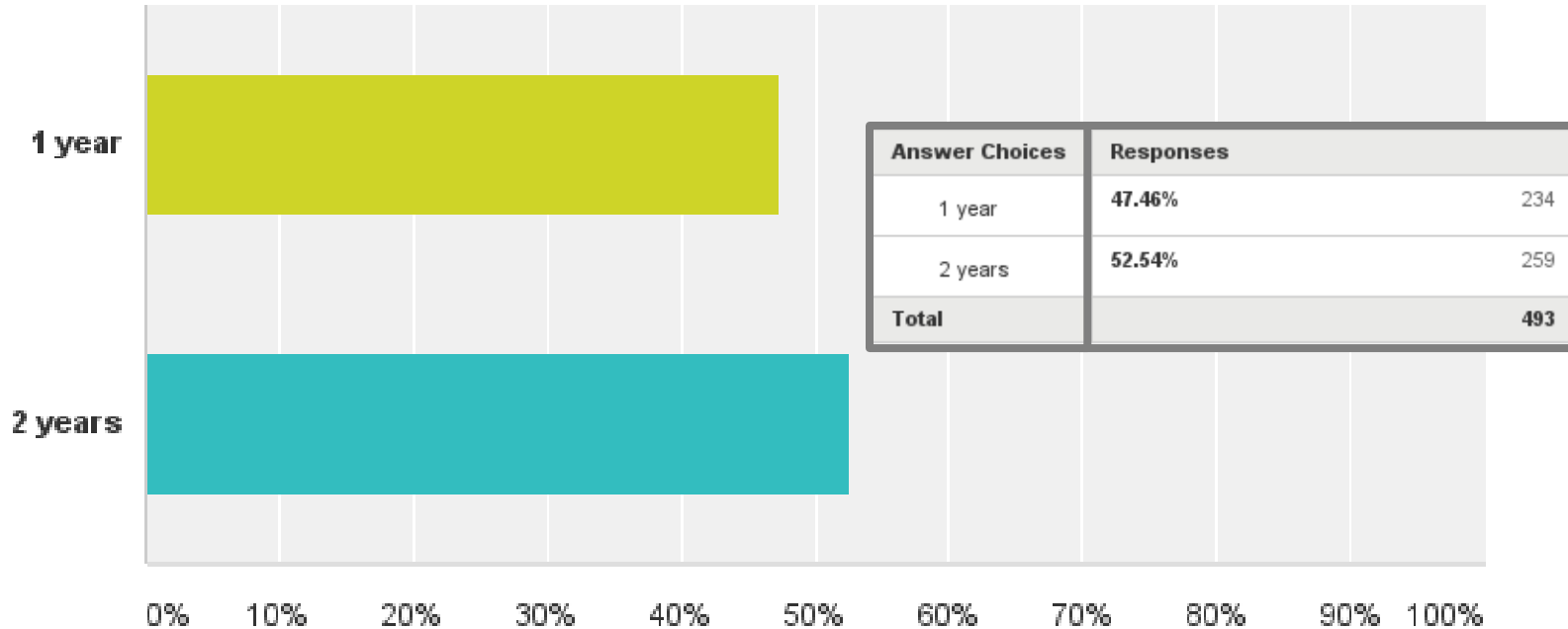
Q15. ACCESSORY DWELLINGS: The proposed amendment would either allow or prohibit accessory homestay in an approved accessory dwelling. An accessory dwelling in Arlington County currently refers to a separate rental unit that is within or attached to a one- or two- family dwelling unit. Should this use be allowed or prohibited? [Answered 502, Skipped 121]



Q16. SIMULTANEOUS USE: The Zoning Ordinance states, “No more than two persons shall occupy the accessory dwelling.” Assume that will not change. Also assume, for purposes of this question, that an accessory homestay will be allowed in an accessory dwelling and that a reservation for more than two persons has been made. Should accessory homestay guests be allowed to occupy both the accessory dwelling and the main dwelling simultaneously? [Answered 493, Skipped 130]

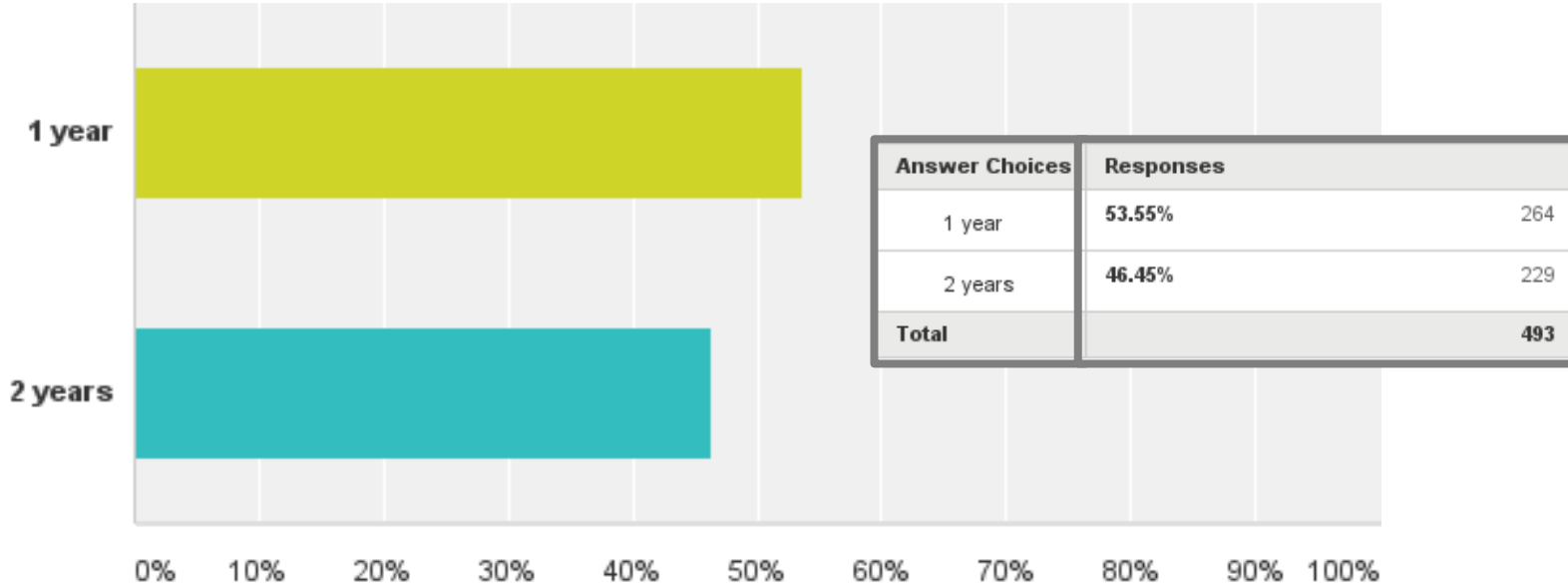


Q17. PERMIT LENGTH: The advertised language indicates that an accessory homestay permit is required and suggests that the permit should be valid for one year or for two years. What permit length do you support? [Answered 493, Skipped 130]

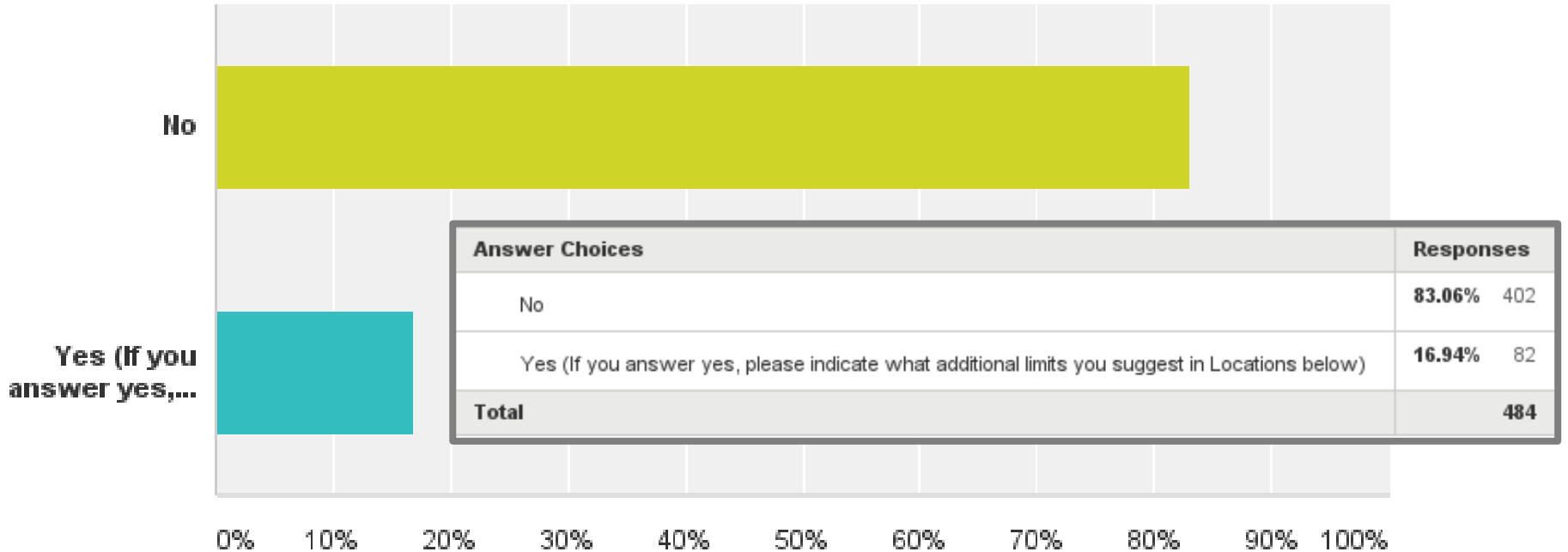


Q18. PERMIT REVOCATION PERIOD: If an accessory homestay permit is revoked, the applicant would not be eligible to receive a new accessory homestay permit for either one year or two years. Which do you support?

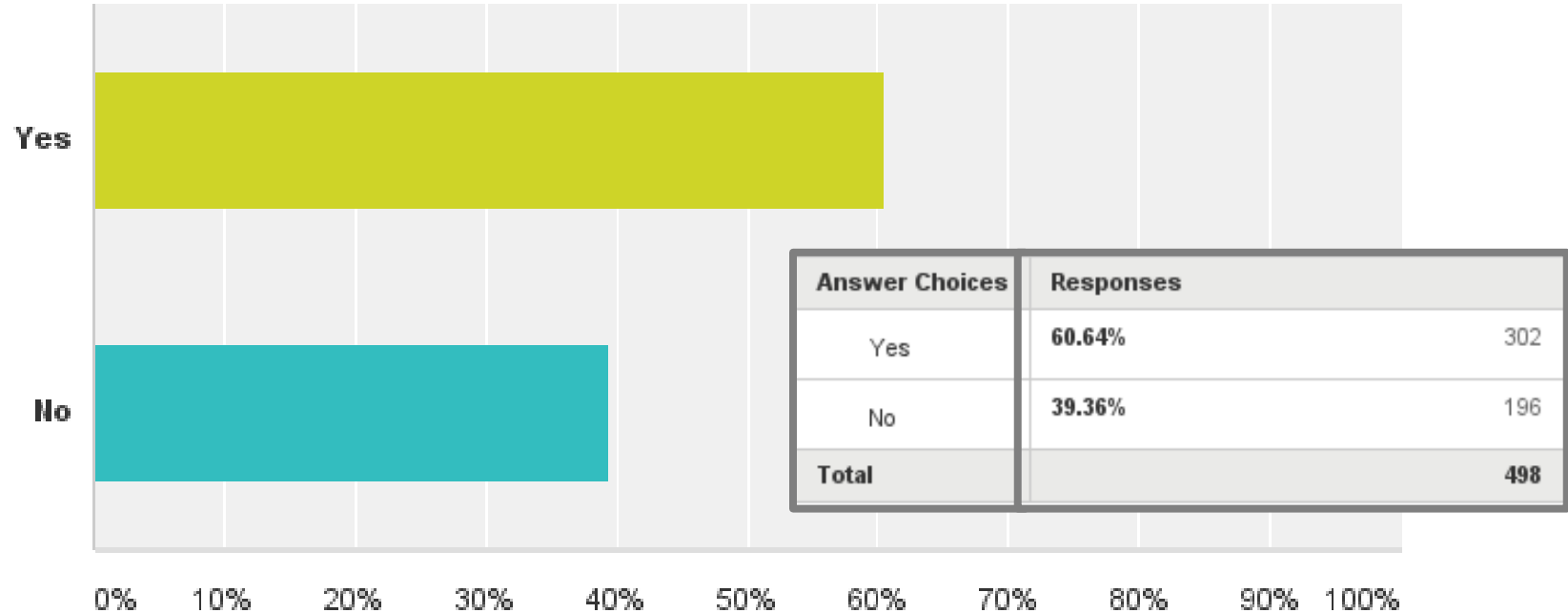
[Answered 493, Skipped 130]



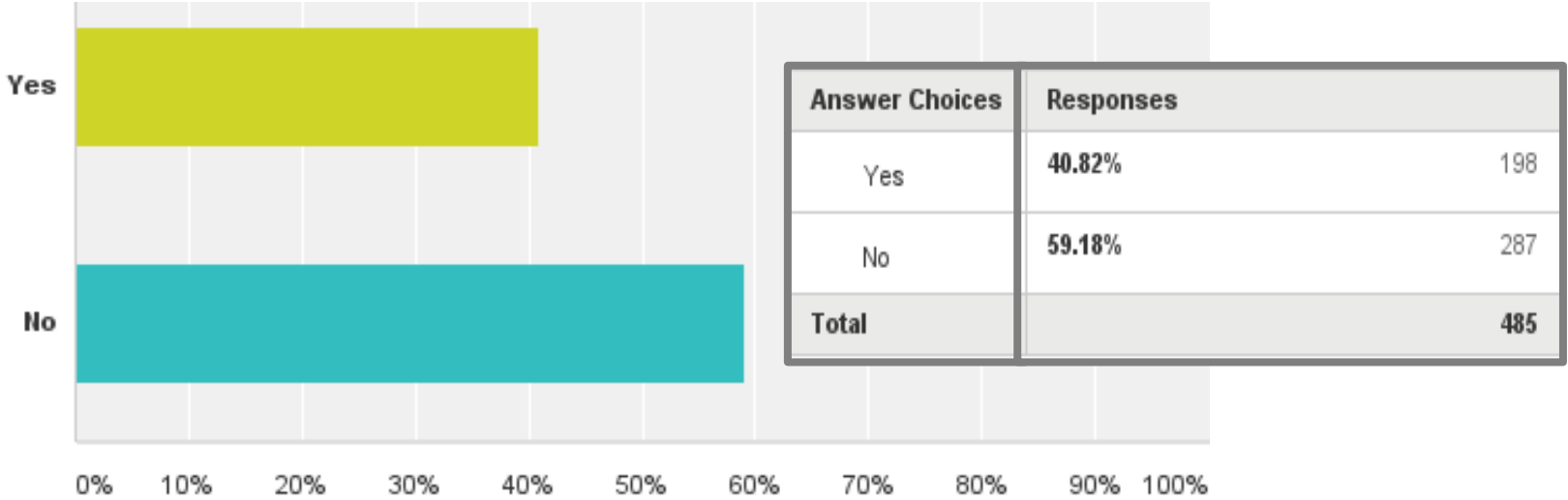
Q19. LOCATIONS: The advertised revision would allow an accessory homestay in Single-family residential ("R"), Multiple-family residential ("RA"), and Commercial/mixed use ("C") Zoning Districts. (Linked document with map was provided.) Should there be additional limits on where Accessory homestay use is allowed? [Answered 484, Skipped 139]



Q21. PERMIT FEE: No fee is proposed for an accessory homestay permit at this time. However, staff may consider a fee proposal as part of the Fiscal Year 2018 budget. Should there be an Accessory Homestay permit fee? [Answered: 498, Skipped: 125]

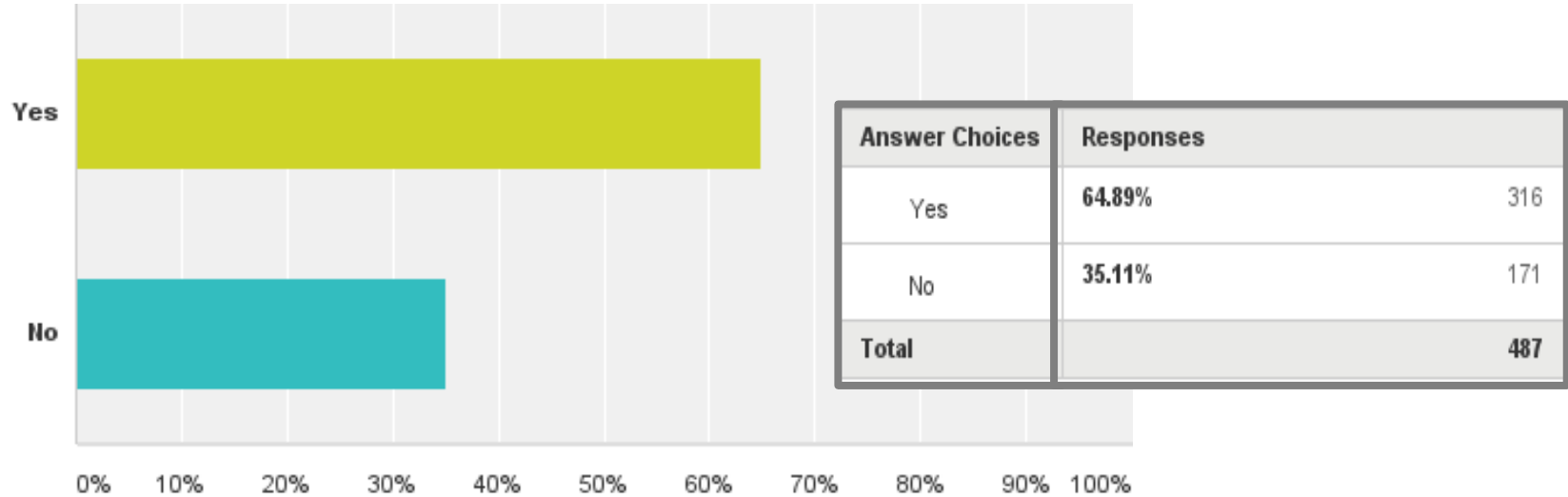


Q22. ACCESSORY DWELLING SUPPORT: If the use of accessory dwellings* for accessory homestay is approved, should Arlington consider earmarking a portion of the revenue from such use to support accessory dwelling design advice? [Answered 485, Skipped 138]



*Accessory dwellings were established to be long-term rentals that, in addition to providing a revenue stream for the property owner, could increase affordable housing options. If use of accessory dwellings for short-term rental (accessory homestay) is approved, that could become the major use, diminishing the potential for accessory dwellings to expand affordable housing units. In addition, due to the complexity and cost of design requirements, very few permitted accessory dwellings have been built in Arlington. That might be partly remedied by providing free design advice.

Q23. SAFETY OF LONG-TERM RENTALS: Should long-term rentals in one- and two- family dwelling units be subject to the same safety requirements* that the short-term rentals will be? [Answered 487, Skipped 136]



*The proposed amendment imposes safety requirements on short-term rentals. Such requirements in one form or another are already imposed on multi-family buildings, bed & breakfasts, accessory dwellings in single-family homes, and family/caregiver suits in single family homes. Long term rentals of single-family homes in Arlington currently are not subject to safety requirements, as they are in DC.

Results for Selected Subgroups

- Desire for Short-Term Rental, Sorted by Residence Type (N=623)
- Desire for Short-Term Rental of Own Residence, Sorted by Zip Code (N=620)
- Desire for Short-Term Rental of Residence, Sorted by Zip Code (N=623)
- Desire for Short-Term Rental of Non-Residence, Sorted by Zip Code (N=54)
- Said “Yes” to Additional Location Limits, Sorted by Respondent’s Zip Code (N= 484; Yes = 82)
- Should Arlington Adopt the Short-Term Rental Ordinance Revision? Sorted by Zip Code (N=497)

Desire for Short-Term Rental, Sorted by Residence Type (N=623)

RESPONSE	Apartment	Condo	Duplex & Semi-Detached	Townhouse	Single-Family Detached
Yes	4 (23%)	4 = 7%	3 (21%)	8 (19%)	88 (18%)
No	11 (64%)	45 = 80%	8 (57%)	34 (79%)	341 (69%)
Not Sure	2 (12%)	7 (13%)	3 (18%)	1 (2%)	63 (13%)
Total	17	56	14	43	492

Staff indicated that existing multi-family buildings would not meet proposed life-safety requirements. That, plus HOA/Regime restrictions may account for the large number of responses from residents of single family detached homes.

Desire for Short-Term Rental of Own Residence, Sorted by Zip Code (N=620)

	Total	Yes	Not Sure	No
22201	86	18 (21%)	10 (12%)	58 (67%)
22202	82	19 (23%)	9 (11%)	55 (67%)
22203	33	6 (18%)	2 (<1%)	25 (76%)
22204	116	24 (21%)	19 (17%)	73 (63%)
22205	88	14 (16%)	12 (14%)	62 (70%)
22206	25	2 (8%)	0	23 (92%)
22207	157	18 (11%)	117 (75%)	22 (14%)
22209	19	1 (5%)	1 (5%)	17 (90%)
22213	14	0	3 (21%)	11 (79%)

This table combines Question 2 (respondent's zip code) and Question 5 (respondent's interest in short term rental of the respondent's own residence).

3 non-Arlington responses were not included.

Desire for Short-Term Rental of Non-Residence, Sorted by Zip Code (N=54)

	Total	Yes	Not Sure
22201	10	5 (50%)	5 (50%)
22202	8	4 (50%)	4 (50%)
22203	4	2 (50%)	2 (50%)
22204	10	3 (30%)	7 (70%)
22205	4	1 (25%)	3 (75%)
22206	1	1 (100%)	0
22207	14	5 (36%)	9 (64%)
22209	0	0	0
22213	1	0	1 (100%)

This table combines Question 2 (respondent's zip code) and Question 6 (interest in short-term rental of an Arlington dwelling unit that is not the respondent's residence).

The 569 "No" responses to Question 6 are not included since a "No" response might indicate that the respondent does not own such property.

Said “Yes” to Additional Location Limits, Sorted by Respondent’s Zip Code (N= 480; Yes = 82)

	Question #19 Total Responses	Said “Yes”
22201	66	8 (8%)
22202	63	10 (6%)
22203	29	7 (4%)
22204	91	12 (31%)
22205	70	12 (17%)
22206	19	9 (5%)
22207	119	21 (18%)
22209	13	1 (8%)
22213	10	2 (20%)

This table combines Question 2 (respondent’s zip code) and Question 19 (desire to limit where in Arlington short-term rentals would be allowed).

Omitting the 4 people who do not live in Arlington, 480 people responded to Question 19, of which 82 (17%) said “Yes” to additional limits.

Should Arlington Adopt the Short-Term Rental Ordinance Revision? Sorted by Zip Code (N=493)

	Yes, that's the best option to maintain control of short-term rentals in Arlington.	Yes, unless it appears that state legislation will not be adopted ...	No, because at this time Arlington officials do not know what/whether the Virginia state legislature will adopt ...	No, Arlington should not regulate short-term rentals
22201	29/67 = 43%	11/67 = 16%	13/67 = 19%	14/67 = 21%
22202	30/66 = 45%	9/66 = 14%	16/66 = 24%	11/66 = 17%
22203	17/29 = 59%	6/29 = 21%	2/29 = 7%	4/29 = 13%
22204	43/93 = 46%	18/93 = 19%	8/93 = 9%	24/93 = 26%
22205	30/72 = 42%	20/72 = 28%	9/72 = 12%	13/72 = 18%
22206	12/20 = 60%	2/20 = 10%	2/20 = 10%	4/20 = 20%
22207	70/122 = 57%	17/122 = 14%	13/122 = 11%	22/122 = 18%
22209	8/13 = 61%	3/13 = 23%	1/13 = 8%	1/13 = 8%
22213	4/11 = 36%	3/11 = 27%	1/11 = 9%	3/11 = 27%
P Totals	243	89	65	96