



25 May 2022

Mr. Duane Adams  
Chairman  
Louisa County Board of Supervisors  
Louisa County Administration Building  
1 Woolfolk Avenue  
Louisa, VA 23093

Dear Chairman Adams,

As the Presidents of the Charlottesville Area Association of Realtors® (CAAR) and the Fredericksburg Area Association of Realtors® (FAAR), we are writing in regards to current efforts to address concerns surrounding short-term rentals (STR) in Louisa County. Many of the properties under discussion are in the Lake Anna area. Realtors® are committed to all owners having the right to quiet enjoyment of their property without undue disturbance by resident or tenant neighbors. We strongly urge the Board to carefully consider any rules pertaining to short-term rentals that would place a significantly different burden on owners of rental property versus owner-occupied properties.

Our combined more than 3,000 members are fully supportive of the County conducting greater enforcement of regulations already in place to address issues like noise complaints and occupancy violations. In addition, we strongly support natural resource protection. In fact, many brokerages active in the Lake Anna rental market advise annual septic maintenance and adherence to reasonable occupancy limits based on a home's number of bedrooms.

FAAR and CAAR are most concerned about two elements of the proposed ordinance:

- The initial version of the ordinance provided occupancy limited to no more than two transient visitors per bedroom, excluding minor children. The minor children exemption was removed at the very end of the Planning Commission meeting absent any presentation of data supporting the removal. The exemption provides vital family flexibility for area rentals with no scientific data to suggest this exclusion would result in

septic failure. If such Louisa County-specific data exists, we ask that it be provided publicly. If not, we respectfully ask that the minor children exemption be restored.

- The ordinance calls for a list of visitors' names, addresses, ages, and dates rented for two years be maintained by STR owners. This requirement exceeds the requirements placed on other lodging providers and may violate federal privacy protections. We ask that the STR customer information required mirror that of other lodging providers.

CAAR and FAAR are strongly supportive of the County's efforts to bring rental properties by owner into compliance with collecting the transient occupancy tax. This is an equity issue as any property owner providing transient lodging should be collecting and transmitting this important source of local revenue. Properties managed through a real estate firm are levying that tax for all short-term rentals.

CAAR and FAAR are ready and willing to serve as resources of information regarding the professional management of properties surrounding Lake Anna. Please do not hesitate to reach out with any questions or concerns.

Sincerely,



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cc: Louisa County Board of Supervisors  
Christian Goodwin, Louisa County Administrator  
Helen Phillips, Louisa County Attorney