Short-Term Rentals in Kendall
Request for Comments
CONTACT: Bruce Newell, Kendall Town Board
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The Kendall Town Board is soliciting Kendall residents' input on Short Term Rentals. Please read the information below and send your comments to the email address listed above.

What is a Short Term Rental (STR)?
STRs are single family residences rented out for up to 30 days. They may be rented privately or through companies such as Airbnb, VRBO, HomeAway, or BringFido. Unlike a Bed & Breakfast or a cottage shared by members of a family, the owners/operators are not present on the property during the rental period.

Why is this being done?
In 2020, the Town received complaints about STRs in Kendall's waterfront neighborhoods. There is currently nothing in the Town codes authorizing business operations within our residential areas, and therefore no guidelines that STRs can be held to. This lack of guidelines leads to health and safety concerns as well as impacts on fulltime residents' quality of life.

While preliminary input came from the waterfront areas, it is recognized that Kendall's STRs, while predominately in waterfront locations, are not limited to that area. Posting this survey on the Town's website and encouraging responses from all parties appears to be the most efficient way of gathering broader input. We need to hear from as many Kendall residents as possible. Whether you are for, against or indifferent, we encourage you to send your thoughts on STRs.

What are some of the concerns?
First and foremost, STRs may cause a shift in our small, close-knit communities from a stable and known group of year-round and seasonal residents to a population that changes continually as STR visitors come and go. Other concerns that have been raised include (but are not limited to):
● Excessive number of overnight guests and/or additional daytime visitors
● Overtaxed septic systems for the number of guests with attendant odors and health concerns
● Large group commercial-types activities (weddings, receptions, special parties)
● Unattended outdoor fires
● Safety concerns for those with children, grandchildren and pets who are used to low traffic areas.
● Excessive vehicle speed on narrow roads.
● Excessive vehicles parked on local roads which are narrow, disrupting local traffic flow and blocking emergency vehicle access.
● Guests and/or visitors trespassing on adjacent properties for recreational reasons causing liability problem
● Lack of local property manager specifically charged with immediately addressing concerns

Are there positive aspects to STRs?
Perhaps, and this is the challenge facing the Town. Some will argue that they increase tourist visits to our areas and renters spend money that helps our local businesses. Some point to having enjoyed conversations with these visitors and learning about where they are from and what brought them to Kendall.   Unfortunately, these aspects are difficult to quantify. And what level of economic benefit outweighs the negative impacts on our neighborhoods? The challenge will be to reach a balance in our regulations that encourages the positive aspects while ensuring that the disruptions are eliminated.

Next steps:
We need to hear from you about how your own neighborhood could change should STRs come to your street. We encourage input from all parties, including current owners of STRs and those contemplating renting their properties.

Some questions you might consider as you respond:
- As a business, should STRs be allowed to operate in a residential district?
- If they are allowed, does this lead us down a slippery slope of more businesses operating in these neighborhoods?
- What are the positive aspects of STRs?
- What are the negative aspects of STRs?
- What are the key issues you feel need to be addressed?

Please email your comments to:
Councilman Bruce Newell at bdnewell@townofkendall.com.

In your email, please indicate if you would like to be added to the email distribution list for future updates.

Thank you for reading this and sending your comments on STRs.