

From: Vicki Lockwood

Sent: Thursday, January 27, 2022 12:16 PM

To: megal@seatacwa.gov; pkwon@seatacwa.gov; jsimpson@seatacwa.gov

Cc: CityCouncil@ci.seatac.wa.us; CCole@seatacwa.gov

Subject: P&ED Committee Meeting 1-27-2022

Committee Members (and Council as a whole),

There's still no enforcement process in the proposed Code Amendments to Short Term Rentals within our City. This must be addressed! What are your plans if/when violations happen? The Police do not enforce codes where violations occur on private property. Our Code Enforcement section does not have 'boots on the ground' 24/7. Below is an imaginary situation for you to work through and figure out what is missing:

Let's pretend a violation occurs on a Saturday evening (our imaginary violation will be a loud house party with 50 attendees, people parking illegally and alcohol being consumed in public). The short-term rental has 2 bedrooms, None of these party attendees is 'staying here', so there's no violation based on your occupancy limits. Forget that 3 people are passed out and have fallen asleep on the floor. That's no violation, either! Neighbor to the party house (short-term rental) calls the non-emergency number for our Police and they're told this is 'not a Police Matter'. Now what???

With no enforcement plan, the only thing left for neighbor to do is to report the situation to our Code Violation group the following workday (2-3 days after the violation ... obviously the party people are long gone by this time). (Yes, there is a stipulation that an owner might lose their license to have a short-term rental, but you and I know that this will be a one-in-a-million scenario and will years of precedent setting that an owner could use in their defense.) What is code enforcement supposed to do? Make a phone call to an owner who lives in a foreign country or a different state? Do you think that owner cares what happened last Saturday at his short-term-rental property? More than likely, all he cares about is that he received his rental money, so the owner does nothing about what transpired last Saturday. Technically, Code Enforcement has done their job (notify the owner) ~ they're done with their violation as far as they're concerned, and that item is reported as 'completed' on their internal reports.

Two weeks later, same situation (new faces) occurs again. Same reaction from the neighbor, same reaction from Police Dispatch, same reaction from Code Enforcement, same reaction from the owner. Scenario repeats itself over and over until the reporting neighbor simply gives up and moves away. Is that what you want?

Council Members, when you create legislation that legislation must be enforceable. Otherwise, it's just like the junk mail that arrives at your home, or on your phone, or on your computer ... it means nothing! Please don't drop the ball on this issue or any future issues that you explore. This is part of your job! Do not expect Staff to pick up your slack and oversights.

If owners of short-term rentals are not required to live within our City (where our Police could as a minimum have a timely 'chat' with the owner when our codes are being violated), then you are not creating legislation for the benefit of our residents. You are creating legislation for the benefit of people living elsewhere (the remotely located owners and the visiting short-term renters) who do not care about the people who actually live in our City.

Vicki Lockwood