FAAR
FREDERICKSBURG AREA ASSOCIATION OF REALTORS®
FAAR ACADEMY

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March 22, 2023

The Honorable Richard Granger
Chairman
King George County Board of Supervisors
10459 Courthouse Dr.
King George, VA 22485

Dear Chairman Granger:

As the President of the Fredericksburg Area Association of Realtors® (FAAR), I am writing about the County's proposed short-term rental ordinance. The Association is committed to all owners having the right to quiet enjoyment of their property without undue disturbance by resident or tenant neighbors. However, FAAR is strongly opposed to the primary resident requirement for the operation of short-term rentals.

FAAR is supportive of efforts to bring rental properties by owner into compliance with collecting the transient occupancy tax as properties managed through a real estate firm are levying that tax for all short-term rentals. FAAR Realtors® have raised significant concerns about requiring short-term rentals to only be operated in owner-occupied properties. Realtors® report robust interest in short-term rentals from service members assigned to the base for short training stints. Property owners help meet this demand for temporary housing by renting out rooms and basements, as allowed per the zoning code. That housing stock for visiting service members could be impacted if only primary residences can house short-term rentals. FAAR Realtors® are unaware of significant issues raised by short-term rentals and have not been able to identify the problem that the owner-occupied requirement seeks to solve.

FAAR stands in opposition to the onerous primary residence requirement that will only serve to punish owners of second home rental property in the County. FAAR stands ready to work with the County to craft a short-term rental ordinance without this provision that serves the interests of both residents and the County. Please do not hesitate to reach out to me with any questions or concerns.

Sincerely,

Carol Sondrini

Carol Sondrini
President

REALTOR®