

Emmet County
Office of Planning, Zoning & Construction Resources
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May 1, 2019

Representative Jason Sheppard
Anderson House Office Bldg.
N-990 House Office Building
Lansing, MI 48933

Honorable Representative Sheppard:

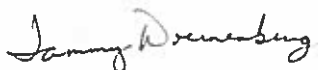
I am writing on behalf of the Emmet County Planning Commission to oppose HB 4046, which seeks to eliminate local government's ability to regulate short-term rentals (STRs). The Emmet County Planning Commission has been following this bill and urges your opposition to the proposed amendment to the Michigan Zoning Enabling Act. The Planning Commission feels that regulation of STRs should be a community decision, made by each local zoning jurisdiction.

This bill undermines local control over vacation rentals. Single family home rentals through Airbnb and Vacation Rental by Owner (VRBO) have proliferated in recent years, and many communities are experiencing serious impacts, particularly when said uses are concentrated. Further, they can negatively impact our local tourism industries and can remove housing units from the market, driving up costs of housing for year round residents. The needs of Detroit are much different than the community needs of Harbor Springs.

We respectfully request that, given the opportunity, you oppose HB 4046.

Thank you for your consideration and time in this matter.

Sincerely,



Tammy Doernenburg
Emmet County Director of Planning and Zoning