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September 28, 2023

Louisa County Board of Supervisors

Dear Supervisors:

On behalf of the more than 1,700 Realtor® and affiliate members of the Fredericksburg Area Association of Realtors® (FAAR), I am writing about short-term rental regulations currently pending before the Louisa County Board of Supervisors. FAAR is strongly opposed to the Planning Commission alternative as it would punish Louisa County property owners who have been responsibly operating short-term rentals.

Realtors® active at Lake Anna regularly work with prospective property owners who are able to realize their dream of lakefront living through the ability to offer their properties as short-term rentals. These owners often rent their properties while they finish out careers and eventually retire to the lake full-time. They keep meticulous care of their properties, remit transit-occupancy taxes to the County, and help bring much-needed tourists to the region to support local businesses. The Planning Commission's alternative would require a Conditional Use Permit (CUP) for nearly every short-term rental operating on or adjacent to the lake. A quick online search reveals more than 600 active short-term rental listings, a number that would quickly overwhelm the County's CUP review capacity. In addition, this process is an onerous one for property owners who simply want to use their properties as they see fit, pitting neighbor against neighbor in the public hearing process.

We respectfully request that you reject the Planning Commission's alternative. ^{09/28/23}
Thanks for your consideration.

Sincerely,


Carol Sondrini

Carol Sondrini
President

