

Short Term Rentals are not Included in the CCR

Over the last few weeks, several members have expressed concern that the proposed CC&R's regulate short term rentals (STR). That is incorrect. When Clatsop county established its comprehensive STR regulations last year, it became apparent that it was unnecessary for our association to implement any STR policies.

According to Alicia Sprague, the person in charge of collecting STR taxes and fees for the County, it actively enforces the regulations as a way of generating additional revenue for the County. She further stated that they actively pursue STR's that are not registered. In the case of Surf Pines, we currently have 17 active STR's, one pending and one that was canceled last week due to non-compliance.

In addition to tax and fee enforcement, Alicia also indicated they enforce permits violations. Very few STR owners cause issues for their neighbors. She explained if a STR owner has three substantiated violations of County Ordinance [Chapter 5.12 Short Term Rentals](#) the permit will be permanently removed. She also said that since this is a severe remedy, the following process must be followed.

1. It must be an actual violation of the ordinance. Just because someone does not like STR's does not mean they can harass the owner.
2. The person who believes a violation has occurred must attempt to discuss this with the listed property manager to mitigate the issue before forwarding the complaint to Alicia.
3. For each complaint there must be supporting documentation. This may include pictures, sheriff reports, statements from neighbors. Alicia was adamant that they are not trying to put STR's out of business. They just want STR's to follow the rules.

There is no part of the existing or proposed SP's documents addressing STR's. The Board supports the County ordinance, enforcement protocol and sees no reason to add any new rules.

As Alicia indicates, the actual aggrieved neighbors file the complaints. Since the county only contacts neighbors within 300 feet of a STR, she sent us a list of active and pending permit holders in SP's and copies of their permits. The Board will consider publishing this public information in the Members Only section of our web site under Documents. This will allow any aggrieved neighbor access to contact the manager of the non-compliant STR.

Any resident can file a complaint by sending Ms. Sprague a complaint with proof of non-compliance. Her e-mail is asprague@co.clatsop.or.us , phone is 503-325-8522 Ext 1409 and mailing address is 820 Exchange St # 220, Astoria, OR 97103.