

Start Date	End Date	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q
Start Date	End Date	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q
11/16/2023 13:19	11/16/2023 13:20	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this/what?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rental in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, WA?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental (STR)?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your housing? (Mason County Homeowner)		
11/16/2023 13:23	11/16/2023 13:31	Safety inspection shall be conducted annually Owners should be held to same shoreline and erosion buffers for their "rentals" as anyone else. It's shouldn't be allowed along a shoreline even if they are "self contained" and correctly handling waste. Owners should have to respect building code for safety should something happen to their paying customer in their establishment, to eliminate potential cost to others (expensive) who are not involved, if they should foot the bill for permitting and insurances etc. Also if there are profiting from renters maybe they could give a percentage to fighting erosion, noxious weeds, and water pollution with that.			the potential economic boost to anyone outside of the property owner is slim compared to potential air and ecologic damage if not managed carefully. Housing is too expensive for most of the people. I'd rent out of over my place to help my monthly budget but I doubt many would do with careful consideration to the environment. I do think the owners should have to give back to the area local to them with a percentage, either in volunteer planting, clean ups, investment into improvement projects etc.	Availability and affordability of long term housing issues related to septic and water (i.e. environmental issues)	No		Strongly agree	Full-Time Resident	Mason County Homeowner			
11/18/2023 14:53	11/18/2023 15:01	I don't think restrictions should be imposed, homeowners should have the ability to rent out their homes. Issues with noise, trespassing, septic problems should be addressed through rules & regulations on the books. We live on a one mile long private road and we have two "rents" near us. We share a building with one of them. The owners near us make no effort to maintain their property and the renters break all rules by taking large amounts of seafood and having fires during burn bans. The property is meant for four people and we have seen as many as thirteen when they advertise for us. If the garbage isn't taken out it stinks. We're opposed to this use of property as no wants to spend their days picking them up. Only allowed if neighbors approve. Regulate length of stays.					No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
11/18/2023 16:33	11/18/2023 16:41	Only allowed if neighbors approve. Regulate length of stays.			The two on our street are owned by people out of state or county so only they benefit	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	Yes		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 16:48	11/18/2023 16:54	Regulate safety. I works with artists my neighbor actually has two of them. The problem I have is one of them is a tiny home so there are no regulations on it and we share a Wells so that makes three houses on a well with which is against Mason county regulations but nothing can do because it's a tiny home on wheels. So artists all for it stuffing extra homes onto the property that have no regulations I am not for that				Issues related to septic and water (i.e. environmental issues)	Yes		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:00	11/18/2023 17:03	Only allowed if neighbors approve. Regulate length of stays.				Issues related to septic and water (i.e. environmental issues)	Yes		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:30	11/18/2023 17:31	I have no objections to people renting their homes. It's their business					No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
11/18/2023 17:44	11/18/2023 17:48	Limits on number of them.		No		Issues related to noise, parking, or trespassing	Yes		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:46	11/18/2023 17:54	I don't think any restrictions are in order. Property is owned by the person who paid for it. With all the regulations in society we do not need one more regulation to inhibit ownership to be used against those owners for potential uses which should be free of their choosing. I personally do not wish to rent out my home. I would limit the number of STRs in an area. Would limit the overall STRs one after another important for waterfront STRs - renters would need to have rules about beach access, shellfish gathering limits and specific locations, and noise limits (quiet after 10, etc.)		Maybe	Issues related to noise, parking, or trespassing	Yes		Strongly disagree	Full-Time Resident	Mason County Homeowner				
11/18/2023 17:15	11/18/2023 17:24	STRs must be required to have liability insurance, \$1,000,000. If there is an HOA, the HOA must be named as an additional insured. Guest capacity is limited by the number of bedrooms. 2 guests per bedroom. One of my concerns has to do with the septic systems on these rentals. There is now one operating on the south shore of Hood Canal that unfortunately will accommodate up 18 people. I know that the system was not designed to handle that. Th		Maybe	Issues related to noise, parking, or trespassing	Yes		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner				
11/18/2023 17:32	11/18/2023 17:39	I'm very concerned about the wellbeing of Hood Canal and just want to see it protected and improve the health of the canal. I wish it has serious issues		Maybe	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	Yes		Strongly disagree	Full-Time Resident	Mason County Homeowner				
11/18/2023 17:37	11/18/2023 17:39	Safety & health inspections, number in area, noise, parking, nuisance restrictions, Septic & water usage impacts on environment, trespassing issues		Yes	Unregulated pollution	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	Yes		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:50	11/18/2023 17:52	Just concerned for quiet hours & no parties.		No			No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
11/18/2023 17:40	11/18/2023 17:40			No			No		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:41	11/18/2023 17:41	I'll be following this study to learn more about the pros and cons but I don't see this as a problem that needs further regulation. In many cases short term rentals are used by health care nurses who provide services in the area.		No			No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
11/18/2023 17:46	11/18/2023 17:47	Increase fire suppression, smoke detectors, monthly well water bacterial monitoring, yearly septic system monitoring, yearly flood preparation inspection, limit to number of people in the home, parking limitations, noise limitations - all commercial property inspections as these short term rentals are commercial businesses with high turnover.		Yes	Concerned by a lack of oversight of these properties and their impact on our neighborhoods, quality of life and water quality.	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	Yes	Yes, I own and/or host STR(s) within Mason County, WA	Other	Live on property where short-term rental is located	Strongly disagree	Mason County Homeowner		
11/18/2023 17:43	11/18/2023 17:43	As this time lease is alone. Let it flow a chance to grow without government screwing it up		Yes		Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:43	11/18/2023 17:43	Minimum one week rental to try to prevent weekend party rentals		Maybe		Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:46	11/18/2023 17:50	Over concern the noise level at all hours, extra traffic that impacts beach roads, and inconsideration for those who live next to it I think the number of individuals staying within the short term rentals, at any given time, greatly impacts the environment. Depending on if the property is using public or private septic systems with other homes also impact those around them. There should be limits on maximum number of people staying.		Yes		Issues related to noise, parking, or trespassing	No		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:40	11/18/2023 17:50	Regulations are worthless without enforcement. From my experience living in Mason County I noticed enforcement in development activities are a rarity. Fees must be attached to any regulations. These fees must be used to add more code enforcement officers to solve the regulations. If it does not happen then no regulations are important.		Yes	Trespassing also includes dogs barking, running, and defecating on neighboring properties. Also, the possibility exists for dog fights with visitors dogs.	Issues related to noise, parking, or trespassing	No		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:11	11/18/2023 17:14	Oppose regulations. If anyone purchased property with the intent to responsibly rent, it would be a tremendous financial impact to them to do this. Additionally, it is a great way to bring in a large number of people who can enjoy and bring money to areas the hoodgast that rely on tourists. We use Vacaca. They are very strict regarding tenant behavior: no excessive noise, no smoking of any thing, no climbing other than our beach, no parking and maximum number of hours. They have kicked out renters who were smoking opac. We mostly get families and kids, who would not get an opportunity to enjoy the beach (vacation) if properties like ours weren't available at a reasonable price. We have a 1/2 mile gravel road to our house that was in disrepair and now we maintain for ourselves and our 80 y/o neighbor. Having a short term rental allows us to do so. Also, we pump the septic tank annually. We can't afford to have a renter experience a bad septic system. You really should be asking the Vacaca folks in the area who manage many short term properties in Mason County. They can provide you excellent input and work with government agencies through the US.	able to afford keeping property in tip top shape, have been able to bless many families with the ability to make incredible memories in the area, when they may not afford to do so otherwise	No	think that while some individuals may have concerns about noise or traffic, the reality is that the overwhelming majority of short term rental guests are families who are responsible, obey rental rules, and bring a great economic benefit to the area	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree					
11/18/2023 17:16	11/18/2023 17:20	limits on number of STRs in an area, safety and health inspections		No	Just environmental concerns i.e. trash accumulation, boardwalk, fire danger	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
11/18/2023 17:24	11/18/2023 17:31	limits on number of rentals available on properties zoned rural residential (specifically 5 acre plots) limits on number of STRs in areas of public access - sales, parking, fishing trails, etc.		Yes		Issues related to noise, parking, or trespassing	No		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:38	11/18/2023 17:40	No short term rentals on waterfront. Renters get drunk, act stupid and disrupt neighborhoods because it's not their home.		Yes		Issues related to noise, parking, or trespassing	No		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:34	11/18/2023 17:41	Inspections and some controls are needed. Especially septic, drainfield and dye testing to protect the canal's waters. This for all rentals for more than 2 weeks per year. Fees enough to manage and monitor the program.		Yes	Their impact on county services may also become an issue. Fire and police presence may be needed more often. See list of Air as an example.	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	Yes		Strongly agree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:47	11/18/2023 17:54	Over use of beach area...taking too many claims, oysters, or crab if they ever return. Disrespect for owners septic and or water systems. Number of guests in units.		Maybe	what is the opinion of the people who rent out their properties and their experiences.	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:49	11/18/2023 17:59	1. Limit number of STR allowed to be owned by any one person/ entity. Allowing multiple STRs per owner/ corporation/ or cooperation with shared primaries drives up property prices and makes property unaffordable by locals. 2. Require liability insurance, provide and require education on noise restrictions, boating, hunting, fishing, shell fishing laws to owners and hold them accountable for infractions. 3. Require notification to neighbors of STR. 4. Require annual inspections of property for hazards.		Yes	Most of my issues with neighbors that have STRs are related to lack of safety using waterfront in waters with lots of traffic and party noise especially after 2AM	Issues related to noise, parking, or trespassing	No		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 17:56	11/18/2023 18:00			No			No		Strongly agree	Other (business owner, land owner, etc.)	Do not reside in Mason County			
11/18/2023 18:01	11/18/2023 18:04	Not sure they are necessary		No	Enable us to afford our vacation home		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Somewhat agree			
11/18/2023 18:04	11/18/2023 18:04	*enforceable rules against harvesting and/or beach trespassing on shorelines *impose an enforceable noise ordinance in single and multi-used STR units, and surrounding neighborhood/zones *provide adequate and proper noise reduction tactics for renters *inspect to insure septic systems aren't overloaded for their intended size - limits on number of people rural rental units		Yes	This is the second time I am filling out this survey - I had additional thoughts. Therefore, questions 2 through 7 are duplicates.	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
11/18/2023 18:04	11/18/2023 18:09	think they should be regulated. Number allowed in a neighborhood		Yes	would be concerned about added traffic, noise, property damage	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Full-Time Resident	Mason County Homeowner			
11/18/2023 18:08	11/18/2023 18:11	None		No	Might help restaurants, etc.	Availability and affordability of long-term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
11/18/2023 18:12	11/18/2023 18:17	would be opposed to short term rentals I oppose regulations. Property owners should have the freedom to decide how they use their properties. If someone has a location/2nd home it's not going to be possible for a full-time rental		Yes	Infrusion of space, beach usage, quality of renters on houses and liability for long term residents	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	Yes		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
11/18/2023 18:09	11/18/2023 18:21			No			No		Strongly agree	Full-Time Resident	Mason County Homeowner			

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West Virginia?	If you answered YES or MAYBE to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-timer, or other (e.g., business owner, etc.)?	What best describes your residency?
11/18/2023 16:22	11/18/2023 16:26				Yes	Availability and affordability of long-term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Somewhat disagree	Full-Time Resident	Mason County Homeowner		
11/18/2023 16:21	11/18/2023 16:33	Shoreline rentals should have water information posted also fishing and crab information			Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/18/2023 16:19	11/18/2023 16:41	I am not a fan of STRs along the water. I have two STRs very close to my house and people that stay in the area do not respect the beaches, private property along the water nor the amount of shells that take off the beaches of the neighboring properties. The short-term renters that I within their rights to do so as they will because they paid to stay on the water and all the water front properties are free for that use. The owners of the STRs do not have and only want the income. Our HOA has the worst time getting the yearly drinking water due each year. Owners and renters have been a great amount of trouble and the local business do not see an increase of purchases from the renters.		The only people that are winning with STR are the owners and the rest of us are suffering from the abuse of the renters. I am not a fan of STRs.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
11/18/2023 16:18	11/18/2023 16:43	I think it would help the economy of Mason County. I don't see any need at this time for regulations regarding density or health inspections. People who rent like this are most likely well off financially and educated about health and environmental issues.			No		No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/18/2023 16:15	11/18/2023 16:58	No regulation necessary if anything, showing people the beauty of Mason county benefits us residents.			No		No	Strongly agree	Full-Time Resident	Mason County Homeowner		
11/18/2023 16:14	11/18/2023 17:00	For the following reasons, I feel that short-term rentals should be heavily regulated. 1. A short-term rental is a business. People are running a business in a residential neighborhood that affects the quality of life for neighbors. Rentals in our neighborhood have loud parties and activities that cause problems for neighbors. Some rental customers do not care if they break the rules because they won't need to deal with the neighbors after they are gone. These rules are things like fishing, crabbing, and shellfish collecting. We have seen rental customers do all these things out of season and without limits on what they take. Some of these same people burn fire when there are total fire bans. One case in our neighborhood resulted in a fire that was just not by the fire department. 2. Many of these rental houses are not up to code standards. A small 2-bedroom house, with an already failing septic system 10 feet from the road can, can have up to 12 people staying there for 2-3 days. The owner of this house lives in California and does not respond to any complaints. This is just one example of two houses on our street. One other two houses was remodelled from a two-bedroom house to a 3-suite house with no permits. To show how these people disregard the rules, the 3-suite remodel, had an all-around creek too close to the house, so they just a culvert pipe in it and buried it, with no permits. I do not have a problem with people renting out their homes to an occasional renter, but this has become a business, with houses purchased for the sole purpose of becoming a rental property, with short-term renters, who have different neighbors each week, cleaning and maintenance people weekly and or twice a week. In some cases, when the owners are out of town or state, neighbors are called upon, to solve critical issues.		The economic benefits are offset by the effect on neighborhood quality of life. Private neighborhoods should not be public playgrounds, with no rules and/or regulations that are not enforced.	Yes	Availability and affordability of long-term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Somewhat disagree	Full-Time Resident	Mason County Homeowner		
11/18/2023 17:03	11/18/2023 17:08				No		No	Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/18/2023 17:08	11/18/2023 17:31	Number of rentals in one area. Noise regulations. We have issues with rentals using our private beaches i.e. walking their dogs? Taking dogs and systems. Disregarding neighbors with noise.			No		No	Somewhat agree	Full-Time Resident	Mason County Homeowner		
11/18/2023 17:06	11/18/2023 17:31			We would like to see some time limits and limits on how many can be in a neighborhood. It devalues our property.	Yes	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
11/18/2023 17:14	11/18/2023 17:18	enforce strict noise and use rules for short-term rentals. long term residents suffer from the behavior of short-term renters		short term renters are not concerned with the long term needs of mason county	Yes	Issues related to noise, parking, or trespassing	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
11/18/2023 17:13	11/18/2023 17:34	support short term rentals		No concerns. Win-win for everyone	No		No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/18/2023 17:15	11/18/2023 17:38	Limit number of rentals Limit number of guests allowed Enforce property licensed			No		No	Somewhat agree	Full-Time Resident	Mason County Homeowner		
11/18/2023 17:28	11/18/2023 17:43	Short term rentals should be banned. While the majority own profits, the neighbors are uncompensated for the noise, trespassing and traffic.		My neighborhood was a quiet tranquil place until the introduction of a nearby VRBO.	Yes	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
11/18/2023 17:30	11/18/2023 17:47	This is for hood cases waterfront short term rentals. Renters should be educated on the use of neighbors private beaches. No taking of their systems, chairs, moose, using neighbors private docks and bores. Loud noise, parties. Limit on the amount of people using rentals. Keeping pets out of neighbors yards. These are all issues we have had as full time residents living between two short term rentals.			Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
11/18/2023 17:52	11/18/2023 17:53	YES I there should be strict regulations regarding short term rentals. There is an Airbnb not door to us and we are continuously dealing with disruptive behavior as well as theft of our personal property all from the guests of the rentals.			Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
11/18/2023 17:56	11/18/2023 18:11	Mostly oppose. Especially limiting number in an area. Many people including myself invested in property with a short term rental in place or planned as supplemental income. With out this income I would not be able to afford the property and this would cause serious financial harm to me and my family. Health & safety inspectors may be a good idea to protect renters but they must be reasonable and not overly prohibitive. As an example an existing building should be grandfathered in and not have to meet current energy codes or be forced to include accessibility codes. Imposing costly upgrades to existing structures should be limited to true safety issues. I feel that short term rentals typically promote greater access to our areas, natural beauty and amenities. I feel that the economic advantages to local businesses and Gov can help keep our communities financially healthy and well maintained. I feel that imposing additional tax would have a negative affect on the affordability of STRs and limit the benefits mentioned above. I do not believe neighboring properties should have the right to issue complaints if irresponsible owners allow their properties to be utilized inappropriately and don't have rules in place to minimize disruption to neighboring properties.		Be reasonable with owners and basic protections. There will be many people who have the opinion that they don't want a neighboring property to have short term rentals but that does not grant them the right to prohibit them unless there valid issues that will cause harm.	No		No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/18/2023 18:26	11/18/2023 18:28	No problem increased regulation, please.		No more regulations please	No		No	Strongly agree	Full-Time Resident	Mason County Homeowner		
11/18/2023 19:28	11/18/2023 19:34	Limit number of STRs in certain radius		There doesn't seem to be effective way to make sure number of people staying in homes is limited. Noise levels and respect for other people's property are issues.	Yes	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
11/18/2023 19:34	11/18/2023 19:38	If need more information on limits, reasons for limits, health inspections for homes in what areas, etc		No Challenges, I believe our guests have mentioned eating out, buying gas, using the scuba companies, etc so it would seem the benefits to having people stay in our area is wide spread to the local companies.	No		Yes, I own and/or host STR(s) within Mason County, Wv	Single-Family Home	Live on separate property	Strongly agree		
11/18/2023 20:00	11/18/2023 20:04			Please make the survey results public Mason County Journal and the Mason County website	No		No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/18/2023 19:39	11/18/2023 20:11	Hosts should advertise in listing of waterfront STR for guests to not trespass on neighboring properties shorelines.			No		No	Strongly agree	Full-Time Resident	Mason County Homeowner		
11/18/2023 20:11	11/18/2023 20:14	I don't believe there should be any restrictions on the number of STRs in Mason County.			No		No	Strongly agree	Full-Time Resident	Mason County Homeowner		
11/18/2023 20:19	11/18/2023 20:21	They should have rules that make sure to not impact neighbors		There should be a solid paragraph regarding properties and noise.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/18/2023 20:32	11/18/2023 20:41	*I believe by the county (with reporting to the State Dept) if STR resides within a HOA or Community association, required liability insurance must cover the association as an added insured with documentation of this provided. *Safety/health inspections for fire safety and sanitation (water, sewage, garbage). *Requirement for a minimum level of owner occupancy of the property. *Reservations must supply addresses of whether STR is a dedicated property or via a platform		Fire safety, liability exposure to community associations, and noise/disruption are major concerns.	Maybe	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Somewhat disagree	Full-Time Resident	Mason County Homeowner		
11/18/2023 20:51	11/18/2023 20:56	Limit number in area Noise ordinances No large parties			Yes	Issues related to noise, parking, or trespassing	No	Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/18/2023 21:15	11/18/2023 21:11	I think regulations are unnecessary. Airbnb, VRBO, etc. do a good job of monitoring the short term rentals that are on their sites. If a short term rental is not doing a good job it will get bad reviews and will be out of business. Short term rentals provide development and resources to areas that would otherwise not get it. STRs provide access to areas that would not be available to the public. Beautiful areas that are owned by private parties become available to many more people.		Experience has been very positive. We have had wonderful people stay at our vacation house. We always enjoy seeing them experience Hood Canal for the first time.	No		Yes, I own and/or host STR(s) within Mason County, Wa	Vacation Home	Live on property where short-term rental is located	Strongly agree		
11/19/2023 6:43	11/19/2023 7:00	Oppose regulations. These are privately owned dwellings. These are the sole responsibility and liability of the individual owner, NOT Mason County. Mason County is NOT an over populated County, where regulations need to be enforced.		Short term rentals benefit Mason County as they bring in people from out of the county and often from out of the state to vacation in Mason County, their spending revenue and tax money STRs could benefit Mason County, where any hospital require hospital staffing. There is currently a shortage of staffing in Hospital/Medical Facilities. Yes, this could benefit the local business within Mason County.	No		No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
11/19/2023 7:54	11/19/2023 7:55				Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
11/19/2023 8:09	11/19/2023 8:10	No opinion at this time		No	No		No	Somewhat agree	Full-Time Resident	Mason County Homeowner		

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (i.e., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, MS?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-timer, or other (e.g., business owner, etc.)?	What best describes your residency?
11/19/2023 7:53	11/19/2023 8:11	While my wife and I do not think the number of STRs should be capped, we do think the number should be limited per residential lot. We would suggest no more than 3-4 per lot. We could easily see a scenario where someone has a home, an ADU, RV hook ups and maybe a glamping spot. All those could be used for personal use occasionally and why should we restrict that owners ability to generate income from their assets? Much more than 4 STRs on a lot and that sounds much more like a business to me and that lot should probably be zoned something like high density recreation, in that case they should be allowed to put in a camp ground, condos, townhouses...	One thing we fully support, is the county should be getting tax revenue from STRs (or from higher real estate taxes on a new STR) High density recreation zoning code(s) identify that tax revenue would be getting reinvested into the things that make Mason County so desirable to visit. Good quantity, public beach infrastructure, trails, fishing, biking, etc. are all desirable. I oppose regulations. If our homes are safe enough for us to live in they would be safe enough for a rental. If there are issues with a rental the host would register them enough. Company's like Airbnb also watch and weed out the really questionable things.	One STR operation to keep in mind is HgCamp, where property owners rent out campsites on their private property. We didn't see that one on the flyer. It's a little different than the more traditional STRs people think about and might require it's own regulations.	No	No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner			
11/19/2023 8:11	11/19/2023 8:20	I am not aware of common practices utilized in other counties/states.	We had our home as an air bnb rental for a number of years. We always had a super host rating and had no issues. I believe the number of air bnb rentals will regulate themselves.	No	No	Strongly agree	Full Time Resident	Mason County Homeowner				
11/19/2023 8:33	11/19/2023 8:38	I would be inclined to minimize government "restrictions" as I believe government over reaches and over manages it's business. The market should be allowed to manage STRs. Existing laws and regulations should be sufficient.	As slow, minimize government please.	No	No	Strongly agree	Full Time Resident	Mason County Homeowner				
11/19/2023 8:56	11/19/2023 8:57	I oppose extensive regulation on STR. Mason Co is a rural community with few industries for employment. Tourism is one of those industries that can highlight the many positive features of our beautiful and unique communities. We have low variable lodging options and should be finding ways to support visitors that stay and spend money here rather than drive through. I can support limited regulation for safety and density but these regulations should not hinder and/or carry significant fees or burden such that it would prevent or discourage at all the most wealthy from participating. Citizens that have lived and owned property in Mason Co should have the right to develop and use their property as they see fit. It is this means they choose to develop and maintain a safe, low neighborhood impact, responsibly priced short term rental. Equitable rules and regulation that do not unfairly favor or penalize ethnicity, gender, socio-economic, or religious groups are a reasonable request of government.	The STR in our neighborhood have improved the general appearance and safety of the neighborhood. The homeowners of the STR take care and pride in the upkeep and condition of the these properties. They ensure the renters understand and abide by our HOA rules. The STR properties are in much better condition and support positive assessment values far more than the numerous lots that have been clear cut and had cheap, unattractive, manufactured homes which lower property values placed on them.	No	No	Strongly agree	Full Time Resident	Mason County Homeowner				
11/19/2023 8:44	11/19/2023 9:00	Property owners need to indemnify re damage caused to neighboring properties, provide contact info to report irresponsible or criminal activity.	We are negatively impacted by summertime renters who trespass, host large groups, allow dogs to run without supervision or clean up.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Neither agree nor disagree	Full Time Resident	Mason County Homeowner			
11/19/2023 9:14	11/19/2023 9:14	Clarify regulations for whether short term rentals are allowed in single family zoned neighborhoods, if allowed, whether homeowner residency is required. We often receive solicitations from non-resident buyers looking for properties which will clearly not have local supervision.	Yes	Maybe	Availability and affordability of long term housing	No	Strongly disagree	Full Time Resident	Mason County Homeowner			
11/19/2023 9:09	11/19/2023 9:18	They should be banned. They jack up the price of rentals available to working people and families. No regulations! We don't need more bureaucrats telling us what we can and cannot do with our property and then taxing us thru call in fees to the STRs using money to finance county.	Yes	Maybe	Availability and affordability of long term housing	No	Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
11/19/2023 9:26	11/19/2023 9:31	They need to impose same standards as Souths, that folks are rating our space, and add oversight of properties sent to only care about making money... There's more to running these operations than lots of owners are doing... not pay fees or taxes on outsiders using mason county services, and there's lots of waterfront homes now turned into this property and there's no safety inspections or inspections of said properties.	The county needs a permit and inspection process, with insurance and a large bond to cover any person/property problems.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Somewhat agree	Full Time Resident	Mason County Homeowner			
11/19/2023 9:48	11/19/2023 9:51	Safety and health regulation. Noise and nuisance control.	No	No	No	No	Somewhat agree	Full Time Resident	Mason County Homeowner			
11/19/2023 10:05	11/19/2023 10:11	My neighbor rents out an air B&B and there are loud parties during the summer months.	Short term rentals are bad for neighborhoods.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Somewhat disagree	Full Time Resident	Mason County Homeowner			
11/19/2023 10:21	11/19/2023 10:31	Limit number of STRs with respect to those owned by people who live outside Mason County.	While Mason County is a great place to live, it is not a vacation destination, so the economic benefit of short-term vacation rentals is limited. The buying up of properties by people outside of the county has driven up real estate value which makes it very hard to keep a home when on limited income. Many of the STR owners have incomes many times greater than the median income of a county resident.	Yes	Availability and affordability of long term housing	No	Strongly disagree	Full Time Resident	Mason County Homeowner			
11/19/2023 10:28	11/19/2023 10:51	There needs to be guide lines set for our weekend guests. The guests need to understand there are rules for enjoying boating, swimming, harvesting Hood Canal Oysters and Clams. Each rental needs to provide a booklet with these specific and neighborhood rule and laws that can be fairly enforced. Place guests to purchase hunting, fishing, and wildlife licenses. Places where it is illegal for off road activities. Beach fire safety. I live on Wagon Wheel on the North Shore. We have two VRBO rentals and two long term rentals. We have had experience with short term rentals for quite a few years. It has evolved into a profitable situation.	Owner and neighbors to a lesser roll have to monitor the behaviors of the renters and address any issue immediately.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Strongly agree	Full Time Resident	Mason County Homeowner			
11/19/2023 11:08	11/19/2023 11:20	We happen to have an Airbnb next-door and it's been living hell for the last 12 years. We have had renters on the front deck, leaving us with total disregard of neighbors. At that time both of my teenage daughters witnessed that and his teenage girl it was disgusting, we have had people knock on our door and speak if had marijuana but I could tell them. This was before it was legalized. I've had them back up into my shop and denied cars. I had drunken sailors in a boat in front of our waterfront home trying to pick up on my 15 and 17 year old daughters. I said parties until the middle of the night. Also a big deal to me was the Airbnb next door is a one bedroom waterfront home with a septic system design for a one bedroom, and we have had up to 14 people living in that home, knowing there is no way a septic system can handle something like that. I want to say on an average there is 4 or 8 people staying there at any given time. I discussed my concerns with the homeowner and their response was they charge \$200 a night so that should cut out the offroad or lower class people. You could imagine my response percent you pleasant as I said him it's not necessary, the people that are renting to air bnb people bring their family and friends to enjoy water from home and that's where troubles again and continue to this day with total disregard of our privacy. We have been here for 28 years and this has greatly impacted our quality of life on the Hood Canal.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full Time Resident	Mason County Homeowner				
11/19/2023 11:18	11/19/2023 11:24	It needs to be regulated - it definitely should be classified as a business and needs to have a Mason County Business License. The county can use the income generated by a business. The health department should inspect and regulate the amount of people occupying these short term rentals. Most of the septic systems on these short term rentals were designed for single family occupancy.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full Time Resident	Mason County Homeowner				
11/19/2023 12:11	11/19/2023 12:12	don't oppose regulation	No	No	No	No	Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner			
11/19/2023 12:25	11/19/2023 12:26	Regular maintenance and checking of septic systems on STRs. Not uncommon for renters to double up the people STRs are intended to house.	No	No	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Strongly agree	Full Time Resident	Mason County Homeowner			
11/19/2023 12:14	11/19/2023 12:28	No rules unless in an HMA.	Maybe	No	No	No	Somewhat agree	Full Time Resident	Mason County Homeowner			
11/19/2023 12:29	11/19/2023 12:31	The STR owners do not abide by their own rules. The sites say sleeps 4-6 people and 15-20 people show up. Causing congestion, trespassing, garbage and waste. The site says no smoking and no pets which is constantly ignored by the guests causing animal waste on beaches and cigarette butts all over. It's also a strain on the septic system of the homes being rented out. When STR owners are contacted they blame the residents and homeowners and do nothing to fix the problem and be about what conversations have all ready taken place. The guest trespass on private floating docks, driveways and beaches.	No	No	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Strongly agree	Full Time Resident	Mason County Homeowner			
11/19/2023 12:11	11/19/2023 12:34	I feel STRs should be banned. They take away from the community and residents with multiple intrusions, noise and trespassing.	The Hood Canal area is a beautiful quiet area and this coming are going of complete strangers is a nuisance to the community's life style and makes for homeowners having to manage the STR clients. It's total BS! STRs can be commercial enterprises and this areas not zoned for that. Let's keep it that way.	Yes	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full Time Resident	Mason County Homeowner			
11/19/2023 12:35	11/19/2023 12:36	The county should worry about other issues that impact its citizens. For example, countless properties that have illegal car and trash storage. How those properties will hundreds of cars poison our ground and ground water with all the gas and oil that leaks from those cars. How about the way those properties negatively impact the value of those of us that keep our properties cleaned up. How about addressing crime and drug use that is rampant in our county. How about mental health issues that affect our citizen and our health care facilities. How the sound people ever wondered where traveling nurses stay while on their assignments. If you did away with short term rentals how would our health care facilities have enough staffing to care for the populations that they are ignoring. We talk about economic growth in our county. Part of that growth is related to people who visit our area and need places to stay. Again, if the county needs something to do, consider dealing with important ongoing issues not one that really doesn't negatively impact its citizen. If you can't figure that out, then maybe you should move on and let others come in and do a better job than currently is being done.	Yes	No	No	No	Strongly agree	Full Time Resident	Mason County Homeowner			
11/19/2023 13:07	11/19/2023 13:08	Chelan County's regulations on STRs have been upheld in the Washington Court of Appeals. I support Mason County adopting the Chelan County STR regulations.	Pick another issue that more important than this one to occupy your time.	No	No	No	Strongly agree	Full Time Resident	Mason County Homeowner			
11/19/2023 13:55	11/19/2023 13:51	I do believe there should be limits on the number of STRs in an area, safety and health inspections. There should be a consideration of increased road usage on dirt roads, and traffic and noise for all areas. I also believe there should be some day from close neighbors.	When you read about other cities, it can be large companies or individuals with a lot of money that buy up multiple residences for this purpose. They are often hard to track down when issues arise. Though, even the single owners could make a negative impact on quiet neighborhoods.	Yes	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full Time Resident	Mason County Homeowner			
11/19/2023 13:54	11/19/2023 13:59	I oppose regulations. There are too many regulations as it is. Starting beer will cover STRs. Also, by not regulating STRs, Mason County can bring more business and tourism to the county as the surrounding counties restrict the STRs.	Don't listen to a few NIMBY's to the detriment to everyone.	No	No	No	Strongly agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County			

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? (More than one answer may be chosen).	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/19/2023 14:11	11/19/2023 14:18	It's beyond time to develop and implement regulations! Live on Hartline Island, which seems inundated with short-term rentals. My experience has been overwhelmingly negative, unfortunately. People who rent under these circumstances want to come here to be loud and party, which makes life miserable for those who've bought property here to enjoy the beauty and quiet year-round. I know because this has become a common conversation topic among neighbors. Airbnb should have to register as a business, be regulated like a business and pay taxes like a business.			Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/19/2023 14:33	11/19/2023 14:34	Not a problem no reason to regulate		As it is, the pros outweigh the cons for me.	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/19/2023 14:56	11/19/2023 15:04	We oppose short-term rentals as the lack of accountability for the landlord is lacking. These STRs consistently negatively affect the neighborhood. We have experienced 10 people in a 3 bedroom home, all night parties etc.		Whatever rules you come up with, please make sure they can easily be enforced as your decisions affect the whole neighborhood.	Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/19/2023 15:02	11/19/2023 15:07	Limits on number of STRs, number of guests. Each rental has residential health and safety codes apply, such as sanitation. No guests that exceed septic limits etc. Curfew and noise restrictions and owner responsibility obligations for compliance. Violations result in loss of license.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/19/2023 15:43	11/19/2023 16:00	Oppose If a homeowner takes care of their property and makes improvements, why would the County feel compelled to get involved? Oversteering! There are plenty of homeowners that don't either take care of their property nor make improvements, negatively impacting neighboring property values. Why not focus on something constructive like these issues that contribute to increased property values & neighborhood quality & safety?		Why is this survey targeting STR owners?	No		No			Neither agree nor disagree	Other (business owner, and/or owner, etc.)	Mason County Homeowner
11/19/2023 16:02	11/19/2023 16:06	Absolutely need regulation... short term rentals are becoming a blight in this community. Multiple properties being bought by individuals. Lost term rentals are scarce			Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/19/2023 16:08	11/19/2023 16:13	Limit number of STRs in area, limit number of people per rental, impose noise restrictions, require owners to have liability insurance against theft and damage of adjacent non-STR properties.		Had lots of issues with nearby STRs including noise, theft, aggression, drug use.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/19/2023 16:15	11/19/2023 16:20	Maximum occupancy of an STR should be tied to limit of the septic system and should require annual health inspection, occupant bed inspection and full septic inspection and approval. This is especially important on waterfront homes.		They should be paying a lodging tax and be required to carry the same license and insurance as a hotel/motel.	No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/19/2023 16:18	11/19/2023 16:21	Require the owner to have rules regarding guests behavior. Specifically around noise. Require the guests to follow those rules.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/19/2023 16:20	11/19/2023 16:23	definitely restrictions are needed We already have one on a small community of 15 homes. The owner has been very responsive to our concerns. But I would not want another. Noise restrictions are important.			Yes		No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/19/2023 16:20	11/19/2023 16:23	These background checks is something that is important. Limiting the number of people who can stay is important.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/19/2023 16:20	11/19/2023 16:22				No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/19/2023 16:23	11/19/2023 16:27	I'm opposed to short term rental on Oakland Bay.		My neighbors on Oakland Bay bring in weird people all Summer long that float rafts right in front of my house when I'm relaxing.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/19/2023 16:33	11/19/2023 16:34	Should be a limit.			No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/19/2023 16:51	11/19/2023 16:51	Regulations/restriction limit # etc.			Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
11/18/2023 16:26	11/18/2023 16:56				Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
11/19/2023 16:56	11/19/2023 16:58	Limits on the number of STRs in a given area			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/19/2023 17:27	11/19/2023 17:30	No short-term rentals.		Parking along Hood Canal is in short supply. Water systems and septic are fragile. I don't want a party next door every weekend.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/19/2023 17:39	11/19/2023 17:41	Nothing as long as they are registers with Wa state and pay lodging taxes to the county.		Please do not over regulate STR. They benefit the county by paying taxes.	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		Mason County Homeowner
11/19/2023 18:32	11/19/2023 18:33	Safety first: the rental must pass a safety inspection much like a day care		Safety first	No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/19/2023 19:08	11/19/2023 19:13	It is important to make sure there is housing available for Mason County residents at a reasonable cost.			No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/19/2023 19:19	11/19/2023 19:22	I have one right now next to me and I'm not really happy about it because there's no rules and regulations about where they can travel on private beaches. They have been very good about not crossing into my yard but I worry about parties, especially on the fourth of July and I'm just dying what they want because they are city folk.		As someone who has one next door to me, I'm not thrilled about the fact that they're sharing the same water system as I am. I'm afraid of their usage of my water and what if it will go to my well system. Also, my bills for my water will increase tremendously because it's a community well and they don't pay their fair share.	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
11/19/2023 19:14	11/19/2023 19:20		As any homeowner knows if you don't use your things in the north west it will degrade quickly so with a vacation home you have to use it or lose it to the environment. Short term rental helps me keep my house working.	Short term rentals should be regulated to keep large corporations from owning large amounts of rentals with 5 being total someone can rent.	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		Mason County Homeowner
11/19/2023 19:34	11/19/2023 19:44	I believe rules & regulations should follow other counties. Licensing and at least annual safety inspections would be a reasonable way to keep things in line. High density areas or limited parking neighborhoods should be considered a place for higher restrictions.			No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/19/2023 22:37	11/19/2023 22:40	Limits on number of units. Yearly safety and health inspections. Paying tourism taxes. Parking guidelines and noise ordinances.		People ignore our rules and laws. Think fireworks, etc. playground for long county. I'm tired of it. Housing is unavailable because people are buying up units for vacation Air rentals. Working homeless people don't have a chance to find a home to rent.	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
11/19/2023 23:35	11/19/2023 23:36	Noise regulations. Septic overuse. Limits on group size and number of vehicles. Limits on number of STRs allowed in an area. Owner financial responsibility for overused neighborhood access roads. STR owner responsibility for trespassing on beaches and harvesting of neighbors shellfish, as well as dog roaming and defecating on beaches, access roads and neighboring properties.		Regulation and limitation of term rentals is strongly needed. On Hood Canal we all have our own septic and water systems. The two STRs in our small neighborhood greatly overuse these systems through boating to large groups. STRs have greatly impacted quality of life for home owners on Hood Canal. We spend our weekends dealing with groups of trespassers by day and baying awake to noise by night.	Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 4:23	11/20/2023 4:23	Limit the number of STRs along Hood Canal. Parking and use of tide lands is a concern.			Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 4:42	11/20/2023 5:43				No		No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 4:12	11/20/2023 6:14	Should be taxed and licensed with tenant caps.			Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 6:15	11/20/2023 6:17	Should be regulated.			No		No			Somewhat agree	Other (business owner, and/or owner, etc.)	Do not reside in Mason County
11/20/2023 6:46	11/20/2023 6:49	Housing prices, theft, traffic.			No	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 6:55	11/20/2023 6:56	None			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 7:17	11/20/2023 7:20	Short term rentals should exclude travel trailers or else the whole county will fill up with them.			No		No			Somewhat agree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/20/2023 7:59	11/20/2023 8:03	Only secondary premises (i.e. mother-in-law units on land where the owner lives in the primary residence full-time) should be eligible. This would prevent dilapidation in the community due to monthly weekenders with no oversight.		We have a significant roadside trash problem in Gigawatt, most of which is beer cans. I would hate to see us get worse with a influx on party.	Yes	None of the above, please leave comments at end of survey	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on property where short-term rental is located	Somewhat agree		Mason County Homeowner
11/20/2023 8:28	11/20/2023 8:34	A few structures to cover increased use of sheriff office resources and clean up requirements. For the most part those rentals are young people getting drunk and using water vehicles they have experience with.		We have it in our immediate neighborhood. They are loud at night, have bonfire deeps burn bars, buzz lawyers and paddleboarders with personal watercraft and dump bottles and cans in the water. There is currently no way to address any of these issues.	Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 8:31	11/20/2023 8:37			We have experienced trespassing, theft and seen excessive alcohol and drug use with renters.	Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/20/2023 8:47	11/20/2023 8:53				Maybe	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/20/2023 9:37	11/20/2023 9:44	They should be considered businesses and should adhere to CECLAs regarding running businesses in HDAs.		Short term rentals bring strangers into communities that do not abide by rules set forth by the rest of the community. We have parking and noise issues that are impossible to take care of. They also take valuable rentals away from families struggling to find homes.	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/16/2023 9:54	11/20/2023 10:04	Short term rentals are often used for parking and that can be disruptive to neighbors due to noisy guests but also due to prohibit left over days that are not pick-up, drop-off, as well as extra parking required.		Monitoring short term rentals for usage guidelines requires extra personnel. Also, if owners are not in the area, that may be difficult.	Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what's your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental (STR)?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/20/2023 9:56	11/20/2023 10:05	Minimum regulation because Airbnb does an excellent job monitoring, controlling and regulating both hosts and guests. Maybe, perhaps, thoughtful limits on the number of STRs in an area, where the area is liberally defined.	Meeting new people and deriving modest income which is used for improvements to the rental and a supplement to our retirement income.	Bringing new people to Mason County benefits many other small businesses in the area.	No		Yes, I own and/or host STR(s) within Mason County, WA	Other	Live on property where short-term rental is located	Strongly agree		
11/20/2023 10:09	11/20/2023 10:13	No Mason County needs regulations!! VRBOs affect environment due to too many bring in water. It is not unusual to see large groups using septic systems that are already needing attention over capacity. VRBOs are no different than a house. There are zoning laws and places for hotels. Living in an area zoned as residential should not allow in residential neighborhoods without consent or approval.		I have witnessed poaching of oysters and crabs more than once. To license and inspect septic systems could be less generative for the Mason County as well.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e., environmental issues)	No		Live on property where short-term rental is located	Somewhat agree	Full-Time Resident	Mason County Homeowner
11/20/2023 10:22	11/20/2023 10:25	I think the number of STRs should be limited in any specific area. Rules regarding length of stay and good neighbor behavior should be included similar to what Home Agencies has initiated.			Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 10:30	11/20/2023 10:32	Require advanced wastewater systems for properties near shorelines. Conventional septic systems are typically designed to provide proper treatment of wastewater when loading is consistent. When sitting empty for extended periods then slammed with a big batch of waste insufficient bacteria exists to properly treat the wastewater.		Rentals should be limited by regulations so to the number of occupants and vehicles allowed on the property where appropriate.	No		No			Strongly agree		
11/20/2023 10:25	11/20/2023 10:34	We live on Strach Island in Mason County on a quiet road. The house next door to us is a VRBO. When people are on vacation they come to have fun, which often is loud at night, especially at night when people are trying to sleep. Not all but many families/groups are disrespectful of the beach and other people's property.		The owners of the house next door do us live out of state, although they have been responsive to our concerns and do a pretty good job of ensuring visitors we are the ones who actually take their garbage cans to the road to be picked up.	No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/20/2023 10:18	11/20/2023 10:30	There is no identified issue that requires regulation.			Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 11:10	11/20/2023 11:13	I oppose regulations relating to short term rentals. Not only do they bring tourism dollars to spend in the county, they also generate sales tax and lodging tax revenues to the County. Short term rentals provide a great alternative to hotels, which if you're traveling with even just a few people, can be extremely expensive. Because short term rentals are rated by their guests, and because having a high guest rating is critical to future bookings/revenues, these properties are typically kept in a pristine condition, and either have owner who is very involved, or local cleaning/maintenance/handicapping businesses are depended on, meaning a wider impact of those dollars generated staying in the local economy.		Please don't restrict private citizens property rights by doing anything to disallow short term rentals!	No		No			Strongly agree	Other (business owner, 3rd owner, etc.)	Do not reside in Mason County
11/20/2023 11:06	11/20/2023 11:11	Local government should not be restricting use of private citizen owned property when there are no law enforcement/OSU/health impacts to the surrounding areas.			No		No			Strongly agree		
11/20/2023 11:23	11/20/2023 11:27	Limit number in specific areas.	Being able to come enjoy the area ourselves.		No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
11/20/2023 11:19	11/20/2023 11:31	I would highly encourage this. We have to do something about the abuse the neighborhoods have.		We have had to call fish and wild life for many occasions where poaching was an issue, crab pots on our land when the season is closed to our area. Over fishing oysters and clams. We have had parties and noise problems, and safety was a concern. We truly think that having short term rentals in the area, not only disrupts residents, but also the abuse of the environment. Our neighbors who rent their home as an Airbnb, has had to pump their septic tank 2-3 times a year. If you look on their beach, there is no oysters or clams. We have had many conflicts with renters trespassing on to our beaches to harvest oysters and clams. I have had renters come to my house asking for items late at night, and parking was terrible. Even though it might be used for 6 persons renters, can have up to 20 people staying at a location. I have had concern for my safety and the safety of my children. They allow pets and not sure if they clean up after their pets on the beach but have never seen anyone doing so. We are extremely concerned for the health and sustainability of the canal. Having Airbnb's in the area not knowing how fragile the canal used to be, and how we all have to be vigilant to ensure the future of the canal and the fisheries it effects. Please phase especially for homes on the canal or have direct access, I would limit and have specific regulations in place.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e., environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 11:29	11/20/2023 11:36	If/and the unrestricted property tax increases that the State and County send to residents, the increase will eventually make owning a home out of the reach of those citizens who are retired and living on a fixed income. Many of these residents have extra rooms that they could rent out to help offset net increased taxes. The property is owned by the owner and not the County or State so they should be able to lease who ever they want to stay there. I have seen what they have done in Hawaii and in some areas out of our home state. I am not against what the county is wanting to do.		I am also a business owner in Mason County. I have a vineyard on Strach Island.	No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 11:15	11/20/2023 11:59	We have currently one STR on our private road on which there are 9 homes. There are 7 full time residents and one recreation home. The current owner of the STR has a local management firm that seems to do a good job, this being their first year. The clients have been respectful of the neighborhood. The one issue I see with this particular home is that it was built as a three bedroom house with a one bedroom mother-in-law unattached house. It is advertised as 4 bedrooms with beds for 2 in each then there are 10 beds on the day 14.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e., environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 12:00	11/20/2023 12:11	1- they should be subject to all related taxes to other competitive dwelling i.e. hotels, motels resorts 2 the wells should be treated as a commercial dwelling 3 septic systems, particularly on shorelines, should be inspected at least annually by a professional firm primarily given that these are residential design and they are subjected to short term high use by people that are not necessarily familiar with septic systems		The only problem we have had is where a previous owner allowed a large family birthday party for which there is not adequate parking. We have a narrow one lane gravel road with some short sight distances. We get it at 5 mph but people unfamiliar with it tend to drive too fast.	Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 12:12	11/20/2023 12:24	As businesses, they should be taxed at a higher rate than a residential property that is owner occupied. STRs that rent to parties that exceed the capacity of the system should be subject to fines.		Unless strongly regulated, negative affect on neighbors and infrastructure could outweigh any financial benefit.	Yes	Issues related to septic and water (i.e., environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 12:31	11/20/2023 12:45	Minimum 2 night stays. Minimum age limit to rent, (25), maximum occupancy per bedroom. Must have STR homeowners lobby.	Benefit: pays the mortgage, brings in lots of money to the local economy.	STRs are kept clean and well maintained. A good owner vets the customers. A good owner requires responsible with neighbors.	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
11/20/2023 12:45	11/20/2023 12:46	Some regulations should be imposed. Number of STRs in an area, and health and safety inspections.			Maybe	Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 12:54	11/20/2023 12:57	Making owners responsible (with fines) for violating certain basic requirements (including noise, number of cars, number of people, etc.			Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Resident	Mason County Homeowner
11/20/2023 12:54	11/20/2023 13:00	VRBO & other short term rentals are not conducive to stable neighborhoods. Walker Park Road has three already with two more to come. We need long term rentals in Mason County.			Yes		No			Somewhat disagree	Full-Time Resident	Homeowner
11/20/2023 13:01	11/20/2023 13:03				No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/20/2023 12:54	11/20/2023 13:05	We oppose short term rentals. We own a house on the canal south of Aycock Point where there are 2 AirBNBs within 4 hours on each side of us. There are huge loud groups at both houses Spring through Fall. They pick all the oysters off everyone's beach and walk off our own property. We used to be able to leave our kayaks etc. out for the summer but no longer feel safe.		Please regulate the existing short term rentals and create a hotline to voice complaints and violations of house rules.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e., environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 13:19	11/20/2023 13:21	I live on North Shore Road. My main concerns are lack of parking and excessive noise.			Maybe	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Resident	Do not reside in Mason County
11/20/2023 13:20	11/20/2023 13:24	I think there should be restrictions on parking so that people renting a dwelling can only park at that property. The intent of this would be to limit the impact on surrounding residences. I have also seen rentals on the beach where people who rented them did not respect other people's private beaches, either because they did not know the law here or they just chose not to follow them. I have also seen excessive shellfish harvesting done by renters.			Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e., environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 13:24	11/20/2023 13:25	No short term rentals			Maybe	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 13:30	11/20/2023 13:37	The same restrictions/safety & health inspections should be imposed on Airbnb, VRBO all short term rentals as are imposed on hotels/motels/guest rentals.			Maybe	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e., environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 13:40	11/20/2023 13:43	Don't oppose			No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/20/2023 13:40	11/20/2023 13:46	Health, health restrictions especially regards to septic systems and garbage services. Noise restrictions and easy way for surrounding neighbors to voice immediate concerns.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e., environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 13:35	11/20/2023 13:43	We I think there should be some control and regulations and the home owner made aware of the impact it has on neighboring home owners and and the home owner held responsible for the damage this is causing to their neighbors.		The short term renters abuse the neighborhood and trespass on private property with no concerns about anything. We had to confront the owners and their renters once for illegal fires and had to call the fire department once to get some action during this past dry season.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e., environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/20/2023 13:57	11/20/2023 13:58	Loud people and disruptive for property. Rentals are a family dwelling community.			Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 14:02	11/20/2023 14:05	Limiting rentals and health concerns as they relate to septic systems			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e., environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 14:11	11/20/2023 14:11	we don't even have a stance.			No		No			Somewhat agree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/20/2023 14:15	11/20/2023 14:16				No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 14:17	11/20/2023 14:19	no STR over 7days.			No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations where is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/20/2023 14 36	11/20/2023 15 00	I strongly oppose. As a lifelong resident, Realtor, and owner of multiple properties here within Mason County the appeal of our area has always been affordable real estate / rentals, recreation, and lack of regulation. We have seen our property taxes nearly doubled in the span of 3 years and this move towards regulation is a fully transparent way to try and generate more money and increase government control of our personal property. Increasing taxes will simply lead to increased prices for the end user, which will 100% lead to less rental activity, which means less people coming to Mason County for vacation. As a Realtor I have also sold a lot of homes to clients who plan to use them as a vacation home and then short term rent them out when they're not in use. The lack of regulation played a big role in their decision to buy in Mason County and that helped push the price of real estate, which then led to the huge property tax increase you're now enjoying. But you can't have it both ways, the market will not allow it. More regulation = lower property values = less property tax. Let neighborhoods with HOA's make their own decision as to how they want to regulate rentals within their own neighborhood. The regulations were already recorded against their deeds when they bought. I know Showers, Cushman, Timberlakes, Knack Beach, and other neighborhoods in our county already have done this, which again drives home the point about this being a money grab. However for those of us not in an HOA, having no restrictions, and enjoying the freedom Mason County provides, this would be a slap in the face and something that should be voted on by the citizens. It should NOT be a policy put together by unelected bureaucrats and then forced on the locals helping to bring more tourism dollars to the area. At the end of the day, any new regulation will simply lead to a higher cost of rental, which will mean less income for the Mason County resident and less people coming to stay and spend their money in our beautiful county.			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/20/2023 15 03	11/20/2023 15 07	The county should not be involved in opposing regulations on individual parcels regarding STRs.			No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 15 07	11/20/2023 15 10	No following community requirements. Noise			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 15 07	11/20/2023 15 10	Disrespect to neighbors			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 15 07	11/20/2023 15 10	I am in great favor of regulations. No renter should be allowed to harvest anything from the beach or the hills on the rental.			No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 15 07	11/20/2023 15 11	They need to be regulated. A few rules and a way to report rule breakers. Problem I have experienced are unleashed dogs, trespassing food, and unsecured gates.			Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 15 09	11/20/2023 15 14	I am definitely against short term rentals for the obvious reasons of party noise, beach trespassing and of course traffic. Having rented short term rentals many times on the Gulf Coast, we suffered all of the above. There was no monitoring of guests and some simply took advantage of that and adjacent units suffered the consequences. Boundaries were not observed and no one was there to enforce them.			Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 15 12	11/20/2023 15 21	Trespassing by STR guests on my property has been a problem. I wish that it would be good to limit the number of STR guests.			Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 15 20	11/20/2023 15 23	Oppose all regulations as this is private property use			No		Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree		
11/20/2023 15 23	11/20/2023 15 27	Yes, it should be regulated, please!			No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 15 43	11/20/2023 15 44	Renters can be too loud. Noise restrictions would be useful.			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 15 44	11/20/2023 15 46	I am against short term rentals. They decrease property values. They seem to draw a party crowd which is disturbing to the neighbor.			Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 15 45	11/20/2023 15 50	A short term rental is a business and should be treated as such by the county in my opinion. Short term rentals provide a reputable service, but also impact the community. I believe there should be a permit process and a process for addressing complaints. In addition, regulations regarding the use of these rentals for large parties should be developed.			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 16 05	11/20/2023 16 09	I oppose them. A house is shelter not income generator. The more houses that are used for income the less for housing. The neighborhood becomes fractured. In short term rentals no one is there long enough to see the environmental wreckage they produce. They come for the weekend explode fireworks, steal crabs, zoom jet skis and are off. Then the new beach comes and does the same thing, gets and spoils and goes.			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 16 07	11/20/2023 16 07	I think there should be some regulations concerning short term rentals because of the potential impacts on neighbors and neighborhoods, such as parties, noise and traffic.			No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 16 10	11/20/2023 16 14	When our children were young, we enjoyed short term rentals of vacation properties. Now our adult children and their families also enjoy short term vacation properties. Property owners have the right to manage their properties. Our neighbors who rent a short term property are responsible and silent.			No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/18/2023 14 39	11/20/2023 16 14	I strongly support the elimination of STRs on all Hood Canal waterfront properties that were designed and constructed as single family homes. STRs should not be allowed on waterfront residences. No dwellings should be permitted for construction that are intended for short term rentals. The number of persons allowed on a STR should be limited. There are 2 STRs separated from my home by one house on the west and two houses on the east. Noise, parking, trespassing, tent camping are all problems with STR the past two years. Rentals should not be allowed to tent camp over. All vehicles of renters (and their guests) should be required to park on the rented property. Large parties with guests should not be allowed. Properties should not be promoted/advertised as party event locations. The number of overnight occupants should be limited to the number of beds in the rented property. Properties should be required to have annual safety inspections and septic inspections. STR owners should be required to have a business tax license. The Dept of Health should require STRs to be licensed. STRs should be licensed annually to operate. The owner should be charged for inspections. There should be substantial daily fines for violations of regulations governing STRs.			Yes	Issue related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 16 16	11/20/2023 16 43	I believe that a landowner should be able to rent out their property for any length of time without restrictions or regulations.			Yes	Issue related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/20/2023 16 39	11/20/2023 16 43	No regulations needed. Let the free market run.			No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
11/20/2023 16 48	11/20/2023 16 50	I don't see a need for regulation!			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/20/2023 16 48	11/20/2023 16 53	I agree with regulations.			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 16 57	11/20/2023 16 59	Oppose regulations			No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
11/20/2023 17 00	11/20/2023 17 03	Oppose regulations because I think people should be able to do whatever they please with their property as long as it doesn't impact the neighbors.			No		No			Strongly agree	Other (Business owner, land owner, etc.)	Mason County Homeowner
11/20/2023 17 00	11/20/2023 17 04	They bring outside income into these communities outside of traditional summer vacation seasonality. Whereas the home would just sit empty with a little to no stimulus in the economy. For instance, it's now how Hanna Hanna options can be open in the off-season. And Airbnb and VRBO takes out a tax from the revenue of the owner supposedly to pay to the county. Is that actually revenue that Mason County is being paid, or is owner revenue that is lost?			No		Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree		
11/20/2023 17 00	11/20/2023 17 06	If the rental is not a nuisance there shouldn't be an issue. The rental is a business, if the owner doesn't keep the rental up to par their business would fail, owners can do their own due diligence to keep the rental marketable without costly inspections, etc. I live near several owner occupied properties that are ecological hazards, safety hazards, crime hazards, and they aren't inspected or regulated and the county doesn't hold owners of those properties accountable. I am firmly against any required inspections unless the property is reported as a nuisance.			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/20/2023 17 01	11/20/2023 17 06	None.			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/20/2023 17 03	11/20/2023 17 08	If anything, that the # of occupants does not exceed the water/septic tank size requirements.			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 16 57	11/20/2023 17 08	I oppose additional regulations on short term rentals. Mason County is already significantly lacking in the short term accommodations market. Being that it, by nature, is a rural county, it would be inappropriate and unhelpful for large hotels to enter the market. Short term rentals that comply with existing regulations such as occupancy based septic system or sewage capacity and County noise ordinances are no additional burden on the County or surrounding residences. Additionally I provide people an opportunity to experience the County which could lead to further investment in our area.			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/20/2023 17 07	11/20/2023 17 10	Oppose. Totally ruins the quality of life for us as desiring solitude. Trespassers, Comers and geers constantly. A complete disruption to those of us who do not want disruption.			Yes	Issue related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 17 06	11/20/2023 17 11	Limits on STR, safety and health inspections, insurance requirements, business license, B&B tax, hotel tax etc.			Yes	STR destroy neighborhoods. The only people that enforce the rules are neighbors that are impacted by STR.	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what's your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental (STR)?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/20/2023 15:08	11/20/2023 19:06				No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 19:06	11/20/2023 19:10	Focus should be on ensuring all STRs operating in Mason Co are permitted. So many are visibly available on Airbnb, VRBO, etc yet a small fraction of those are even permitted.		As stated already, ensure they are permitted.	No		No			Strongly agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County
11/20/2023 19:14	11/20/2023 19:14	Limit stay regulation		This is a way to draw people and income to the Shelton area	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 19:27	11/20/2023 19:28				Maybe		No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)		Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 19:39	11/20/2023 19:41	I don't think there should be limits or restrictions on short term rentals. As someone with small children, I often rent through Airbnb rather than a hotel. They often have more space, kitchen facilities, multiple bedrooms and bathrooms all things hotels do not offer. They are more family friendly. Also, as someone who owns a cabin, being able to rent it out part time makes it possible for my family to own and use our cabin. Without the income we earn through short term rentals, we wouldn't be able to afford the mortgage and expenses on our own.			No		No			Strongly agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County
11/20/2023 19:42	11/20/2023 19:42			Can the county gain any tax revenue from rentals?	Yes		No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)		Neither agree nor disagree	Seasons/Part-Time Resident	Mason County Homeowner
11/20/2023 19:47	11/20/2023 19:54	limits on number of STRs and not in close proximity to neighbors, protect neighbors from being close to party houses			Yes		No	Housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)		Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 20:16	11/20/2023 20:21	We oppose regulations because our neighbors can do whatever they want with their property			Yes		No	Issues related to noise, parking, or trespassing		Strongly agree	Full-Time Resident	Mason County Homeowner
11/20/2023 20:23	11/20/2023 20:27	Oppose regulations. Airbnb's are well-maintained and also are feeders to local restaurants and businesses		would guess that over 50% of STRs are owned by single women over 50 years of age. They are likely the main source of income for the owner.	No		No			Strongly agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County
11/20/2023 20:27	11/20/2023 20:33	If you do limit STRs you should allow the current homes to stay as STRs with a permit. We recently built a home and the only way we can afford it especially with the current rates is to rent it sometimes as a short term rental. I think if anything you need to limit the number of guests I think allows to there are parties. We have restrictions on that		Please don't restrict the ones currently active. We put all of our savings in this home and we never would have done that if there was a restriction in place. Limiting future ones would be satisfied with them so limiting more would be good.	No		Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly disagree		
11/20/2023 20:32	11/20/2023 20:41	If all guests should be limited to attend pressure on septic systems and natural resources. The rental 2 hours away from our home is constantly overwhelmed with people, and we worry about septic pollution to beach and canal. In addition, at times certain renters have left people "working" all day pulling down of dusters off the beach		Concentration of STRs should also be prevented to maintain quality of life, noise, etc of the neighborhood. STR can be noisier, less respectful toward neighbors, environment.	Yes		No	Issues related to septic and water (i.e. environmental issues)		Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 20:35	11/20/2023 20:46	Short term rentals in Mason County offer a myriad of benefits to the local community. Firstly, they contribute significantly to the area's revenue stream. Visitors staying in short-term rentals often spend money on local attractions, dining, and services, injecting funds directly into the local economy. This economic boost can lead to increased funding for community projects, infrastructure, and public services. Moreover, short-term rentals drive activity within the community. As tourists seek unique and personalized experiences, local businesses thrive, ranging from shops to restaurants and recreational activities. This increased activity fosters a vibrant community. Additionally, the short-term rental industry supports jobs and local businesses. Cleaning services, property maintenance, and hospitality roles are crucial components of this sector, providing employment opportunities for residents. Tourists also stimulate demand for locally sourced goods, benefiting nearby farmers and producers. In the long run, the growth of short-term rentals can lead to an increase in job opportunities. As the industry expands, there is a likelihood of new businesses emerging in order to cater to the growing demand, creating a positive cycle of economic development and employment generation in Mason County.	No challenges faced	Proposing regulations could stifle the growth and development of the area. This would impact jobs and the community adversely.	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
11/20/2023 20:56	11/20/2023 21:03	We oppose any short term rentals. As many of the properties on the canal are seasonal use. Bringing short term rental would cause additional traffic and water disturbances as well as personal property damage or loss.		Just look at pyrolysis last week. People like at a party at an air bnb. You can't control seasons actors, even if you tax it and make rules against parties. Second problem is increase on public complaints to the sheriff's department. Not enough police to do the job.	Yes		No	Issues related to noise, parking, or trespassing		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 21:07	11/20/2023 21:10				No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/20/2023 21:16	11/20/2023 21:21	no opinion	Short term rentals can contribute to gentrification, attracting tourists and wealthier individuals who may change the character of a neighborhood. This can displace low/mid income residence. An environmental concern is that septic systems can be easily overwhelmed by multiple visitors' over occupancy of short term rentals, exceeding original design considerations.		No		No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 21:35	11/20/2023 22:01	Limit the numbers		As attraction's, such as the Ridge Racetrack grow, supporting services and lodging should be located in appropriately zoned areas. Proper fencing, permitting inspection and taxation should be applied to best benefit Mason County and its residents as a whole (and not just the few).	Yes		No	Availability and affordability of long term housing, issues related to septic and water (i.e. environmental issues)		Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 22:02	11/20/2023 22:05				Yes		No	Issues related to noise, parking, or trespassing		Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/20/2023 22:16	11/20/2023 22:30	Safety measures perhaps such as making sure drinking water has been tested if it is well water. If you limit the number that how do you determine who is allowed to? Shouldn't people be able to use their homes for what they want? Won't limiting the number create a potential economic disadvantage for some who give others an advantage should they choose to operate a short term rental? Everyone should have an equal opportunity to choose if they want to operate a short term rental or not.		I'm happy to see the county implementing the survey and getting feedback. However I'm not personally aware of any downside to short term rentals. When I travel I utilize them and find them much more appealing than hotels (except for a certain reason).	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/20/2023 22:34	11/20/2023 22:36	Don't need government oversight in housing rental			No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 4:40	11/21/2023 4:44	There should be a permit or license for owners to obtain. Publicly available information online regarding which places are licensed along with a contact for each unit. A great example is how Backway Beach, OR does it. We are totally against STRs. They ruin communities. But if we do have 2 owners must have access to restroom. 2 guests are not allowed in hot community areas unless explicitly allowed.		Would love to visit more often if there were more affordable and available places to rent.	No		No			Strongly agree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/21/2023 5:01	11/21/2023 5:07			Pass a law that says HOAs have the right to prohibit	Yes		No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)		Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 6:25	11/21/2023 6:26				No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 6:22	11/21/2023 6:24	Oppose regulations for limiting or regulating short term rentals	No challenges	Do not try to regulate something that doesn't need regulation	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
11/21/2023 7:21	11/21/2023 7:23	Limit the number of rentals simply to ensure adequate housing available for locals			No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 7:17	11/21/2023 7:27	Oppose limits in an area as it only rewards those already renting. Consider requiring those who offer rentals to be residents of Mason County to discourage properties from becoming income investments by those who are unaffected by impacts			Maybe		No	Issues related to noise, parking, or trespassing		Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 7:33	11/21/2023 7:35				No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 7:24	11/21/2023 7:24	In Totter Shores Community we experienced the negative impacts with only 2 short term rentals. Impacts of fast traffic, non resident dogs, shellfish harvesting on private beaches, trespassing in our private park, garbage, noise, rudeness and disregard for our gross residents who have lived in Totter harmoniously, like a family unit a stream of unknown customers were urged by online advertising to make Totter, and our privately owned, volunteer maintained community park. We have hired a lawyer to defend our deeds of title which restrict lodges, public resorts, and amusements. We believed from our research that Mason County zoning would be able to prohibit Short Term Rentals in Totter Shores. Septic issues and deed zoning with the land since 1953 is our defense. I would love to be involved in restricting Short Term rentals here and in other similar communities. Thanks for this survey.		I believe Little Creek Casino, Olympia events, and Olympic National Park are the reasons people visit Mason County Short Term rentals. Or they stay in the house cooking food they brought with them. I see no positive economic benefit except for the hosts. Meanwhile we collect the trash and are faced with the carelessness of strangers, leaving unknown guests into small communities on the shoreline violating safety and security concerns daily.	Yes		No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)		Strongly disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 7:43	11/21/2023 7:54	Should be back to B & H tags and surprise annual inspections. Also County should investigate complaints made by neighbors and shut down the host if there are more than 5 septic complaints.		We should encourage RESPONSIBLE short term rentals. They can be good but MUST have an application.	Yes		No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 7:59	11/21/2023 8:10	I do not believe there should be any regulations. We personally own around 20 rentals. All but 1 are long term rentals. We are having increasing problems finding renters that respect their rental leaving the owner with 10's of thousands of dollars in damage.	Seasonal use. Fully rented in warmer months with vacancies in winter.		No		No			Strongly agree		
11/21/2023 8:14	11/21/2023 8:34	As a short term rental landlord I am responsible to the user who will review that may negatively impact future renters decisions. These reviews are far more effective than a government inspection.	I see a lot of visitors that come to Shelton for local events (race tracks), family gatherings, and to visit the Olympics. Please do not place restrictions. As a property owner my home is mine to use as best fits the needs of the home. This rental is a waterfront home. With the hard use and low rents I've experienced with long term renters we chose the short term market. Please keep this option open.		No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
11/21/2023 8:33	11/21/2023 8:36	Yes, limit the number of STRs in the area. Yes, safety and health inspections, including numbers of people in the rental. Quiet hours. No shellfish harvesting on beaches. No hunting on property. Limit # of vehicles at property.		Don't want them in any area!	Yes		No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)		Somewhat disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 8:37	11/21/2023 8:40	In favor of regulations. Yes, there should be limits a number of STR's in an area. Yes there should be health and safety inspections. There should also be limits on shellfish collecting without a license.			Yes		No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)		Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 8:39	11/21/2023 8:41	There should be limitations on noise, number of people for dwelling, number of cars for dwelling.		Noise, rowdy parties, and lack of attention to cleaning up the grounds, are important.	No		No			Somewhat agree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/21/2023 8:39	11/21/2023 8:41	Short term rentals should require more frequent septic inspections because you never really know how many people are using the septic tanks.			Maybe		No	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?	
11/21/2023 8:41	11/21/2023 8:51	Zoning should control where short term rentals are allowed or banned. Additionally, deed restrictions that do not allow public records, public announcements and lodges' should be supported by the county.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full Time Resident	Mason County Homeowner	
11/21/2023 8:46	11/21/2023 8:51	The county should not impose additional restrictions on short term rentals. Short term rentals are residential use and should not be distinguished from any other residential use. They should have to follow the same safety and zoning requirements as all other residential properties.		We operate 2 short term rentals in Pierce County. Regulation here is minimal and works very well. We have never had any complaints from our neighbors regarding our short term rental activity. Our guests come for weddings, to visit family, to visit national parks, for business trips, etc. The province has had business and support the local economy.	No		No			Strongly agree		Other (Business owner, land owner, etc.)	
11/21/2023 8:54	11/21/2023 8:51	Don't think there should be any specific regulations. The platforms that host the listings (VRBO, etc.) have rules and regulations that suffice.			No		No			Strongly agree		Mason County Resident	
11/21/2023 9:18	11/21/2023 9:30	Neighbors had one the tenants parked to late, and went onto other people property and took tools, after they been told not to take anything even on the property they were staying at. They got on their flooding device and helped them selves to other's. They were caught			No		No			Strongly disagree	Full Time Resident	Mason County Homeowner	
11/21/2023 9:43	11/21/2023 9:45	Noise limits			Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full Time Resident	Mason County Homeowner	
11/21/2023 9:46	11/21/2023 9:53	I oppose introducing heavy regulations on short-term rentals. Our extended family has jointly owned a beach house in Mason County for many decades, but it has gotten harder and harder over the years to afford the upkeep and taxes, even with all of us pitching in. Renting the house out for some of the year is the only way we can afford to keep the property, if you make it hard or impossible for owners to do this, a lot of us will be forced to sell our property, and then the only people who will be able to enjoy Mason County waterfront will be the extremely wealthy. I don't think anyone wants that future--except perhaps the extremely wealthy.		It can be hard to find reliable contractors (such as cleaners) in our rural area.	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	Seasonal/Part Time Resident	Mason County Homeowner
11/21/2023 9:48	11/21/2023 9:53	We are in favor of both restrictions mentioned above as well as occupancy limits, age restrictions on renters and a way to prevent locations on neighboring private property.		Please keep the public informed on the status of this as the process moves forward.	Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part Time Resident	Mason County Homeowner	
11/21/2023 9:51	11/21/2023 9:51	Would like to see safety and septic tank inspections, implementation of neighboring property rights (adjoining renters of the restriction of staying only on the property they are renting).			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part Time Resident	Mason County Homeowner	
11/21/2023 9:57	11/21/2023 10:00	Oppose county regulations. We adhere to VRBO guidelines re: health and safety. They are more than adequate.		No challenges. It's nice to offer our beach cottage to those looking for this type of vacation. Our rating are excellent	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
11/21/2023 9:58	11/21/2023 10:04	I feel STRs should be inspected for fire safety, septic adequacy, appropriate occupancy, adequate parking, and neighborhood compatibility in much the same way a cottage industry is regulated. Income needs to be declared in an appropriate manner. Property owners need to be held responsible for violations of County codes, both basic, fire/septic violations, etc. Other than basic fire codes I think there should be no restrictions. This is a source of income for our family to maintain the cabin and allows us to keep it occupied in w/ our mo the so as to keep it in good repair and avoid issues like rot/ insect infestation, that affect other properties as well.		Benefits are extra income. Challenges, occasionally, are neighbors reactions.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on property where short-term rental is located	Strongly agree		
11/21/2023 10:06	11/21/2023 10:10	Findings of a good cleaning services and subcontractors		Short term rentals bring others an opportunity to experience this wonderful area	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree		
11/21/2023 10:15	11/21/2023 10:17	Trust of government intervention on private renters rights.			No		No			Strongly agree	Seasonal/Part Time Resident	Mason County Homeowner	
11/21/2023 10:17	11/21/2023 10:19	Over the additional use. Septic inspection should be required for STRs			No		No			Somewhat agree	Seasonal/Part Time Resident	Mason County Homeowner	
11/21/2023 10:20	11/21/2023 10:24	I am not in favor of regulation. People own their property and should be able to use it as they like as they see fit. We need to regulate? Hopefully they will include instructions to guests to be thoughtful and only have "normal neighborly impacts" to others. I have neighbors who don't even like it when we use our property.		It's have a really good reason before we make our government larger to manage any new regulations.	No		No			Somewhat agree	Seasonal/Part Time Resident	Mason County Homeowner	
11/21/2023 10:18	11/21/2023 10:25				No		No			Somewhat disagree	Seasonal/Part Time Resident	Mason County Homeowner	
11/21/2023 10:26	11/21/2023 10:27				No		No			Neither agree nor disagree	Full Time Resident	Mason County Homeowner	
11/21/2023 9:49	11/21/2023 10:30	I would support a ban entirely or even penalties for rentals less than 30 days in duration. The weekend parties are destructive and sadly, the criminal activity has increased substantially near our place since the neighboring rental has shut down. I would support severe penalties for outdoor fires, use of firearms and beach trespassing.		The renters have no vested interest in caring for the property that they occupy or being considerate of the neighboring homeowners. They behave irresponsibly and then they leave. The renters are negatively impacting our home values. Worse yet, we use our place frequently and never felt we had to lock up, use cameras or lock the cattle gate for safety but now we have to do so due to undesirable visitors and fish seeking eyes theft from an unoccupied home.	Yes	None of the above, please leave comments at end of survey	No			Strongly disagree	Seasonal/Part Time Resident	Mason County Homeowner	
11/21/2023 10:30	11/21/2023 10:30	Safety and health are probably good ideas, but I oppose limits on numbers. See comments below for further reasoning.		It allows people to keep their property in the family. Renters on vacation are more likely to spend money on souvenirs, treats, special occasions spending like dining out or travel rentals, things like that. Visitors bring money! And we have provided a lot for our renters, suggesting ways they can enjoy themselves - everything from The Weather Villagers, some gift shops, to the Paintball (if they're into that sort of thing).	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	Seasonal/Part Time Resident	Mason County Homeowner
11/21/2023 10:31	11/21/2023 10:31	More regulations isn't the way to go. Setting incentives for the actions you want people to do with their property is better. If you want property owners to provide long term rentals, provide them an incentive.		Incentives, not regulation.	No		No			Strongly agree	Seasonal/Part Time Resident	Mason County Homeowner	
11/21/2023 10:35	11/21/2023 10:38	Limits on the number of STRs makes sense to allow for regular renters to find housing.			No		No			Somewhat agree	Full Time Resident	Mason County Homeowner	
11/21/2023 10:26	11/21/2023 10:39	There should be no new regulations placed on STRs in Mason County as it will not apply equally thru out the County. It appears that it only will target recreational areas which by definition is allowed to enjoyed by all. Besides, this is a private property issue and not a public concern. Without explaining the reason for proposed regulations, this survey response is not complete.		no	No		No			Somewhat disagree	Seasonal/Part Time Resident	Do not reside in Mason County	
11/21/2023 10:40	11/21/2023 10:44	We oppose regulations that force property owners to pay additional fees or taxes for renting out their properties UNLESS such fees are used to offset the property taxes paid for long term property owners.		Mason County is becoming less affordable and less safe for homeowners as property values outpace income. Any decisions should be made with quality of life, environmental impact, safety and security, and affordability of housing as top priorities.	Maybe		No			Neither agree nor disagree	Full Time Resident	Mason County Homeowner	
11/21/2023 10:45	11/21/2023 10:55	I believe we shouldn't put limits or regulation on STR because it will decrease the growth of our town. There will be less visitors which leads to less business, less tax collected and property values will decrease also. There will not be places for people to stay and most of the properties will just sit empty because most owners are vacation owners and they are out of town, so nothing will be going on and businesses will be away down. Less jobs for the local as well such as cleaning jobs, gardening jobs because there is not enough business to support it.		Finding qualified workers is hard. We also need more activities, restaurants, shops to attract more tourists.	Yes	It's great for our economies and provide housing for workers or families coming into town to visit	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree			
11/21/2023 10:57	11/21/2023 11:03	no rules needed. Rules will prevent business owners from bringing in revenue & jobs for our community.		Poor internet service	No		No	Vacation Home	Live on separate property	Strongly disagree			
11/21/2023 11:13	11/21/2023 11:21	Oppose unclear on what the regulations will be.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
11/21/2023 11:23	11/21/2023 11:28	I support regulations. My neighbors air BNB tenants have decided to use my driveway and beach access easement. Which inherently increases wear and tear. Tenants are leaving their trash up on the road in front of my property 365 days/yr. Little things add up. Something should be done. It will also affect prices and sales.		Perhaps limiting the use of one's a residence can be used for this?	No		No			Somewhat agree	Full Time Resident	Mason County Homeowner	
11/21/2023 11:28	11/21/2023 11:33	We have a beach house in Mason Co. and are currently renting it occasionally. We need to do this to help with the extra expense of having a second house. Safety and health inspections on rentals sound like a good idea, but are probably unnecessary. Rental houses that are unclean or unsafe will be quickly noted by renters and the places will be given bad reviews. Potential renters look at their reviews very carefully, and if renters have spent more discretionary money in Mason Co. than we normally do, the renters buy groceries and gas, etc. like we do, and they also rent kayaks, buy chairs-saw art, and eat out more than we do.		It has been a positive experience. The renters have been very nice, the neighbors have not complained, and I'm sure the renters have spent more discretionary money in Mason Co. than we normally do. The renters buy groceries and gas, etc. like we do, and they also rent kayaks, buy chairs-saw art, and eat out more than we do.	Yes	Be fair and just in your thoughts and don't just look at this issue as another way to raise revenue for the county.	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Somewhat agree			
11/21/2023 11:30	11/21/2023 11:33	I don't think you need to be sticking your grubby little fingers in other people's business that they have earned for themselves. Just let people live already.			No		No			Strongly agree	Seasonal/Part Time Resident	Do not reside in Mason County	
11/21/2023 11:24	11/21/2023 11:33	I oppose county regulations because to operate successfully they are self regulating. Please from the local housing market as the rent. For these homes far exceeds the average Mason county income. Still want accessibility to their vacation homes. Otherwise they would just sit there empty not using and paying for. ED power garbage or other utilities. Besides, the outside income stimulus brought into the community. If they weren't easily available in the off season, it would save our local money in the economy, unoccupied equity and land property.		People leave cities due to poorly executed regulations	Yes		Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree			
11/21/2023 11:17	11/21/2023 11:33	They should have regular water inspections, limit to 1 people per rate, no pets, no large parties, no access to neighborhood/community amenities, no fireworks. They should be limited to one every 10 miles. They should have health and sanitation inspections just like hotels. They should be required to have large enough trash cans so that they do not put trash in the neighborhood trash cans the homeowners are not paying for. They should not be able to make loud noises after 9pm.		The owners should be required to live within 30 miles of the rental. Our neighbors live in Oregon even though Adirack county states that you have to be close to your rental to take care of any problems that arise.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full Time Resident	Mason County Homeowner	
11/21/2023 11:31	11/21/2023 11:33	Oppose short term rentals. Our home sits between two short-term rentals. Both converted to short-term rentals recently with little to no governance. Recommend one month minimum for rentals. Recommend proper fencing and property line markings. Recommend renters not be able to remove anything including soil, fire, shells or any items from beach areas and that renters observe neighborhood noise, shellfish harvesting, fire, fireworks and other restrictions, laws and guidelines.		Need a strong set of laws, guidelines and taxes governing other term rentals in Mason County	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part Time Resident	Mason County Homeowner	
11/21/2023 11:31	11/21/2023 11:40	Homeowners are unclear what regulations will be. I do think some are in order. The goal, I think, are financial stability for Mason County and a safe and thriving community for its residents. Just as homes that sit empty much of the year impact community, so do homes that are used not as residences, but as commercial properties where the users have no vested interest in the property or the community.		None of the above, please leave comments at end of survey	Maybe		No			Neither agree nor disagree	Full Time Resident	Mason County Homeowner	
11/21/2023 11:37	11/21/2023 11:40	No rules or limits should be imposed, owners of the land/property should be able to use it in any way desired / highest and best use.			Maybe		No			Somewhat agree	Seasonal/Part Time Resident	Mason County Homeowner	
11/21/2023 11:37	11/21/2023 11:43	Limit regulations so owners who rent out their homes have insurance and policy in place on their home rentals already.			No		No			Strongly agree		Other (Business owner, land owner, etc.)	

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if fewer appear regulations where is your reasoning for this idea?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, WA?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental (STR)?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/21/2023 11:46	11/21/2023 11:52	Regulate on regulations. Homeowners STR attracts more tourism to Mason County. I would never imagine buying a property in the area until after it's regulated as a STR.								Strongly agree	Seasonal/Part-Time Resident	
11/21/2023 11:55	11/21/2023 11:58	STRs are ok			No		No			Neither agree nor disagree	Other (business owner, and owner, etc.)	Do not reside in Mason County
11/21/2023 11:54	11/21/2023 12:13	There needs to be restrictions on the number of STRs, a total restriction in areas that have historically been family neighborhood, writing needs to be performed on potential STR occupants. There needs to be restrictive laws on the number of occupants at any time, noise laws, trespassing laws, destruction of property laws, littering and dumping laws and I am sure many more. Notification to be given to occupants of the laws and the consequences of breaking laws. There needs to be penalties against management companies and the owners and the renters for breaking of laws. All renters and visitors should be listed as a part of the rental agreement. Management companies should be registered with the County. Owner's and managing should also be registered. Renters names should be available to the County if needed because of law breakage.			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 12:13	11/21/2023 12:16	I don't oppose			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 12:23	11/21/2023 12:29	Parties/noise No respect for homeowners People coming and going Overload on septic systems not meant for large groups Our septic and beautiful areas valued by people who don't have a stake in the property			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 12:34	11/21/2023 12:37	There definitely needs to be rules and enforcement around short-term rentals. Specifically how many people can stay on a given septic system and insurance			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 12:51	11/21/2023 12:51	What business is it for the county to regulate.			No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 13:00	11/21/2023 13:09	We currently do not rent out our home, however, we would like the flexibility to. General public safety requirements is reasonable, but to have a limitation on how many rentals can be had at any given time, it is and oversteps really infringe on our rights as property owners. These are our private residences, and would like the flexibility to visit it as we need.			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 13:03	11/21/2023 13:07	Yes. Hot tub inspections should be mandatory			Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 13:05	11/21/2023 13:11	Limit number of guests to what the location has been designed for. Meaning potentially more frequent septic system inspections.			No		No			Somewhat agree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/21/2023 13:13	11/21/2023 13:15	Fewer			Maybe	Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/21/2023 13:13	11/21/2023 13:16	I own waterfront property and am concerned about short-term rentals negatively impacting my beach and the natural environment. We have a community park property that is used for owners to access the beach and makes a property susceptible to intruders and trespassers. Temporary renters are given the impression that they can clam dig, fish, even camp (with fire) on my property. Access to the beach is the major draw for people wanting to rent in this community. Regulations restricting access via the community park or any other access to any beach property other than the homeowners			Maybe	Issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 13:18	11/21/2023 13:24	Short term rental term length? Less than 2 weeks? During State Legislature, there is a shortage of housing available, that should not be restricted under the short term rental terms.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 13:14	11/21/2023 13:20	I think there should absolutely be a limit to the number of STRs in an area. They change the quality of life in a neighborhood especially one as small and rural as ours. Knowing my neighbors and them knowing me is important for the health, safety, and care of each other. Having strangers on my street (walking to the beach) has become discouraging when combined with the increased levels of crime over the years. I do not think that the renters are the culprit, but there are so many strangers around a person doesn't know who to be cautious of			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 13:34	11/21/2023 13:38	Limits			Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 13:50	11/21/2023 14:00	Owner should occupy the home for at least 8 months per year. Limit the number of STRs and the number of guests so as to not overwhelm septic on older homes and disturb residents.			Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 14:05	11/21/2023 14:09	Limit of rentals of 14 total days per year per residence. Safety and health inspections required annually.			Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 14:13	11/21/2023 14:09	The number of short term rentals should be limited. Which should be determined by each neighborhood as they can have a significant impact to the tranquility, peace, traffic, flow and speed. People often move to and area for those reasons. It is not that a few property owners are able to modify these things. Strong regulations should be imposed.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 14:09	11/21/2023 14:11	I own a beach house on barker's island for over 40 years. I have never rented but we don't use it very often anymore. What kind of regulations are you considering? I most likely oppose regulations because of noise curfew/landlord regulations			No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 14:17	11/21/2023 14:20	Don't oppose. I don't see why government needs to get involved in personal property.			No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 14:19	11/21/2023 14:23	No rule. Too much government regulation as is.			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/21/2023 14:44	11/21/2023 14:44	Hosts are rented to loud obnoxious groups that have no respect for the neighbors or wildlife in this beautiful natural marine setting			Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/21/2023 14:46	11/21/2023 14:46	They are very disrespectful in our community			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 14:47	11/21/2023 14:51	Restrict all STRs.			Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 14:50	11/21/2023 14:51	Limit number of STRs in a neighborhood. Limit number of rentals days for each STR.			No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 15:03	11/21/2023 15:00	Limits on numbers, safety & health inspections. Regulations related to septic systems, number of guests allowed and more frequent inspections.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 15:09	11/21/2023 15:11	I think safety and health checks. No limits on STRs			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/21/2023 15:23	11/21/2023 15:23	Limit the number of STRs, health and safety inspections.			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 15:33	11/21/2023 15:37	Don't limit the number of STRs but make sure they have a license and are insured. If the property septic system supports a family of four, then you should limit accordingly.			None		Yes, I own and/or host STR(s) within Mason County, WA	Single Family home	Live on separate property	Strongly agree		
11/21/2023 15:37	11/21/2023 15:42	All quiet at 10pm. VRBO renters near us party loudly after midnight always. Also, the usual crowd is 10-15 people in a three bedroom one bath rental home. Need to limit occupancy. Ditto the number of cars. Many times 5 to 8 cars parked right on Highway 126 shoulder. Need to have some rules that renters should not be allowed to use water craft without boater safety card. Landlord's should also be required to advise renters of the regulations you promulgate in writing.			Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 15:38	11/21/2023 15:44	Mom & pop are being property taxed right out of their only home. With a monthly one month rental it helps with paying that bill	Extra income for old retirees		No	Leave mom and pop alone. They need income to help survive	Yes, I own and/or host STR(s) within Mason County, WA	Other	Live on property where short-term rental is located	Somewhat agree		
11/21/2023 15:38	11/21/2023 15:45	No regulations. Mason County has an overall high poverty level. These STRs bring jobs. Mason County needs jobs and tourism. Let's not fall into the big city bearocracy.			No	The provide aid of financial benefit all around. I think if folks can't handle being close to a STR they should move. I'd like to see Mason County flourish and grow positive. No growth equals no money. No money equals no jobs and more crime.	No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/21/2023 15:55	11/21/2023 15:50	Oppose, there's enough regulation within the toads themselves as to whether they are successful. More regulation would be costly to uphold properly.			No		No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 16:03	11/21/2023 16:00				No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 16:03	11/21/2023 16:11	A month by month (i.e., 6 months per year or less) rental is not a Airbnb and should be exempt. Especially if it is in the landlord's only home. The only one they own.	Short term one month fully furnished rental. One month rental within landlords home.		No	It is short term, but unlike Airbnb, it is for one month minimum.	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on property where short-term rental is located	Somewhat disagree		
11/21/2023 16:05	11/21/2023 16:12	Toteson Shores. Small community, private park with a boat launch and private beach. Really don't want short term rentals and short term owners on our beaches. We have small farms that can't handle outside groups. Short term rentals would disrupt our eco systems both in the community and on our beaches.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 16:00	11/21/2023 16:12	Definitely FOR strong regulations on short-term vacation rentals in our area. Environmental, Health, privacy and safety concerns take forefront. Live on S. Shore/Hood Canal and have experienced unknown individuals on my property and taking systems from our beach. The individuals were renting an air B&B approximately a quarter mile from my home.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/21/2023 16:13	11/21/2023 16:13	Limits on numbers of STRs, better control of and enforcement of noise regulations, trespassing, parking, number of people, safety and health.			No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 16:16	11/21/2023 16:16	None. No problems. No complaints.	Benefit from rental income.		Yes	Availability and affordability of long term housing	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 16:24	11/21/2023 16:24	None.			Maybe	Availability and affordability of long term housing	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 16:25	11/21/2023 16:25	Very few. I oppose government regulations!			No	No government regulations!	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 16:29	11/21/2023 16:29	I oppose any regulations. Really, Mason County does not enforce any of its current regulations why add more that will be ignored just to make someone feel better. In our neighborhood we have three lots where people are Off Gridding it. One guy has burned his place down three times, one has cleared 5 acres of wetlands and one built a two story house with out submitting a single plan or obtained a single permit. Mason County couldn't care less!			No	Air BNB is passing trend. The market is already collapsing and in a few short years you guys will be wondering why you even cared.	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 16:38	11/21/2023 16:46	Short term rentals of any kind disrupt the lives of full time residents. Safety and health inspections both should be implemented and enforced. Prohibitive taxes should be imposed. Not only do STRs disrupt neighborhoods but they clog our roadways with more traffic.			Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 16:49	11/21/2023 16:53	Limited number per neighborhood. Safety inspections.			Maybe	Notifications should be available to neighbors.	No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/21/2023 16:53	11/21/2023 16:53				No		No			Strongly agree	Other (business owner, land owner, etc.)	Do not reside in Mason County
11/21/2023 16:56	11/21/2023 17:00	Oppose short term rentals because it undermines the development of communities for people who need housing.			Yes	Short term rentals undermined the neighborhoods. We would love to have neighbors we know and trust instead of homes with strangers coming in and out constantly.	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 17:44	11/21/2023 17:46	No regulations! No limits!			No	Short term rentals bring traffic, and income to local businesses and communities. We have a vacation cabin in Mason County and every time we visit or our friends and family visit, they spend money in the local communities, putting bars or restrictions on them only negatively impacts the area.	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 17:39	11/21/2023 18:04	Safety and health inspection			Maybe	Issues related to noise, parking, or trespassing	No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/21/2023 18:06	11/21/2023 18:06				No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 18:41	11/21/2023 18:46	Limited number of str in any given area			Maybe	My main concern is the elimination of much needed full time housing.	No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/21/2023 19:03	11/21/2023 19:06	Never to be allowed. They bring attention and strangers into our neighborhood. I			Yes	You should see how many people who are staying in single home on our waterway and heavily affecting the septic and safety of our waterways. A two-bedroom home with up 15 people staying it is a very bad for our community septic system. That is the case in our neighborhood.	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 19:12	11/21/2023 19:13				Maybe	Availability and affordability of long term housing, issues related to noise, parking, or trespassing	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 19:13	11/21/2023 19:20	Ability to have free enterprise should be permitted unless it significantly impacts other activities.			No	As long as it fits in the use volume - people, concurrency of vehicles parked, noise and similar - short term rentals should be allowed.	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 19:25	11/21/2023 19:34				No	Why does the county want more rules and regulations? The quickest way to stop grow is have government tax and regulate. The benefits of short term rental would be the community businesses in the area buying goods and services while staying. If owners are not using it, the business community get zero dollars.	No			Strongly agree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/21/2023 19:33	11/21/2023 19:33	None			No	Don't believe regulation is necessary and would be detrimental to the local economy	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 19:41	11/21/2023 19:45	Limited number of Vpos within an area and safety/health inspection each year or after "x" number of rentals of the VRBO.			Maybe	No	No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/21/2023 20:19	11/21/2023 20:21	No regulations. I see no data for public need to regulate.			No		No			Strongly agree	Other (business owner, land owner, etc.)	Do not reside in Mason County
11/21/2023 20:16	11/21/2023 20:27	No regulation needed. Rentals in mason county have not increased so much as costs. We need other options to fill the gap.			No	Biggest advantage is not having the place trashed while not paying rent	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 20:29	11/21/2023 20:31	I feel that safety and health regulations should be required for short term rentals, and as we are on the lakefront, I feel that regulations would be helpful for the environment. I also feel that the number of people allowed in a single short term rental should be taken into consideration based on the septic systems on properties in our community. It is my opinion that the number of short term rentals per property should be limited per month on year.			Maybe	We have had many issues of poaching/over harvesting of shellfish in our community and the same waters has been involved. Some crabs have been short term renters.	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 20:41	11/21/2023 20:43				No	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 20:41	11/21/2023 20:45	Adequate onsite parking, limitations on large parties (evening noise, potential crowd problems)			Yes		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/21/2023 20:49	11/21/2023 20:53	I have an STR and I request that the regulations aren't too prohibitive for owners like us who rent out responsibly.			No	None	No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	Mason County Homeowner
11/21/2023 21:16	11/21/2023 21:13	Oppose regulations unless complaints arise in response to specific properties similar to longer term rental. Less oversight and regulations equals less taxpayer money needed			No	Less regulations	No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on property where short-term rental is located	Strongly agree	Mason County Homeowner
11/21/2023 21:46	11/21/2023 21:49	STRs benefit Mason County via increased tourism and tax contributions. Furthermore, STRs benefit their customers who may be traveling nurses, contractors working on infrastructure projects, and/or temporary housing for citizens who have been displaced by fire, flood, or other disaster. I would recommend the following common sense rules: county register with owner contact good neighbor policy that must be made available to all guests that includes info on quiet hours, parking, etc (see Paria County's good neighbor brochure), occupancy limits based on bedroom count and/or max per home			No		No			Strongly agree	Other (business owner, land owner, etc.)	Do not reside in Mason County
11/21/2023 22:17	11/21/2023 22:19				Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/21/2023 22:42	11/21/2023 22:22	While no one wants an area made up of predominantly short term rentals, limiting the numbers will, of necessity, mean discriminating against some property owners who don't jump in immediately, so would oppose. Health & safety regulations and just another user of bureaucracy. Both owners & renters would not be in favor of "one size fits all" health & safety regulations. We feel disclosure of both the property characteristics & potential health or safety concerns should be done. Any significant problems can be handled through the rent system if necessary for both guests & being stayed in a short term rental for significant periods for use in an adjacent county with similar zoning regulations would foster a similar approach to the issue			No	I don't mind short term rentals as long as the guests are not disruptive to the area. I don't think there should be a limit on the number of STR. I don't know what regulations could be imposed that would help keep guests from being disruptive (noise ordinances)	No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/22/2023 6:28	11/22/2023 6:43	Don't want people coming here and accessing our beach in Totten shore and don't want people from out of the area creating problems in our quiet neighborhood.			Maybe	It seems like there should be occupancy restrictions (e.g.) don't allow parties of 10 guests in a 2 or 3 bedroom house.	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/22/2023 7:06	11/22/2023 7:06				Yes	Unwanted trespassing on our private shellfish tracts in Totten shore home owners could be held liable for an accident that could occur on beach!!!	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/22/2023 8:07	11/22/2023 8:14	Oppose. This is beyond reach of local government and expansion of governmental regulations. It will cost taxpayers more money to regulate with no benefits and increase costs for visitors which are often our friends and family.			No	Short term rentals help people afford to live in Mason County as taxes continue to escalate.	No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/22/2023 8:53	11/22/2023 9:06	Restrictions should be built into regulations to ensure that only the signed up rental clients can use public beach areas and no one gets they might invite for their rental period of time. Specifically, only rental clients should be able to use the Totten Shores community park (private beach owned by property owners). Also, restrictions should be built into the regulation to preclude one renter/one person from having large gatherings at the STR. One person rents, one person uses it. To preclude illegal parties, codify that weekend rental periods must start Thursday and check out the following Tuesday - paid in advance.			Yes	No matter what, police must be codified in order to ensure a safe and sane environment. As a minimum, they must be registered and licensed by the state, insured as a STR, pay hotel taxes to the county, and ERFD head cover policies to include children in the headcount, i.e., mom and dad rent a one bedroom and show up with three kids.	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/23/2023 9:28	11/23/2023 9:30	No short term rentals.			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/23/2023 9:19	11/23/2023 9:30	STRs impact full-time residents in a negative way. Renters do not respect privacy of neighbors. Renters are unaware of environmental regulations and don't abide by them. Vehicle traffic negatively impacts private roads. Parking can be very limited and sometimes restrictive causing emergency services inability to respond when needed.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/23/2023 9:29	11/23/2023 9:30	1. All short term rentals should be eliminated in developments with less than 25 surrounding homes. These small communities do not want strangers wandering through their neighborhoods. 2. Dogs/kennels (except certified medical dogs) should be prohibited. 3. No gatherings of more than 5 people allowed. No indoor/outdoor parties. 4. Any owner of a short term rental must advise their neighbors by visual means that their property is to be used as a rental.			No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/23/2023 10:06	11/23/2023 10:09				No	below short term rentals bring people and family to our area and bring economic value to our beautiful area.	No			Strongly disagree	Other (business owner, land owner, etc.)	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if fewer options regulations what is your reasoning for this answer?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?	
11/22/2023 10:10	11/22/2023 10:15	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if fewer options regulations what is your reasoning for this answer?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?	
11/22/2023 10:10	11/22/2023 10:15	don't think we should impose limits on air because it will scare investors away. Our town is small and we need tourism to grow and bring our economy up. Also some of us depending on income from these vacation rentals to live. Cleaners, landscaper, handyman, property managers, and restaurants businesses all depend on this stream of revenue. Please don't discourage healthy growth			No		Yes, I own and/or host STR(s) within Mason County, Wv	Single-Family Home	Live on property where short-term rental is located	Strongly agree			
11/22/2023 10:28	11/22/2023 10:33	Limit the number of STRs and require minimum number of nights per booking, @ 5.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 10:33	11/22/2023 10:39	Septic and water system concerns relating to old septic systems and private wells that do not meet current standards, such as private water wells within a few feet of septic drainfields.		Only permit units with up to date septic and water systems. Only permit occupancy for number of people such as 2 hydrogen limited 4 person occupancy. Require annual septic and well water testing to address public health concerns.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 10:41	11/22/2023 10:48	Agree with need for regs. e.g., limit on number of rentals in an area, limit on number of people in rental, no "invasion via social media" to attract "coner" rentals. Suggest looking at where other municipalities have had problems and address those issues proactively or regs.		If even regs are developed, enforcement is going to be a HUGE problem. Sheriff's Dept is already too stretched.	Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner	
11/22/2023 10:51	11/22/2023 10:58	I am opposed to county regulations/ restrictions because this always begins with permitting or licensing, and that is an expensive waste of money spent on bureaucrats and does not benefit the larger community or individual homeowner in any way. No additional permitting		We live in an area with no hotels, and the travel to the nearest one is about 30 minutes. Short term rentals are useful here. They do not take away tax revenue from hotel stays, and in fact, tourists come here for the rentals and then contribute by spending money in our Mason County small towns. Additionally, Air BNB is working with counties to share tax revenues.	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner	
11/22/2023 10:58	11/22/2023 10:58	We have 2 Air bbs right next to us on low bank waterfront. We have to constantly watch for people harvesting shellfish from our beach. It would be better if the owners could do a long term rental instead of short term.			Yes	Issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 11:07	11/22/2023 11:09	Minimum restrictions			No		No			Strongly disagree	Full-Time Resident	Mason County Homeowner	
11/22/2023 11:09	11/22/2023 11:14	I am opposed to county regulations/ restrictions because this always begins with permitting or licensing, and that is an expensive waste of money spent on bureaucrats and does not benefit the larger community or individual homeowner in any way. No additional permitting		The question about benefiting Mason County seems odd. Let me know what sort of taxes might be proposed, estimated number of rentals, etc. Then I can answer the question.	No		No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 11:15	11/22/2023 11:17	Oppose. Brings people who may not respect the environment and have a vested interest in preserving the hood canal			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 11:46	11/22/2023 11:48	These limits should be in place for str's that have repeat visitors. But not eliminate the option to be an Airbnb		Don't eliminate just regulate	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 11:46	11/22/2023 11:53	I oppose limiting the number of str's in an area. I also oppose putting any other regulations if 6-12 mo rentals don't have them. There's already a lot of pressure on str's or rotating renters. There's wear and tear, and risk they have to take care of, if anything, I think some sort of registration would be useful.	None	Mason County is beautiful with all the water. Strs can benefit, but there are issues with traffic, especially on hwy 3 that should be addressed. The bypass will help!	No		Yes, I own and/or host STR(s) within Mason County, Wv	Vacation Home	Live on separate property	Strongly agree			
11/22/2023 11:56	11/22/2023 11:59	Limit on numbers a STRs in an area also use restrictions (in or away homes)			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 11:59	11/22/2023 12:04	Might allow a few vacation rentals but limit so it doesn't make Shelton just a tourist town.			Maybe	Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Do not reside in Mason County	
11/22/2023 12:07	11/22/2023 12:12	I am opposed to this rule making. I'm opposed because this is not a significant issue for me in my area and I don't believe resources currently need to support new regulations without an increase in taxes. I am opposed to increasing taxes to support this work.		I've been a home owner in Walls Walls where this type of regulation was enacted and the work left us inpector who honestly didn't care and really didn't want this added to their workload	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 12:19	11/22/2023 12:26	Health and safety inspections. Define short term length of stay		Will septic systems be taken into account for occupancy? Overflow etc	No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 12:30	11/22/2023 12:32	For regulations		Not having neighbors you know and trust	Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 12:36	11/22/2023 12:41	Limit oyster picking to personal use only during their stay and they must pick it from their own rented property (can't go on neighbor's property). I have noticed Airbnb renters pick buckets and bags full of oysters when they are staying on property.		would rather have people enjoying the canal than vacant properties that are rarely used.	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 12:40	11/22/2023 12:43	Restrict the number of STRs			Maybe		No			Somewhat agree	Full-Time Resident	Mason County Homeowner	
11/22/2023 12:49	11/22/2023 12:49	Privacy for the neighbors who are residents should be considered. Proximity to other neighbors needs to be a factor. If the property is secluded or there is adequate buffer area between neighbors, it's fine. But constant short term visitors are often loud and entertain way more than normal residents. Just consider proximity and privacy into permit process. Also, do not allow these rentals to impact local residents taxes by increasing cost of living. I don't know much about economic impact.		See comment one	Yes		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner	
11/22/2023 12:49	11/22/2023 12:50	Oppose restrictions. The area is spread out as it is a rural area. We have been short term renting for years, a bit unfair you want to jump in now to regulate... for what? Clients will be the ultimate judge if a property is not well maintained as relates from everything for STRs. This is purely a money grab by you... nothing else.		In a remote area with large properties, most people visiting are seeing family or military. Mason County is NOT a destination area for visitors seeking vacations.	No		Yes, I own and/or host STR(s) within Mason County, Wv	Vacation Home	Live on separate property	Strongly agree			
11/22/2023 13:14	11/22/2023 13:19	Protection of the environment both natural environment as well as ambient environment		Economy is an undeniable concern for people but all too often true and lasting quality of life is cheaply traded for so called economic benefits. Humans need to look more closely and deeply at what actually qualifies as true quality of life.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner	
11/22/2023 13:30	11/22/2023 13:34	Don't want any short term rentals it's busy enough without the added traffic and problems they bring		Most short term rentals on the northshore would. Not help the local economy they are owned by out of town people	No		No			Strongly disagree	Full-Time Resident	Mason County Homeowner	
11/22/2023 13:39	11/22/2023 13:41	Reasonable regulation is appropriate in our opinion. Ensuring things like proper septic inspections are current or parking space designations may be things to consider. This being said, how would the county impose use restrictions on property owners?		Whoever restrictions are placed upon homeowners should be equitable and reasonably implemented for both the homeowner and the surrounding community.	Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 13:44	11/22/2023 13:55	There might be some appropriate rules to make sure renters are safe, but in general I think we should help people who want to provide a place for travelers to stay. It helps them economically and supplements retirement income. It is also extremely helpful to travelers who want a place to stay that costs less, helps you to experience the local culture and is usually more of a positive experience than hotels. I expect businesses in New York City will suffer with lost business because New York will get fewer visitors with all of their new restrictions. I'm sure the big hotel companies are happy and will contribute to the local economy's earnings. Not the America I want to live in.		Thank you for providing a real survey. Many surveys are really pushing an opinion but it appears you are generally interested in collecting unbiased data. I commend you. Makes me proud to live in Mason County!	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner	
11/22/2023 13:55	11/22/2023 14:00	No challenges		Sharing our property with those who cannot buy a vacation home.	No		Yes, I own and/or host STR(s) within Mason County, Wv	Vacation Home	Live on separate property	Strongly agree			
11/22/2023 13:55	11/22/2023 14:00	No challenges		Sharing our home with those who cannot buy a vacation home.	No		Yes, I own and/or host STR(s) within Mason County, Wv	Vacation Home	Live on separate property	Strongly agree			
11/22/2023 14:00	11/22/2023 14:03	Oppose regulations. I think it will hurt Mason County economy. These Short term rentals provide alot of jobs.		There's alot of people benefiting from these short term rentals, not just homeowners.	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner	
11/22/2023 13:59	11/22/2023 14:01	The increase in beach traffic and renters trespassing in beachside and unmonitored land leaving trash and taking shellfish. I think people should have to get a permit for short term rentals, but limiting the number of short term rentals in an area would penalize whoever applied for it last in that area.		Rentals do bring visitors in to our community there needs to be better regulations and monitoring of these rentals.	Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner	
11/22/2023 14:14	11/22/2023 14:20	Perhaps limiting the number of days in a year a property can be used for short term rentals would be the fairest way to reduce their impact.		The biggest issues are noise and parking.	Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 14:19	11/22/2023 14:25	We use no problem as long as these rentals are to legal American citizens or people who are here legally. That way any rental costs are easier to recover. If a homeowner wants to rent let them do so @ their risk. You have more important things to do. Stay out of our private lives.		Again, stay out of our private lives.	No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County	
11/22/2023 14:15	11/22/2023 14:32	Oppose. Regulating everything should not be your goal. There are already health department requirements that land/homeowner have to meet. Next you will try to control the same on the rental market. Why? When you buy a home do you want every move dictated by someone else or do you want to be able to do what you can with your own property? Limit the big companies trying to buy up homes on our local market or out of state investors.		How was mason county populated days pasted? MANY were vacation homes. Kind of interesting think if you own a property short term rental is no different the long term rental in the grand scheme of things. Does this mean they should be regulated by the local government? Absolutely not. Housing is important for the area but, as you all can see apartments definitely don't seem to fix that problem or people that want to live here don't come for an apartment. Want front homes well I don't think so on that either. There is no affordable housing anywhere here. Short-term or long-term rentals should be a choice of the owner and not extra hoops with the local government.	No		No				Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/22/2023 14:31	11/22/2023 14:37	Oppose the regulations. It is another reason to raise taxes, increase to staff fees. We should be reducing county government to reduce taxes.		Short term rentals help homeowners pay the high taxes brought on by too much government	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 14:33	11/22/2023 14:43	I have specific examples of the impacts from STRs in my area, which I'd like to express. This Q does not ask for examples, rather it asks for rules/restrictions which I'm not prepared to offer.		None of the above, please leave comments at end of survey	Yes		No			Somewhat disagree	Other (Business owner, land owner, etc.)	Mason County Homeowner	
11/22/2023 14:33	11/22/2023 14:43	I hope to be able to discuss examples later in the survey.			Yes		No			Somewhat disagree	Other (Business owner, land owner, etc.)	Mason County Homeowner	
11/22/2023 14:33	11/22/2023 14:33	Long term rentals 30+ days would be ok but not weekend only. Will decrease the peace and tranquility of the area		No, just lack of control of neighboring properties when homeowner doesn't know the tenant.	Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 14:53	11/22/2023 15:26	I'm in favor of extremely strict regulations on STRs. It is terrible that an STR tenant can disrupt an entire neighborhood of tax payers through unacceptable levels of noise, traffic, and garbage.		Finding good cleaners and riparian. Once I found my management team, it all fell into place. I keep up on routine maintenance because if I don't, my business reflects that. My property is maintained better than most full time residents homes that are by me.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 15:22	11/22/2023 15:33	Oppose regulations. Septics have to be inspected once a year already, any problems with that would comply at that time. Require a business license, loss of income and jobs possible. There are bonded repair could affect job losses. It use real estate friends that also indicate a percentage of home sales are from people seeking a business as a short term rental.		It's been a positive experience for us. We have people using our rental not just for short stays but also as an in between looking for their permanent home. We also had a traveling nurse stay for 6 months.	No		Yes, I own and/or host STR(s) within Mason County, Wv	Single-Family Home	Live on separate property	Strongly agree			
11/22/2023 15:29	11/22/2023 15:32	Tend to be loud and inconsiderate. Not a fan. Would discourage STRs where possible.			Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/22/2023 16:20	11/22/2023 16:24	Building and fire safety, removed permits on fire, well water tests, septic inspection.		STRs add to the housing shortage problem and perhaps should not be allowed in all areas of an incorporated area.	No		No			Somewhat agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County	

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, WA?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental (STR)?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/23/2023 15:48	11/23/2023 15:51	I oppose short term rentals, in other areas I lived the renters are loud, disrespectful to property of neighboring homes, and do not follow curfew rules or occupation limits.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/23/2023 15:51	11/23/2023 15:54	I support limits on short term rentals for the water front homes in Mason County. Reasons for this position is: disruption to neighbors by renters. Renters do not value or support the property and critical marine based environments like oyster oods. Allowing short term rentals causes property values to go down and local families cannot then afford to purchase a home.		would support some sort of grandfathering in the existing people who have property that is used for short term rental. But need to put a limit on who can do so.	No		No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/23/2023 16:39	11/23/2023 16:41	Yes there should be restrictions			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/23/2023 21:02	11/23/2023 22:06	As a Lake Cushman resident, I am very concerned about STR abuse. STR management companies are overly aggressive and allow for property damage and other abuses. Had I known there would be STRs allowed in my area I never would have purchased property here.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/23/2023 22:15	11/23/2023 23:06	I oppose to regulations as the County is attempting to interfere with the land owners free, peaceful, and quiet enjoyment of their property.		It is the owner's choice.	No		No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/23/2023 23:09	11/23/2023 23:15	Should be allowed to do what you want with your own property. Should have business license and pay taxes like any other business.		No.	No		No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/23/2023 23:45	11/23/2023 23:46				No		No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 7:16	11/24/2023 7:21	We feel by short term renting a home especially if it is a waterfront second home, which isn't occupied full time, the value of neighbors homes will be negatively impacted due to this.		See my first answer.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 7:34	11/24/2023 7:35				No		No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 8:18	11/24/2023 8:21	Number of STRs in neighborhoods should be limited, and there should be specific, detailed rules and regulations.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 8:26	11/24/2023 8:29	I oppose new regulations on property owners. Land owners rights should be protected to use their property as they wish. STR regulations should be kept at the state level not county level.		STR bring tax revenue to a County that is lacking in money to help with other services	No		No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 8:28	11/24/2023 8:30	Unsure them and require the homeowner be involved in management, not just a third party manager. That comes from using them as a consumer.			Maybe	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 9:09	11/24/2023 9:13	Do not see a need for the county to impose additional regulations.	None	I love Mason County and need to occasionally rent out my vacation home in order to afford it.	No		No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 9:18	11/24/2023 9:11	I manage a vrbo on the Hood Canal. we get visitors from around the world and they bring income to provide jobs and keep businesses open.	Benefit as income in retirement	Mason County is not wealthy but it attracts those who are for they are involved in water activities, outgassing, fly fishing, hiking and much more enjoyment of our area	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	
11/24/2023 9:12	11/24/2023 9:21	I am opposed to regulations around STRs. As a Realtor, I see the positive impact to our real estate market of properties being worth more as a result of the added flexibility of homeowners having the option to rent them out to help offset their expenses. Without this option, many buyers in the marketplace would either be priced out or simply choose to invest their money elsewhere, in locations that DO allow the flexibility of STRs.			No		No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 9:33	11/24/2023 9:46	We think that short term rentals should be strictly regulated regarding number of people allowed in the rental, strict inspections of septic system, and safety regulations.	Short term rentals help out small community commerce in areas like HoodSport. There is also a drastic lack of lodging on the Olympic Peninsula for tourism.	Short term rentals need to be well taken care of and not left to deteriorate. The outside also needs to be landscaped and not left to be overgrown. The owner needs to let any renters know not to encroach on neighbors property.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 9:38	11/24/2023 9:46	I rent out my cabin when I am not using it. I have invested nearly \$20k improving the property and hired all local people. I keep people employed.	We have HOA regulations already in place in Lake Cushman to manage the STRs and it's working well.	They also provide jobs in maintenance, construction and commerce. They are always well kept up, and increase property value for those around them.	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	
11/24/2023 10:23	11/24/2023 10:31	Oppose regulations. Regulation of private enterprise should always be kept at a minimum. With extensive regulations you also limit the arc of opportunity to those who have significant disposable income as opposed to those who must supplement costs with a short term rental property.	Please do not over-regulate.		No		No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 10:33	11/24/2023 10:36	Neighbors need limits to prevent our houses becoming resorts and having non stop traffic, beach over use, and parties. Also someone using their property for profit should be paying commercial taxes to the county. We are in favor of taxes and regulation.			No	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 10:43	11/24/2023 10:45	N/A	None	None	No		No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 11:14	11/24/2023 11:13	Responsible / simple evaluations for health & safety and respect of neighbors	if it's a waterfront rental they should be required to maintain a sea garden to replenish the oysters and clams that the renters take away from these beaches or make it to the renters are unable to pick up the clams and oysters to maintain the health of the area		Maybe	Issues related to noise, parking, or trespassing	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 11:30	11/24/2023 11:33	1) Noise restrictions. 2) Parking requirements/restrictions. 3) Safety & health requirements/inspections. 4) Liability requirements. 5) Coverage requirement.		STRs completely change the nature of our communities. Potential economic benefits outweighed by cost drawbacks.	Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 11:38	11/24/2023 11:41	There should be no STRs. STRs will significantly increase pollution by boats, sewage, and trash in waterways and beaches. Traffic will increase on roadways and waterways. There will be a detrimental effect due to fishing and other harvesting from the water ecosystem. Fire hazards are a yearly threat. All of this will necessitate additional strains or needs for increased pollution control. Much of the residential area is vacation cabins and homes that want to enjoy what they have always had and want to continue that way. STRs are a bad idea and will be hard to control.		It's a bad idea.	Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 12:11	11/24/2023 12:13	Limits			Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 12:17	11/24/2023 12:14	Rules should be in place for strong owners rights) bylaws. People who do not pay should be allowed to turn into Squatters.			No		No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 12:20	11/24/2023 12:24	Definitely safety and health inspections. Some kind of noise curfew. Possibly a limit on physically consecutive short term rentals.			Maybe	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 12:21	11/24/2023 12:26	Short term rentals should be highly regulated, but it will be meaningful only if you have the budget to enforce those regulations. We have personally experienced a nightmare situation with over using a property (numbers of people well in excess of capacity tank capacity), noise (when your only option is to call the Sheriff's office or call the police (call Fish And Game for illegal harvest on the shore, etc.), lack of curfew (parties, running to the west hours of the morning, vomiting outside your bedroom window coming from your neighbors property, etc.). Huge enforcement requirements if STRs are to be successfully allowed.		You can't count on the revenue without spending way more on a budget to enforce your separate regulations. Cost too high.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Do not reside in Mason County	
11/24/2023 12:39	11/24/2023 12:52	No regulations should be imposed, as this is a violation of personal property rights. In addition, short term rentals should be treated no differently than long term rentals. We believe short term rentals are actually better for the neighborhood, so you have to keep the property nicely maintained in order to attract good renters. Bad long term renters are difficult to evict, and can definitely reduce the value of the neighborhood. Limits on the number of STRs in a neighborhood is unfair by its definition. How do you effectively manage that, and how does it fairly get allocated?		We have been able to provide weekly vacations for awesome families, who get to experience the beauty of Mason Lake, as well as other tourist attractions throughout the county.	No		Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	
11/24/2023 13:11	11/24/2023 13:17	I don't think there should be any restrictions or rules applied to short-term vacation rentals. Companies like Airbnb and VRBO bring important tourism revenue to Mason County and it would be a detriment to impose restrictions on them.		We don't intend for the property to be a short-term rental originally. The plan was to live there, however, my in-laws health took a downturn, so we moved in with them to take care of them. Having the property as a short-term rental provides much needed income for us while we care for my in-laws.	No		Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	
11/24/2023 13:37	11/24/2023 13:44	Regulation on a single type of property seems discriminatory. They are, by state law, residential, not commercial property.		I and my renters spend a lot of money in Mason County benefiting businesses and tax base. In trying to attract renters, I do a lot to maintain my property, and frankly think most str properties are better maintained than the average property.	Yes	Expenses of ownership would make it impossible for me to own property without the benefits of an income.	Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on property where short-term rental is located	Strongly agree	Seasonal/Part-Time Resident	
11/24/2023 14:38	11/24/2023 14:40	No short term rentals			No		No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 14:50	11/24/2023 14:56	STRs should not be allowed on properties or homes on or adjacent to waterfront (i.e., Lakes, streams, inlets, etc.) The people that live on these properties have a responsibility to their neighbors, and the community at large, to be good stewards. Short-term renters do not share this responsibility nor sense of community.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 14:42	11/24/2023 14:50	I'm a full time water front resident. I have a few str's close by, and have had no problems with any of the renters. On the contrary, as water front I more expensive, they tend to get more mature customers. So, totally against any regulations.		Over all, definitely more positive than negative. And not to forget, the additional sales tax revenue for Mason county.	No		No	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Seasonal/Part-Time Resident	Mason County Homeowner	
11/24/2023 14:43	11/24/2023 15:14	Leave it alone if taxes are being collected. Code enforcement is needed for the few owners that allow parties that bother the neighbors. Encourage short term rentals in Mason Co. is poorly developed and needs the income.		So far so good, my guests are mainly from Seattle and Portland. They come in for vacations and weekends to spend money. Tourism activities are rising from Mason County, compared to other places I travel.	No		Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly disagree	Seasonal/Part-Time Resident	

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if fewer appear regulations where is your reasoning for this desired?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/24/2023 15:17	11/24/2023 15:21	renters are a constant apress (para & call) regarding STRs. We have parks & beaches made for members & banial guests. Many feel the STR guests are using and overrunning the facilities. Parking fees don't have street parking) and noise complaints as well. Have water choice to rent Should not be regulated by the county			Maybe	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/24/2023 15:57	11/24/2023 15:58	Oppose regulations. They bring in revenue and tourists to support the local economy. The owners of the STR already have increased risk and costs, don't force more on them.		No	No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/24/2023 15:48	11/24/2023 16:01	If you do limit the number, who gets to make the decision how what house can get one and who isn't able to? If you're allowed, is that forever, 10 years, 5 years, 1 year? Seems like too corruptible of a system (like NYC so how it's back to playing through the roof as a hotel because there's too much regulation on STRs).		No	No		No			Strongly agree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/24/2023 16:16	11/24/2023 16:21	Having one right next door and at least 3 more really close on our street Oppose. Mason County does not enforce current housing or building laws so it's pointless to add expenses by building out new provisions.			Yes	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/24/2023 17:01	11/24/2023 17:04				No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/24/2023 15:37	11/24/2023 17:13	I do not oppose establishing of regulations for short term rentals, but would like to know what regulations are being considered before giving final approval of my own opinion.			Maybe	Availability and affordability of long-term housing/Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/24/2023 17:23	11/24/2023 17:28	No comment		No	No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/24/2023 17:33	11/24/2023 17:41	Definition of Short Term Rental? 1 day, 1 week less than 1 month or 1 year? Rentals of home or cabin with electricity and water or is it an undeveloped site for use by camper? If camping the need for water, electricity and septic facilities must be defined. Insurance requirements and renter coverage information which may be publicly accessed by neighbors or HOA in order to confirm the renter is abiding by regulations which also protect the neighbors. Regulations are going to be imposed for STRs, then they should be imposed for all kinds of rentals (e.g. long term). Why should they be different? I believe STRs enhance the value of neighborhoods because properties must be well maintained. Also, STRs increase economic activity for businesses in the area.			Yes	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/24/2023 17:39	11/24/2023 17:50		Being a scape goat for any problem that arises.	No	No		No			Strongly agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County
11/24/2023 15:21	11/24/2023 17:50	Renters don't know or care about the neighborhood or state rules, such as taking shutoff the beach in front of other people's property and/or causing a color of title in English home. In fire with STRs as long as you aren't building multiple ADUs on your property and meeting it out. Using your primary/secondary residence as a STR should be fine.			Maybe	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/24/2023 18:50	11/24/2023 18:55	No building multiple ADUs on your property for STRs.			Maybe	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/24/2023 18:47	11/24/2023 18:48	No STRs at all!			Yes	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/24/2023 20:05	11/24/2023 20:08	I am opposed to limitations because it limits the rights of people to use their property			No		No			Strongly agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County
11/24/2023 20:54	11/24/2023 21:03	Finally, THANK YOU! LIMIT this stuff. Be very strong about it. I don't approve of short-term rentals. We've had two attempts but here in Totter Shores and it makes me very upset. I live here because it is a very small neighborhood, and we all know each other. That's the way we want it to stay. We don't want strangers on the beach that we don't know. We cherish our privacy and want to keep it that way.			Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/24/2023 21:53	11/24/2023 21:54	Oppose regulations due to property rights.			No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 7:08	11/25/2023 7:28	Single biggest concern is vacationers lack of respect for neighbors and fire risk.			Yes	Issues related to noise, parking, or trespassing/None of the above, please leave comments at end of survey	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 7:21	11/25/2023 7:43				No		No			Somewhat agree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/25/2023 7:56	11/25/2023 7:58	Limiting the number of STRs in a specific area			Yes	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 7:53	11/25/2023 8:01	Some regulations. Should be some restrictions and expectations for renters and owners. Also we should limit short term rentals now in some people have long term rental opportunities.			Maybe	Availability and affordability of long-term housing/Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 8:07	11/25/2023 8:11	Can should be limited to the parking at the rental property.	Mason County has been good so far. I've heard vacationers have been pleased with local stores and restaurants.		No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home		Strongly agree	Low on separate property	Mason County Homeowner
11/25/2023 8:22	11/25/2023 8:30	Please allow county residents to settle any problems between each other.			No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 8:29	11/25/2023 8:31	Number of people Beach rules Quiet hours Length of stay Responsible noise Restrictions such as fireworks Owners and renters need a common understanding of what is expected.			No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 8:21	11/25/2023 8:36				Yes	Availability and affordability of long-term housing/Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 8:29	11/25/2023 8:31				No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 9:47	11/25/2023 9:49				Maybe	Availability and affordability of long-term housing/Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 9:01	11/25/2023 10:16	If too many short term rentals appear in a neighborhood, it can cause all kinds of problems for people who live there permanently. People who don't have the same values and beliefs. As an example, while renting in Hawaii for awhile, some people moved nearby who were using drugs, alcohol, in prostitution, uncivilized language and violence. Burglaries were happening. We don't want this in our neighborhood. There's enough trouble already with transactions on drugs and alcohol.			Yes	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/25/2023 10:14	11/25/2023 10:15	Limits on number of STRs. Short Term Rentals wipe out Oyster Beds and have no concern about over-harvesting.			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 10:02	11/25/2023 10:20	1. Should limit number of units to less than 1 or 10 2. Limit rental days to a max of 15 days per year 3. Limit occupation to 6 persons max. 4. Require STRs to adhere to ALL WDW requirements and conditions. 5. Require detailed safety inspection. 6. Require strict testing of septic systems.			Yes	Availability and affordability of long-term housing/Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 10:21	11/25/2023 10:23	limited to two weeks a year			Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/25/2023 10:29	11/25/2023 10:31	Safety regulations only. I don't think that there should be limits to how people can use their homes, as this can reduce the housing prices. Residents should have the option guest to rent out their properties in future.			Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/25/2023 10:30	11/25/2023 10:38	Limit number of occupants for given property. Don't violate HOA's prohibition on private business. Take into account community characteristics, if retirement community, impact of traffic, and access to community resources.			Yes	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/25/2023 10:59	11/25/2023 11:03	Please limit number of people and cars to a reasonable amount. Required quiet time between 10pm-7am, minimum.			Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 10:59	11/25/2023 11:03				Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 11:06	11/25/2023 11:07	Safety inspection and requirement to clearly post emergency info: exact address, fire/police/EMS phone numbers, owner's name and contact.			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/25/2023 11:54	11/25/2023 12:01	Homeowners need to know that disturbances will be addressed if rentals create too much noise, traffic, uncleaned or noisy dogs or other animals, etc. Some limits on number of STRs could be helpful, such as when so many homes within an HOA are not occupied by owners with local impact on maintaining community quality.			Maybe	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/25/2023 12:31	11/25/2023 12:40	Capacity limits on number of day and overnight guests to prevent large-scale parties by non-owners. Quiet time hours between evening and morning such as 10 pm to 8 am.			Maybe	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/25/2023 12:44	11/25/2023 12:45	The county should have the same rules for short term rentals as long term rentals.			No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 13:02	11/25/2023 13:08	limited number of STRs, restrictions to permanent residents in the area of the STR, and strong regulations are my recommendations to preserve the safety and awareness of local neighborhood Mason County residents.			No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or MAYBE to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/25/2023 13:25	11/25/2023 13:32	STRs should be allowed, but visit hours should be required and occupancy should be limited. Something like quiet hours from 10pm-6am, and occupancy limited to (bedrooms X 2) + 2 FROM 12PM-8AM. In other words, limit hours when guests may have parties. Possibly have specific building requirements around outdoor fires like a non-combustible buffer and running water nearby.			No		No			Strongly agree	Other (business owner, 3rd owner, etc.)	Do not reside in Mason County
11/25/2023 14:11	11/25/2023 14:30	No.		Intend to build a home on property in Mason and STR may be key to making that feasible.	Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Other (business owner, 3rd owner, etc.)	Do not reside in Mason County
11/25/2023 15:01	11/25/2023 15:09	As a property owner I have the right to have anyone use or rent my residence. All you are seeking is to entice more money for Mason County property owners for doing nothing. Spend your time doing something that benefits property owners in figuring a way to lower taxes, etc. That benefits. <u>How are you doing for general time and \$\$\$ addressing this issue?</u>		Drop this subject and move on!	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 15:05	11/25/2023 15:13	I oppose regulations. Many families can't afford a property unless they have rental income to help pay the mortgage. The more people that can afford to home the higher the price. Every homeowner ends up winning because it brings up the value of all homes in the area.			No		No	Yes, I own and/or host STR(s) within Mason County, WA		Strongly agree		
11/25/2023 15:08	11/25/2023 15:14	Definitely yes on regulations. Please restrict # of days per year, # of guests per day, pets, noise level, # of vehicles. Please respect neighbors and neighborhood. Perhaps a registered social requirement. I would hope for fewer restrictions!		My family gets to own a home where we can vacation and build memories. We could not afford the home without the air income.	No		No	Single Family Home	Live on separate property	Strongly agree		Mason County Homeowner
11/25/2023 15:26	11/25/2023 15:33	I don't think there should be any limitations on how many STRs there are -- after all, this is someone's property and they should be able to do as they please. I don't see any issue with them as long as they don't bother other people - eg, no parties and keep quiet. So maybe a noise ordinance would be a good thing to consider?		Frankly, the worst part is that Mason County is remote and it's hard to get good help. Plumbers and trades people have to drive in from Olympia or Tacoma.	No		No	Single Family Home	Live on separate property	Strongly agree		
11/25/2023 15:42	11/25/2023 15:50	Need to check the community bylaws. Some communities have original laws regarding business operations on or in their communities.			Maybe	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 16:13	11/25/2023 16:21	Limits the number in each area. Short term renters are typically not from the area and often don't respect the local owners who make Mason County their home. Parties and bad behavior can happen. The Palm Springs area has instituted specific rules that penalize the owners when their short term renters violate the rules.			Maybe	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 16:22	11/25/2023 16:26	Should be regulated particularly in areas if sensitive eco areas like the hood canal and south pocket sound			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 16:52	11/25/2023 16:57	Limits on short term rentals, especially along the shoreline. <u>Neighborhood inspection for septic systems and water systems.</u>			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 17:23	11/25/2023 17:28	We think that short-term rentals are fine. Allowable issues should match neighborhood standards, strictly adhere to applicable law and regulation however. If STRs are registered and violations are lodged against them (e.g., noise complaints, large parties) they could lose their ability to continue as STRs.			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 17:23	11/25/2023 17:28	Number of people limit, noise restrictions, owner needs to oversight the renters behavior, not harvesting oceans on other properties			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 17:26	11/25/2023 17:33	oppose regulations for home owners.			Maybe	Issues related to noise, parking, or trespassing	No			Strongly agree		Mason County Homeowner
11/25/2023 17:42	11/25/2023 17:44	None		Building a time frame of pausing between rentals. Other communities do this. Where the rental just isn't available due to city ordinances or regulations. Another option might be to rent it six to seven times a month, as an example. Constant flow of renters with only one day in between can become burdensome.	No		No			Strongly agree		Mason County Homeowner
11/25/2023 17:36	11/25/2023 17:53	A requirement must be that the rental agency and/or perhaps homeowner is responsible for making sure that their renters are aware of things such as burn bans, water restrictions, using the beach only in front of the rental home, understanding that beachfront homes are not public beaches.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree		Mason County Homeowner
11/25/2023 18:31	11/25/2023 18:32	Agree with some restrictions. Things like limiting the length they can rent. The number per area. The number of people allowed. The taxes imposed. Having them register. And having an ability to enforce compliance			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 18:40	11/25/2023 18:44	None -- airBnB are a great way to get access to the many recreational opportunities in Mason County. The more the better! No...should have regulations. For sure the number of STRs in an area and some specific standards and enforcement. For example, if it allowed cars based on parking area at the rental, number of tents allowed at one time based on site, etc. STRs definitely change the environment of our neighbors because some renters have no vested interest in the quality of life for others in the area.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly agree		Mason County Homeowner
11/25/2023 18:55	11/25/2023 18:59			It's been fun hosting people from around the state and country. Even though we don't rent them, we communicate with them through Airbnb.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Somewhat agree	
11/25/2023 19:45	11/25/2023 19:54	I understand limiting the number of STRs in an area, but as a STR owner myself, I'm concerned about whether I will be able to rent my property.			No		No			Somewhat agree	Other (business owner, 3rd owner, etc.)	Mason County Homeowner
11/25/2023 20:06	11/25/2023 20:08	Not oppose to rules on Short Term Vacation Rentals			No		No			Somewhat agree		Mason County Homeowner
11/25/2023 19:46	11/25/2023 20:17	We have a precious resource in Mason County, especially the Hood Canal waterfront, rivers, and lakes. These of course would be prime locations for a VRBO style rental. I would suggest working with other areas that have dealt with these issues.			Maybe	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 20:13	11/25/2023 20:15	Oppose regulations. Mason County desperately needs shoreline STRs to drive positive impact on the local economy, and drive interest with younger generations. Mason County doesn't have the fortune of neighboring islands/areas with strict permitting regulations. To impose them would encourage people away from renting within Mason.		Old school neighbors unwilling to accept that STRs are equitable and beneficial	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	
11/25/2023 20:35	11/25/2023 20:37				No		No			Somewhat disagree	Full-Time Resident	
11/25/2023 20:53	11/25/2023 20:54	I oppose regulations since this is private enterprise and the government should stay out of it. The market will determine who will succeed and who won't based on the value of services provided. Those owners who don't provide good rentals will soon be out of the market. Social media will see to that in short order. We don't need big Brother getting his hands in the middle of a mucking things up. Just look at the DMV or tax regulations.			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 21:44	11/25/2023 21:44	Number of visitors must not be more than max capacity.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/25/2023 21:53	11/25/2023 22:56	Short term rentals are so much better for landlords than long term where people, squat and trash property. Even if they were screened, renters have turned out to be the worst neighbors and local citizens. Ever since we turned our rentals into Airbnb's in Lewis County, we have regretted our income, and zero for destruction. We will never, ever, ever do regular rentals in the state of Washington ever again.			No		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	
11/26/2023 4:33	11/26/2023 2:42	I oppose regulations. There are no laws or infractions that are being violated. Limiting STRs will impact the livelihood and may cause economic drain.		Benefits - such as economic stimulus to the store & downtown Hoodport & surrounding communities	No		No	Vacation Home	Live on separate property	Strongly agree		
11/26/2023 6:33	11/26/2023 6:33	As long as occupancy limit, insurance and taxes are compliant, I don't believe they need any further regulation. STRs bring income and tourism to an otherwise borderline impoverished area with little industry.		STRs have greatly improved the businesses in hoodport which previously could not survive all year round. The challenges are elderly people in our community who like to complain about anything they can.	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree	
11/26/2023 7:20	11/26/2023 7:22	We believe an absolute minimum number of regulations should be imposed. We believe current rules and restrictions for property owners regarding noise or bad behavior is adequate protection for adjacent property owners. We also feel there is no need for the county to impose added protection like safety and health inspections for the renters. They will avoid properties that have bad reviews.			Maybe	Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 8:09	11/26/2023 8:32	We also believe there is no major problem at this time so the adage, "if it isn't broke, don't fix it" applies. All it will do is add another layer of bureaucratic complexity and increase taxes.			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 8:25	11/26/2023 8:30	No restrictions or inspections required... This is a self regulating system that should not have to deal with a bureaucracy of government control.			No		No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/26/2023 9:55	11/26/2023 9:58	I have not been negatively affected so I see no reason for regulations. I think it's important for as many people to see this beautiful part of the world.		None it's been a pleasure	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	
11/26/2023 10:06	11/26/2023 10:04	No issues with it			No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 10:01	11/26/2023 10:05	Oppose any regulation that stifles free trade in any business. We as a republic nation have that right! We need less government not more! So NO it should not be overboarded by the county.			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/26/2023 10:06	11/26/2023 10:13	I need more information to have an informed opinion.			No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 10:31	11/26/2023 10:38	Rules & restrictions should definitely be in place for STRs.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/26/2023 11:37	11/26/2023 11:39	I am for limiting airbnb/vrbo. It needs to be done so that certain properties cannot be parcellized as rentals, possibly requiring a gap in time that it is rented, a limit to the total number of days a year it can be rented and registration with the county			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 11:53	11/26/2023 11:55	I'm concerned about the protection of the beaches and banks, and boating safety in general. I have great concerns around this issue especially during holidays like July 4. We protect our trees and wildflw as do our neighbors. I don't want to see weekend party areas destroy what we have protected through the years.			No	Availability and affordability of long term housing	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 13:09	11/26/2023 13:14	I would not want in my area. I live on Hammarly Inlet and would not like the added pressure to see if people walking around area on high or off-high. No problem issues but with high turn over in rentals you never know who should be in the area.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/26/2023 12:05	11/26/2023 12:14	Enforcement of property lines and trespassing on to neighboring properties and delandts.			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/26/2023 12:24	11/26/2023 12:28	I'm concerned about overcrowded gatherings with no enforcement in rural county areas			Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 12:47	11/26/2023 12:51	Our concern is how well restrictions/limitations be enforced? For instance if a property has a large party, what the limit for the property and considerable noise after hours, what agency will be responsible for imposing a fine on the owners. There most definitely need to be restrictions as to the number of stays allowed, number of STRs in an area, health and safety inspections, etc.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/26/2023 12:59	11/26/2023 13:00	Limits in an area, safety and health inspections okay if not cost prohibitive			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 13:14	11/26/2023 13:21	Limits are a very positive step toward regulating the growth and impact of VRBO. Thank you!			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/26/2023 14:18	11/26/2023 14:23	Should fall under current property regulations holding property owner responsible for problems with disturbances, damage, etc.			Maybe	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 14:47	11/26/2023 14:50	What problem is the county trying to solve? Have there been complaints, problems already? Or is the County simply trying to be ahead of any issues?			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/26/2023 14:50	11/26/2023 14:56	I would favor little or no regulation assuming that current noise or nuisance ordinances are sufficient to manage any problems which may arise.			No	Get to balance the right of property owners to use their property as they see fit versus the impact to their neighbors. Again, not sure what if any existing problem the county is trying to solve.	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 15:19	11/26/2023 15:22	Standard safety and health restrictions that apply to the businesses (i.e., hotels, motels).			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/26/2023 15:31	11/26/2023 15:39	Expense regulations. Have been staying in STRs all over the world for years. Like Cushman imposed some regulations not because of any complaints or issues, only because of community concern.			No	Long term tenants can have a negative impact on the community more than short term and are extremely difficult to evict	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 15:45	11/26/2023 15:51	There shouldn't be any rules. The County does a real bad job of getting people to Mason County. No jobs, difficult building department, and a poor tourist outreach.	People have written our veto and have decided to move to Mason County.		No	Yes, it is good for Mason County. It opens the door to a stronger economy. Our small business need this revenue.	Yes	I own and/or host STR(s) within Mason County, WA	Yes	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 15:56	11/26/2023 15:59	Any short term rental rules would just hurt our citizens. Please stop trying to over regulate the citizens of Mason County.			No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/26/2023 15:57	11/26/2023 16:00	I am very much opposed to any more government intervention in people's personal business and property.			Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
11/26/2023 16:03	11/26/2023 16:06	Unlimited number of STRs in Mason county/communities/neighborhoods			No	Availability and affordability of long term housing, issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/26/2023 16:09	11/26/2023 16:11	Trespassing on our beach and damaging our shellfish			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/26/2023 16:09	11/26/2023 16:13	No need concerns for Mason county. Limiting whole house rentals to a small percentage of overall housing population may help keep housing prices from increasing. Having a clear reporting structure for complaints is important to help with problematic STRs.			Maybe	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/26/2023 16:09	11/26/2023 16:13	I think the short term rental is usually self governing. Bad guests are reported and not accepted back into the home. Guests report complaints publicly about the places they rent and bad reviews stop people from coming to that place. Seems self governing. Why should the state/county inter itself in this?			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 16:26	11/26/2023 16:30	I think the short term rental is usually self governing. Bad guests are reported and not accepted back into the home. Guests report complaints publicly about the places they rent and bad reviews stop people from coming to that place. Seems self governing. Why should the state/county inter itself in this?			No		No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 16:53	11/26/2023 17:24	Short term rentals bring people in that spend money and support small business.			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 17:35	11/26/2023 17:37	Quiet hours			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 17:43	11/26/2023 17:48	Limit number of vehicles allowed at lot location			Maybe	Issues related to noise, parking, or trespassing	No			Strongly agree	Other (business owner, land owner, etc.)	Mason County Homeowner
11/26/2023 17:50	11/26/2023 17:51	I believe it should be regulated only with respect to neighbors' agreement and conditions. This would provide success for all involved.			No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 19:09	11/26/2023 19:12	Leave it alone. I know lots of people who have short term rentals and it brings in business for our community. Without them it would cause lots of problems and we don't need to tax our community more than it already is.	I am able to pay my bills.		No	They are good and only in neighborhoods where it's close quarters should any regulations be made	Yes	I own and/or host STR(s) within Mason County, WA	Yes	Strongly agree	Single Family Home	Live on separate property
11/26/2023 19:12	11/26/2023 19:14	Stop sort of having closing posters. Less government involvement the better! There are currently no orders regarding this issue! Quit trying to regulate.			No	Stay the hell in your own land! Who is the County employee who led even brought up this ridiculous idea? Would like to see the object to a poison mentalist!	Yes	I own and/or host STR(s) within Mason County, WA	Yes	Strongly agree	Other (business owner, land owner, etc.)	Mason County Homeowner
11/26/2023 19:10	11/26/2023 19:20	None, let people help pay their property taxes.			No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 19:47	11/26/2023 19:49	Make it easier to improve your property.			No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/26/2023 20:16	11/26/2023 20:24	Short term rentals should be limited to 30 days or longer, perhaps 3 months. Unfortunately, the general public is full of people YOU would not want to spend the weekend next to. These vacation rental arrangements are a win/loss for wealthy folks, a party for those who rent, and a nightmare for the poor soul next door. We don't want to preclude people from enjoying a friend or family member for the weekend (as an example). But we don't need a bunch of off days from parties burning the place down. Two thumbs down, shut it down please. 30 days minimum rental!			Yes	I say don't regulate it, shut it down. Especially on the water. Keep the general public away from Mason county resources. I feel bad saying it as I've always voted for the home team, but I feel this people in this county are idiots. I'd prefer not to spend time next door to them.	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 20:24	11/26/2023 20:28	If the management company does their due diligence there should be no issues. I believe if a renter is loud or does not follow the directives there is a rating and black list them for future renters.			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/26/2023 20:29	11/26/2023 20:37	Regulations should be minimal, especially for small operators who might have a single property or by owners who leverage the STR market to share their property when they aren't using it. STRs allow visitors unique experiences and access to state in areas beyond the reach of traditional hospitality businesses. Entire house STRs better cater to families and groups.			No		No			Strongly disagree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/26/2023 20:49	11/26/2023 20:51	don't think those regulations are needed in this area.			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 20:44	11/26/2023 20:51	You need to consult guidance provided by various organizations such as this one: https://www.nc.org/wp-content/uploads/2022/05/Short-Term-Rental-Regulations.pdf			Maybe	The goal should be to protect property owners who reside full-time in Mason County and pay taxes here, not to take care of non- or part-time residents who want to profit from short-term rentals.	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/26/2023 20:59	11/26/2023 21:01	Be sure to address all possible concerns such as permitting and fees, taxes, parking, number of guests, local representation, health and safety, garbage disposal, etc.			No		No			Somewhat agree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/26/2023 21:33	11/26/2023 21:38	My biggest concern relates to the density of them in my area—getting too many of them and how noise this be regulated. I'm concerned that they could adversely affect we neighbors. Health and safety problems should be addressed similar to any public accommodation.			Yes	Used Shares, my neighborhood, has been struggling with this issue recently.	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/27/2023 4:36	11/27/2023 6:39	I oppose the regulations short term rentals help the economy, bring tourist to drop there money than go home			Yes	I live on Hammarly Inlet. Many STR clients do not realize that most of the full-time residents own their beach front to mean low tide and feel free to use the beach as though it was public property.	No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/27/2023 6:35	11/27/2023 6:43	There should be a reasonable number of people staying in a STR at one time. There should be a noise curfew. Parking and property boundaries should be clearly delineated.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/27/2023 6:49	11/27/2023 6:51	I think you should have registration system so county can benefit from economy to support county system and infrastructure. This give visitors opportunity to explore Mason county. At the same time support county economic growth as the area are growing. We can build a tourist economy since we don't have Microsoft or Boeing economy like the Swedish or long.			No	Have a registration system so everyone pay fair share of taxes.	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limit number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this issue?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rental regulations in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, WA?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/27/2023 6:48	11/27/2023 7:06	These STRs can work out and be a useful income source for owner if appropriate regulations are imposed and enforced. Some of those might be as follows: 1. Probably limit number of STRs as a function of housing density in an area and proximity to other STRs 2. Limitations on number of people occupying the STR as a function of living space size, septic system or sewer capacity, sleeping and kitchen capacity, lot size 3. Limitations on number of vehicles that can be parked either on the property or on public curbside parking in the area of the property 4. Severe regulations and penalties for renter trespassing on neighboring properties 5. Severe regulations and penalties for causing unacceptable noise and nuisance conditions			Maybe	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/27/2023 7:28	11/27/2023 7:34	Oppose the regulations. People work hard and are able to afford a second home. They should be able to offload their investment. Government doesn't need to feel sorry for rich and poor people			No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/27/2023 8:11	11/27/2023 8:11	We have had short term rentals in past. No regulations are necessary. Their is not problem here. Just another way for Mason County to get some revenue		No	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/27/2023 8:12	11/27/2023 8:16	My property is my business and mason county needs to focus on more urgent issues like homelessness addiction and upholding the rights of the people		No	No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/27/2023 8:56	11/27/2023 8:57	I oppose government regulation on use of private property unless the use has long term negative impacts on the environment. Short term rental regulations should be implemented by home owners organizations. If short term rentals have an impact on the amount of available housing options then the permit agencies should find ways to encourage more multi-family unit permits.		The only regulation that would make some sense to me is to limit the number of months a unit can be rented as a short term rental and the number of short term rentals that any individual can own. Short term rentals provide a business opportunity for companies to manage turnover which is positive for smaller communities because it provides jobs and a more robust local economy.	No		No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
11/27/2023 8:49	11/27/2023 9:05	None. Please stay off of private property.		No	No		No			Strongly agree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/27/2023 9:08	11/27/2023 9:09	What is the problem we are trying to solve? I don't see the need for more regulations and live on property with water access		don't see the need for additional regulations	No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/27/2023 9:23	11/27/2023 9:26	Regulations should be enacted regarding number of occupants depending on the size of the house. Also, on the minimum age of the occupants. I don't see a reason for restricting the number of STRs in an area			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/27/2023 9:39	11/27/2023 9:48	It's better to have STR as owners keep the properties up and it is better for neighbors and home values in the area. A property owner who rents as a STR keeps their property in good condition order to keep getting good reviews and rentals.			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/27/2023 9:59	11/27/2023 10:05	STRs must limit occupancy to septic capacity. Septic system overflow is a BIG issue and a BIG impact to the environment of Mt. Rainier. The inspections, safety, fire etc. AND Septic Inspections ANNUALLY! FEE Paid to Mt. Rainier for the above inspections.		would like to see a STRONG Large Annual Fee be collected for STRs. STRs are the "2020 century's hotels", the county should be compensated for the added impact on services.	Maybe	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/27/2023 10:06	11/27/2023 10:10	Has any research been done to disclose how much of a problem this would be? Are there hundreds and hundreds of short term rentals now being done in the area? I could see short term rentals being OK if they are limited. Then, the question would be how do you enforce any regulations along that line.			Maybe	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/27/2023 10:18	11/27/2023 10:20	Oppose regulations because the short-term vacation rentals already do enough to limit guests.			No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/27/2023 10:18	11/27/2023 10:21	Don't oppose STRs, but Mason Co should ensure there's some revenue generated that goes to the county coffers. So some part of lodging tax.			Maybe	Availability and affordability of long term housing issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/27/2023 10:19	11/27/2023 10:22	Opposed. We live on northshore road on the beach. The neighbor have turned their house into a vrb rental. We constantly have issues with trespassing and noise from the renters. We have tried reaching out to the owners but were immediately blocked from messaging them. They have no interest on helping alleviate any of the issues from the renters and are only in it for the money obviously			Maybe	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/27/2023 10:23	11/27/2023 10:30	I don't have ideas for specific restrictions, but I manage an HOA and I have to say, I wouldn't want to live next to a short-term rental. I know that people who rent them often invite others for the day who are not renting, sometimes causing large gatherings. It's tough to hold the renters accountable for the disruption caused by their renters since we often don't catch them in the act of disruption, excessive noise, etc. We currently limit vacation rentals to two per owner and we charge a registration fee. Some owners would like us to charge the fee annually instead of just a one-time fee but we don't do that at this point. It'd be interesting to know how other municipalities are getting a policy in place via a lengthy process for our community and it was a contentious process.		I am concerned that it is difficult to find a regular rental in Mason County. When I took my job in Mason County earlier this year, my intention was to rent first to decide whether or not I wanted to buy. But it was almost impossible to find a regular (long-term) rental available, as everyone seems to have hopped on the short-term rental bandwagon. I think it may have already contributed to a housing shortage in Mason County.	Yes	Availability and affordability of long-term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/27/2023 10:30	11/27/2023 10:30	Short term rentals ruin neighborhoods! Thank you for looking into this problem. We have issues here in Tatten Shores.			Yes	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/27/2023 10:33	11/27/2023 10:41	We are all in favor of establishing rules and restrictions on short-term rentals - including all of the above: number, safety and health inspections, as well as other located.		We have grave concerns about fire danger along Hood Canal with unknown people coming in and out of our wooded community on a regular basis. Climate change near the Canal will continue to do so.	Yes	Issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/27/2023 10:46	11/27/2023 10:48	Oppose regulations	Only way I can afford to own the property	Restrictions on short term rentals will cause property values to fall.	No		Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/27/2023 11:21	11/27/2023 11:25	I do not think there should be limits as a consumer I prefer STR for our family and friend gatherings/vacations. I think people should be able to earn income from properties if they so choose. The county will benefit from earned tax dollars and tourists		Hosting platforms should have stronger regulations to prevent bad situations. The city/county should not have to regulate	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/27/2023 11:26	11/27/2023 11:30	No limits on number of STRs in an area should be imposed. Nor any health, safety inspections be required. Each the STR companies have a process for addressing those issues and the County should not intrude.		Short-term vacation rentals are a huge benefit to the region offering quality stays of good value for visitors to the region in areas where good, competitive lodging is not available. Any problems should be worked thru the STR companies to deal with the bad actors and remove them from the platform. Mason County policy should support this and work to deal with the STR companies rather than limit/restrict the use of homeowners to offer their properties on these platforms.	No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/27/2023 11:38	11/27/2023 11:43	think there should be limits on Airbnb rentals - those that are existing should grandfathered in.			No		No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/27/2023 11:46	11/27/2023 11:49	Barriers negatively affect our community of 10 tracts. Their use of our community space is an imposition to all but the host tract, who are not there when renters are present.			Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/27/2023 12:12	11/27/2023 12:14	I don't believe short term rentals should be allowed.		I'm concerned about noise, parking, safety, septic problems and beach damage that short term rentals may cause.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/27/2023 12:15	11/27/2023 12:21	No short term rentals should be allowed. They are a shortcut to zoning laws and eventually allow hotels in residential areas. Communities should be allowed to exist of just locals. Vacation rentals do not contribute anything to the community. Having a vacation rental move in next to your house is the worst. They also drive up the price of housing for locals.			Yes	Availability and affordability of long term housing	No			Strongly disagree	Other (Business owner, land owner, etc.)	Mason County Homeowner
11/27/2023 12:16	11/27/2023 12:20	Rule: Posting a notice of quiet hour after 10 pm Rule: Required to post in the short-term shoreline rentals (1) title/current information for safety reasons (2) ban ban restrictions (3) trespassing information concerning privately owned beaches (4) shellfish and fishing regulations/information			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/27/2023 12:54	11/27/2023 12:54	do not see any need to regulate STRs			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/27/2023 8:15	11/27/2023 12:55	License required, including notice to surrounding properties of impending license review. A contact that is available for surrounding properties to contact in case of issues, i.e. trespassing, garbage, noise, parties or part of annual license renewal consideration by county. License fee should cover all associated costs to administer the program.			Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/27/2023 13:06	11/27/2023 13:06	Oppose regulations. STR brings in tourists and money into the local economy.	It's regarding to offer someone a vacation spot.	No	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/27/2023 13:11	11/27/2023 13:14	Oppose regulations. Short term rentals help drive people to Mason County.	Some challenges finding a cleaner and/or property manager	No	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/27/2023 13:16	11/27/2023 13:16	None		Too many negatives	Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/27/2023 13:19	11/27/2023 13:45	That it doesn't affect the neighborhood. We have one on our private road & in the summer it's non stop with at least 4 cars & up to 8 going back & forth. It's part friends as they bring their dog & don't clean up afterwards. They don't care about the neighbors because they just come & party then go home. They are loud & party sometimes late at night.		Making the actual owner talk to the neighbors that they are affecting	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/27/2023 13:46	11/27/2023 13:48	Private property should not be subject to more bureaucratic regulations. We pay taxes, not interested in being told what we do.			Yes	Issues related to noise, parking, or trespassing	No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/27/2023 13:48	11/27/2023 13:50				No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if fewer appear regulations what is your reasoning for this issue?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES to Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/27/2023 11:42	11/27/2023 11:51	1. It should be a process to apply for a permit that includes the building meet all requirements in accordance with current building standards such as septic for the proposed number of occupants as well as electrical etc. 2. The STR should have some provisions for licensing, listing and verification with the county. 3. Violators should add up to possible loss of a license. 4. If the MC would work with the WA township an RCW that identifies STRs as a business which would allow the growing number of HOAs to treat them as more a business rather than a long term rental property. The have a material impact on the most desirable parts of many communities.		The economic benefits of STRs are mostly seasonal and do not make up for neighborhood disruptions or benefit of year-round residents.	Maybe	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Seasonal/Part-Time Resident	Mason County Homeowner		
11/27/2023 11:46	11/27/2023 11:51	Disruption and traffic should be minimized. Suggest renters be limited to six times a year with a maximum term of seven consecutive days. The number of participants should be a maximum of four individuals per rental.		I have owned vacation property on Hood Canal for 48 years. The adjacent land owner died and he has sold the property to a new owner who regularly rents the property on one of the short term rental web sites. Renters trespass on my property.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Seasonal/Part-Time Resident	Mason County Homeowner		
11/27/2023 14:02	11/27/2023 14:10	Septic concerns and late night concerns with beach fire.		Over use of seafloor harvesting	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County	
11/27/2023 15:51	11/27/2023 15:59	Are short term rentals such as Airbnb, BnB and home away from home considered businesses. If they're not considered a business what makes that determination. And at what point does it make a business there a dollar amount that the dr makes or has to stay under for it to be not considered a business. It might be a struggle to try to limit the number of str's in an area but I think it's a good idea to have safety and health inspections for them. It needs to be regulated as to how many can be in a house per the septic system that the house has.		Some Renters can be loud and disrespectful. Others very quiet and you hardly know they are there.	Yes	Issues related to septic and water (i.e. environmental issues)	No		Somewhat agree	Full-Time Resident	Mason County Homeowner	
11/27/2023 16:05	11/27/2023 16:10	I see no need to regulate short term rentals. The property owners are currently responsible for any property issues caused by their tenants (along with septic associated thereto) and are already to a certain degree liable for any issues caused by those tenants. I see no need to add more regulations.		Having short term rentals brings people to our beautiful area that otherwise might not be in the position to experience Mason County. These same people may then purchase property here, I see that as a positive.	No		No		Strongly agree	Full-Time Resident	Mason County Homeowner	
11/27/2023 16:12	11/27/2023 16:30	I see no need to regulate short term rentals. The property owners are currently responsible for any property issues caused by their tenants (along with septic associated thereto) and are already to a certain degree liable for any issues caused by those tenants. I see no need to add more regulations.		The county economy must diversify or die. Zoning must evolve with the economic times. Property issue assessment/fee moderation must reward long term ownership stability. The profit on real income are being blown out of their homesites. (20-year plus residents)	Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly agree	Other (Business owner, land owner, etc.)	Mason County Homeowner	
11/27/2023 17:20	11/27/2023 17:20	I fully support more STRs to increase tourism and exposure to our charms. But, I believe the STRs should be regulated and subject to strict enforcement of noise and other nuisance ordinances.		If they contribute to both quality of life and the economy, I think we should promote it.	Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/27/2023 18:10	11/27/2023 18:11	I agree with imposing regulations on STRs, including limiting the number of STRs in an area, requiring licensing if STRs are rented out more than a certain number of days a month (such as a hotel, essentially) and requiring sufficient parking.		Short term rental can certainly be good for Mason County's economy but we want to have a good concentration of homeowners and visitors.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/27/2023 18:15	11/27/2023 18:24	Property owners should have the right to regulate their own property. Ninety nine percent of property owners are going to secure the safety and welfare of their tenants as well as their neighbors. They are also going to ensure the well being of their property. Property owners are not going to allow outsiders to come in and ruin the prestige beauty of the island and surrounding pristine South Puget Sound waters.		Thank You for providing an opportunity for me to voice my opinion on this topic!	No		No		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/27/2023 18:54	11/27/2023 18:56	Would limit the size of groups that can rent.		One house for limited impact to neighboring homes in the community.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/27/2023 19:10	11/27/2023 19:14	I don't see the need to start imposing regulations on short term rentals in Mason County. I don't think this has become a problem in Mason County. Just because the big cities have regulations on short term rentals doesn't mean we need to try to keep up in the race to overly regulate everything.		Mason County could draft guidelines (not laws) that they encourage all home/property owners to follow to assure the well being for all that reside in this beautiful (scenic area)	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident
11/27/2023 19:16	11/27/2023 19:21	Allow the Mason County home owner to regulate themselves and short term rental. These people are responsible [after all they own their homes] and they will do what is necessary to secure this valuable asset!		Mason County could draft guidelines (not laws) that they encourage all home/property owners to follow to assure the well being for all that reside in this beautiful (scenic area)	No		No		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/27/2023 19:23	11/27/2023 19:24	Limit on the number of STRs in an area, safety and health inspections.		High benefits to help us live and spend time in Mason County, only negative has been national press impacting POVs on local short term rentals. We are not NYC in any shape or form!	No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Full-Time Resident	Mason County Homeowner	
11/27/2023 20:04	11/27/2023 20:05	Registration to be safe all the short term rental are paying taxes.		High benefits to help us live and spend time in Mason County, only negative has been national press impacting POVs on local short term rentals. We are not NYC in any shape or form!	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident
11/27/2023 20:23	11/27/2023 20:24	After reviewing RCW 64.37 and case law stating that rentals are normal residential use, not commercial use, I'm not sure there's anything else to regulate any differently than long term rentals. Rentals of any kind create occupancy and in turn help support local businesses.		N/A	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident
11/27/2023 21:22	11/27/2023 21:24	None. My fundamental reason is that people should be allowed to use their property for any legitimate purpose.		N/A	No		No		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/27/2023 21:44	11/27/2023 21:48	Limit number of STRs in an area, limit number of occupants allowed to stay in STR at one time.		High benefits to help us live and spend time in Mason County, only negative has been national press impacting POVs on local short term rentals. We are not NYC in any shape or form!	Yes	Issues related to noise, parking, or trespassing	No		Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/28/2023 0:06	11/28/2023 0:13	Reduce unnecessary, frivolous regulations. My reason is simple, there are too many regulations already. More regulations doesn't solve anything in the long term. Actually does more harm.		N/A	No		No		Strongly agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County	
11/28/2023 0:58	11/28/2023 0:58	We want to see our Landon Road Community be kept as a family neighborhood of home owners and not a community of short term renters that don't have the same respect for our community and for our beloved local Canal.		High benefits to help us live and spend time in Mason County, only negative has been national press impacting POVs on local short term rentals. We are not NYC in any shape or form!	Yes	Issues related to noise, parking, or trespassing	No		Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/28/2023 7:01	11/28/2023 7:09	Opposed. It will be difficult for the county to establish the rules since it would be arbitrary. That the county would need to hire and train staff. And then I don't know how the county could maintain the rules. Some inspectors would follow the letter of the law and others would enforce the spirit of the law. I don't think it could be consistent and fair. The VRBO and Airbnb companies already have these checks in place. The occupants state any issues and the house ratings go up or down. If there are too many complaints, people won't go and then the market shrinks the house down.		It's nice that the county is not too involved. The county gets an increase in tax revenue and local merchants get an increase in traffic.	No		Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on property where short-term rental is located	Strongly agree		
11/28/2023 8:14	11/28/2023 8:21	I created a STR Policy for Lake Cushman and as I did extensive research the two factors that created the most problems are no one is accountable for bad behavior and over occupied structures which invited parties and problems. We addressed this by requiring the STR owner to give notice to all the neighbors that their property is a rental and contact numbers in case of issues. They were required to respond within 2 hours. We limited occupancy based on septic size, which was 2 per bedroom (per septic permit) + 2. So a two bedroom septic could host 6 people. I owned and ran a STR for 3 years so am very familiar with the industry. To many STRs in a community change the culture of that area and not for the best.		I agree the policy we have at Lake Cushman to Kevin Shuffy and I thank you for addressing this important issue. One last thing I'd mention earlier is we limited the number of STR an owner can have to 2, one being their own home and one for the best.	Yes	Availability and affordability of long-term housing	No		Somewhat disagree	Full-Time Resident	Mason County Homeowner	
11/28/2023 8:38	11/28/2023 8:44	Impose any regulations restricting short term rentals. We pay taxes and as owners should be able to rent our property if we want. Otherwise, what's the point?		All the county wants to do is tax and regulate us. Stop taking away some small additional income from people in the county. Your becoming like King County.	No		No		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/28/2023 9:03	11/28/2023 9:14	I have no problem with short-term rentals in our town. The families are adding revenue to the city of Balfour and the surrounding areas.		N/A	No		No		Strongly agree	Full-Time Resident	Mason County Homeowner	
11/28/2023 9:24	11/28/2023 9:25	Home owners should be required to have permits and guests required to follow Noise and other restrictions. I do not think limiting homeowners ability short term rental is the way to handle it.		N/A	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/28/2023 9:33	11/28/2023 9:33	We do not want any STR's allowed in our community.		N/A	No		No		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/28/2023 9:39	11/28/2023 9:45	Need to regulate vacationers' impact on neighboring properties, such as noise, use of other's beachfront, etc. Ensure sewer system is adequate for users.		N/A	No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat agree	Full-Time Resident	Mason County Homeowner	
11/28/2023 9:49	11/28/2023 9:51	STRs allow tourists to visit and utilize unique housing situations depending on their needs. As a pet friendly traveler, I often find STRs are the only option in which we can bring our dog on subject vacation.		I think knowledge of where the STRs are located is beneficial but limitations will scare away potential visitors.	Maybe		No		Somewhat agree	Full-Time Resident	Mason County Homeowner	
11/28/2023 9:52	11/28/2023 10:20	1. Landlords must keep property & structures in good, healthy, and visually pleasing condition so there is no negative impact to nearby properties. 2. Roads must be kept clear and in good condition and not obstruct neighborhood traffic. 3. No parties involving non-residents. 4. No food music or other noise. 5. No trash or more than 3 vehicles (operational or not) visible in the yard, including RVs and boats. 6. Courteous, friendly behavior of residents to neighbors. 7. Landlords to pay annual fees to cover or exceed all administrative, monitoring, and enforcement, so there is no cost to other county taxpayers. 8. County to annually monitor all rental properties to ensure all rules are enforced. 9. Rule violations are to be corrected within 3 months, or ability to rent will be removed. Even if this means eviction of current renters. 10. The landlord must pay all county costs, including legal costs, to enforce correction of rule violations.		We have lived in Mason County for 50 years. The number of trash yards, poorly maintained properties and badly maintained rentals has dramatically increased, especially in the last decade. Those with landlords who live out of county seem to be the worst. That is why any process you create MUST include strict, regular monitoring and enforcement.	No		No		Neither agree nor disagree	Full-Time Resident	Mason County Homeowner	
11/28/2023 10:20	11/28/2023 10:23	Not sure how to answer, but I believe we must have some controls and restrictions. Unlimited rentals drastically change the composition of summer residents with negative impacts on long term owners and resources.		Zero challenges, all benefits. A property that we only use 3 months of the year can be used by others who would have never experienced the area. This helps keep our home in our family by helping pay the mortgage and not feeling like we have to go because we don't use it enough. It also gives others to spend money in the area and it contributes to businesses that would be slumping outside of the summer months. We've even had 3 family say they will be looking and buying their own place in the area. That will spur more real estate growth and development. A growing economy is good for everyone. If you want to thrive, then just start regulating and we'll be back to a county with little outside for economic prosperity.	Yes		No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/28/2023 10:07	11/28/2023 10:21	No regulations. People should be able to use their property however they want. The market will self regulate and if there isn't much money to be made, people will stop. If there is, people will crisscross the road, crisscross the road, crisscross the road like crazy and people won't rent them which forces owners to up their game in cleanliness and customer service. The business takes care of itself very well and owners who aren't good at it, will find themselves with no business and will give up.		That will spur more real estate growth and development. A growing economy is good for everyone. If you want to thrive, then just start regulating and we'll be back to a county with little outside for economic prosperity.	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
11/28/2023 10:20	11/28/2023 10:21	STRs should be regulated, only allowing a small percent of the properties in the neighborhood. There should also be regular health/safety inspections, and any rental on the shoreline should have the well/septic for the number of people allowed in the rental.		My observation is that most people bring their own food and supplies to the rental, and do not purchase much locally. I am also very concerned about impacts on small, local water systems.	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Full-Time Resident	Mason County Homeowner	

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you support regulations where is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Availability and affordability of long-term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/28/2023 10:30	11/28/2023 10:34	agree with safety and health regulations		Does the county have the needed resources to maintain the regulations?	Yes		No	No	Somewhat agree	Full-Time Resident	Mason County Homeowner		
11/28/2023 11:17	11/28/2023 11:21	No outdoor fire pits, speed limit infractors, noise volume such as loud music and radio volume and quiet hours. Sounds who across water at a very high volume level. Guest limitations and duration		Limit the number to one short-term rental in a neighborhood, east of small community. In most cases, the rental benefits only the homeowner as renters do not go out to eat, buy groceries in rural Mason County, nothing in close proximity available.	Yes	Issues related to noise, parking, or trespassing	No	No	Somewhat agree	Full-Time Resident	Mason County Homeowner		
11/28/2023 11:23	11/28/2023 11:29	yes, occupancy		no	Maybe	Issues related to septic and water (i.e. environmental issues)	No	No	Somewhat disagree	Other (Business owner, landlord, etc.)	Do not reside in Mason County		
11/28/2023 11:31	11/28/2023 11:37	We oppose STRs for safety reasons, especially in the Fourth of July week and New Years. Fireworks displays by renters who are unaware of the fire dangers pose a risk to the entire community.		Short-term renters do not appreciate the fragility of the Mason County fire system, especially the Hood Canal. They pose an especially significant threat to the environment on holidays such as July Fourth and New Years when fireworks pose a significant threat.	Yes	Issues related to noise, parking, or trespassing	No	No	Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/28/2023 11:56	11/28/2023 12:00	Not enough information provided to make informed choice.		Booking platforms need to be held responsible for noncompliance of renters and damages caused.	No		No	No	Strongly agree	Full-Time Resident	Mason County Homeowner		
11/28/2023 11:59	11/28/2023 12:06	No opposition		noise ordinance as some renters stay up late at night and woken me up. There is a STR two doors down from my residence in Mason County.	No		No	No	Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/28/2023 12:42	11/28/2023 12:46	Restrictions on number of occupants at a time based on number of bedrooms. safety and health inspections required, permits too. noise and nuisance with reporting capability for neighbors and County enforcement		no	No		No	No	Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/28/2023 12:45	11/28/2023 12:47	Limiting guests to the capacity of your septic system.		no	No		No	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
11/28/2023 12:48	11/28/2023 12:49			I manage homes along the Canal on behalf of owners. Benefiting me with income, benefiting owners with responsible property management.	No		No	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/28/2023 12:58	11/28/2023 13:03	Out of state short term vacation rental owners should be managed by someone local. Rental agreements need to address and restrict adhering to boundaries and preventing renters from accessing adjacent private properties. Nevoising systems and shed fish should have restrictions and meet regulations. Penalties for harvesting from adjacent private tide lands. Restrict dogs from dedicating on beaches and properties where. Could be pollutants and contaminating shellfish.		Address and provide a method for complaints of unruly rental occupants or damage to properties that allows adjacent and nearby property owners.	No		No	Yes, I own and/or host STR(s) within Mason County, Wa	Single Family Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/28/2023 13:06	11/28/2023 13:14	regulation inspectors -the government needs to stay away from telling the landowners what to do on their own property. If there is an individual issue, it can be dealt with on an individual basis. Stop trying to get your hands in where they do not belong! There is clearly enough work for you already, please leave owners alone.		It has been great to bring money into our county - we have a beautiful area, let's share it with those who are wanting to see the PNW!	No	Please, PLEASE stop trying to regulate what home owners can do with their property!	No	Yes, I own and/or host STR(s) within Mason County, Wa	Vacation Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/28/2023 13:12	11/28/2023 13:17	The community would benefit from there being some limit to the number of rentals in a single neighborhood. Or the number of weeks a property can be rented.		The lack of regulation is changing our neighborhoods- instead of knowing everyone and fostering a sense of community, rental exploitation has left our quiet street a trail of garbage piled on the roadside from another weekend of loud, trespassing strangers.	Yes	Strangers don't take care of neighborhoods, residents do. Tenants leaving their place are only interested in the money, not the sense of community they're destroying.	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues). None of the above, please leave comments at end of survey	No	Strongly agree	Full-Time Resident	Mason County Homeowner		
11/28/2023 13:54	11/28/2023 13:56	Current noise and nuisance regulations are sufficient		no	No		No	No	Strongly agree	Other (Business owner, landlord, etc.)	Do not reside in Mason County		
11/28/2023 13:57	11/28/2023 14:03	Limit the amount of rentals an individual can lease at any given time. Increase taxes for subsequent properties.		Occupancy should be limited to septic system capacity. We had two AirBNBs close to us that list 10 person occupancy for a 2 bedroom septic system. The other lists 16 people on a 3 bedroom septic system. The beach was just closed to shellfish harvesting for the first time right next to the house with a 10-person septic system. This is the only thing that has changed in the area since I have been here.	Yes		Availability and affordability of long-term housing, issues related to septic and water (i.e. environmental issues)	No	No	Somewhat disagree	Full-Time Resident	Mason County Renter	
11/28/2023 14:15	11/28/2023 14:33	Another AirBNB a few houses over constantly has their septic alarm going off. They allow 6 people on a 2-bedroom septic tank. Even with lighter use, these systems are routinely over capacity.		AirBNBs should have septic systems inspected quarterly, not yearly. Too many guests are unfamiliar with septic systems. The owner should have a STR license that can be revoked for failure to have quarterly inspections.	Yes	The benefits are revenue and creating a positive experience for our guests. The challenge are getting them to follow the rules. They violate occupancy limits, sometimes do not obey septic guidelines, and sometimes harvest too many shellfish from our beach. Once in a while they throw a loud party.	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	Yes, I own and/or host STR(s) within Mason County, Wa	Single Family Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/28/2023 14:33	11/28/2023 14:38	With shellfish beaches being shut-down routinely in Hood Canal, it is important to limit the capacity of the STRs to prevent fecal contamination of our water.		no	Yes	Issues related to septic and water (i.e. environmental issues)	No	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
11/28/2023 15:03	11/28/2023 15:05	I think homeowners who rent should have adequate insurance. Like any landlord, safety inspections and home needs to pass inspection i.e. smoke, carbon monoxide alarms, house maintained on good condition. No limitations. It is how we make a living. No start imposing all kinds of regulations, people won't stay here. It's hard enough especially in winter.		no	No		No	No	Strongly agree	Full-Time Resident	Mason County Homeowner		
11/28/2023 14:53	11/28/2023 15:11	We now have 4 in just two blocks and that is a lot. When each house can sleep up to 12 people or so. Lots of cars parked everywhere. Strangers coming on private property, late night parties. Dogs running loose. Lack of consideration of the people that live here.		Too many!	Yes	Issues related to noise, parking, or trespassing	No	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
11/28/2023 15:15	11/28/2023 15:18	External appearance standard. Number of vehicles limits.		no	No		No	No	Somewhat agree	Other (Business owner, landlord, etc.)	Do not reside in Mason County		
11/28/2023 15:16	11/28/2023 15:30	Limits should be imposed on allowing no more than one STR per residential lot would be beneficial as I have a neighbor that is renting an str out and has now added a glamping unit and is planning on installing several additional units on their small lot. Restrictions are needed on private company ownership and quantity of short term rentals owned or operated. The younger generations of Mason County are being priced out of home ownership, what are residents supposed to do when they work to support the local community but can not find or afford outrageous market prices. They end up leaving for more affordable markets out east. Support Mason County's future and restrict short term rentals that cater to the profits of investors instead of the average tax payer.		Short term rentals benefit our local economy and allow for visitors to our area to have affordable access to tourism in our community. Unfortunately with the dramatic increase in properties being converted to str's and str owners trying to maximize profits, I am concerned that some owners are abusing the limited oversight in order to maximize rental potential. I think there should be restrictions on allowing multiple rentals on a single property as it has dramatically increased the flow of traffic in our neighborhood and brings along with that safety concerns as our nearest neighbors have expressed their interest in adding a potential as many as 7 vacation rentals on their single residential lot.	Maybe	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
11/28/2023 16:36	11/28/2023 16:43	Does not think the county should restrict rentals in Mason County. Rentals bring in tourists and create jobs for the county. We need to create new jobs in the county not push jobs away.		Short term rentals should be encouraged and grow in Mason County.	Yes		Availability and affordability of long-term housing	No	Somewhat agree	Full-Time Resident	Mason County Renter		
11/28/2023 17:05	11/28/2023 17:09	I think regulations should be the same as any resident in the same neighborhood. Fire code, septic limitations, noise regulations, etc. should be fair across the board. Not specifically harsh on STRs.		While some guests can be terrible, I think good communication between owners and neighbors can make all the difference in the world to a neighborhood. The overwhelming majority of guests seem to be respectful of the home and neighborhood they're visiting.	No		No	Yes, I own and/or host STR(s) within Mason County, Wa	Vacation Home	Live on separate property	Strongly agree	Other (Business owner, landlord, etc.)	Mason County Renter
11/28/2023 17:02	11/28/2023 17:23	Better to address the specific complaints than imposing regulations on conscientious hosts.		Guests are bewed by Mason county and refer their friends and family for future visits. STR's are backbone of the county's tourist industry.	No	Have been hosting for close to 15 years and can remember only one group of guests that I would not welcome back.	Issues related to noise, parking, or trespassing	Yes, I own and/or host STR(s) within Mason County, Wa	Vacation Home	Live on property where short-term rental is located	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/28/2023 17:25	11/28/2023 17:27	No restrictions		We are short on amenities.	No		No	No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/28/2023 17:31	11/28/2023 17:33	Support STR's but don't a county wide blanket is possible. I would try to encourage recreational areas to have STR's and restrictions in residential areas.		no	No		No	No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/28/2023 17:42	11/28/2023 17:45	Oppose because it brings people who don't have an investment in the community.		no	Yes	Issues related to noise, parking, or trespassing	No	No	Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/28/2023 18:05	11/28/2023 18:13	I don't believe there needs to be any regulations.		No challenges. Benefits are income to help pay mortgage on family cabin, meeting and helping travelers from all over the world experience the area.	No		No	Yes, I own and/or host STR(s) within Mason County, Wa	Single Family Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/28/2023 18:11	11/28/2023 18:13	We have Airbnb new door and houses down the beach. Parking, beach encroachment, boating right in front of our house, str owners coming and going day and night, and other problems have been constant. July 1st was a nightmare with noise from noon to midnight curfew dogs and drunk vets PTSD.		no	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
11/28/2023 18:46	11/28/2023 18:51	don't see a problem with s11 s14 if they or loud past time or disobey the curfew or rules they need not about back.		no	No		No	No	Strongly agree	Full-Time Resident	Mason County Homeowner		
11/28/2023 18:56	11/28/2023 18:58	Think you should be about to have as many as you want		no	No		No	No	Strongly agree	Full-Time Resident	Mason County Renter		
11/28/2023 19:18	11/28/2023 19:21	I think no restrictions should be put on STRs. In private property and not an issue.		We need vacation travelers to help the economy in the area.	No		Availability and affordability of long-term housing, issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/28/2023 19:17	11/28/2023 19:33	The number of people using a STR should be limited to the number of people of people who lived there previously or the number for which the dwelling is meant to house. Most of the negative impacts from the two STRs next to me occur when there are the size of large parties. Personally, I think they should be purchased due to how they change the character of the neighborhood, but I doubt if that is going to happen.		no	Yes	Neither agree nor disagree	No	No	Strongly agree nor disagree	Full-Time Resident	Mason County Homeowner		
11/28/2023 19:34	11/28/2023 19:47	There is to restrict to create additional government regulations where none are needed. Additional costs are unwelcome. There are too many people who are not going to pay for the area.		no	No		No	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/28/2023 20:03	11/28/2023 20:07	don't see any issues where we live		no	No		No	No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/28/2023 20:33	11/28/2023 20:34	oppose regulations because some of us rent our properties due so so we can keep our properties. This is a huge part of our income. I oppose.		no	No		No	Yes, I own and/or host STR(s) within Mason County, Wa	Single Family Home	Live on property where short-term rental is located	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/29/2023 2:24	11/29/2023 2:27			no	No		No	Yes, I own and/or host STR(s) within Mason County, Wa	Vacation Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	How do you feel about the current regulations? Do you think they are too strict, too lenient, or just right? If too strict, what changes would you suggest? If too lenient, what additional rules would you support?	Do you own or host a short-term rental (STR)?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/29/2023 8:06	11/29/2023 8:09	I am in favor of imposing regulations. Please do so!				No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/29/2023 8:03	11/29/2023 8:05	No regulations		Good for growth		No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/29/2023 8:12	11/29/2023 8:20	Should not be allowed in an HOA situation. Private properties may be okay. Number of people allowed in one STR should be limited. People pay more for homes that they can use for STRs so it drives the cost of housing up. Also, homes used as STRs on water/boat properties cause drainage issues.		STRs should have to carry additional insurance		No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/29/2023 8:18	11/29/2023 9:08	Oppose regulations. People should be able to determine the use of their property how they want to whether it is a full-time residence, a short-term rental or long-term rental. STRs and long-term rentals offer property owners an opportunity to income. The benefit of STRs is there are reviews of the property, if it's well run and kept up well it will get better reviews and make money for people. If it's not, it won't get rented and it'll benefit owners to take care of their property. There are plenty of properties in Mason County that aren't well cared for and how are we regulating them?	From time to time there has been a guest that wouldn't abide but mostly we've had wonderful people from other places come to stay. Of course we refer them to local restaurants and activities, bringing in more tourism money to the area.			No	Yes, I own and/or host STR(s) within Mason County, Wa	Vacation Home	Live on property where short-term rental is located	Strongly agree	
11/29/2023 9:23	11/29/2023 9:30	With in reason to object to restrictions on rentals. Often it was part of investment strategies when people purchased. With that said adequate parking a must. All RV must have septic hookups, and if rules are made have a realistic plan for enforcing!	Yes! Since squatting is allowed, compounds are unlicensed, cars on or partially blocking public streets are allowed, why are you considering more regulations?			Maybe			Strongly disagree	Seasonal/Part-Time Resident	Do not reside in Mason County
11/29/2023 9:39	11/29/2023 9:43	Oppose regulations in excess of the current state requirements.	Benefits local businesses			No			Strongly agree	Seasonal/Part-Time Resident	
11/29/2023 10:02	11/29/2023 10:05	I'm in favor of no regulations regarding short-term rentals as I'm in favor of a truly free market	Benefits are an increased use of an otherwise unused vacation home. Challenges have been unreasonable neighbors responding in a negative manner.	I've host short-term rentals within Mason County as an additional economic stimulus to an otherwise depressed local economy.		No	Yes, I own and/or host STR(s) within Mason County, Wa	Vacation Home	Live on separate property	Strongly agree	
11/29/2023 10:04	11/29/2023 10:06	I do not think that additional regulations are needed. Mason county has limited lodging options and STR provide much needed options to visitors.				No	Yes, I own and/or host STR(s) within Mason County, Wa	Vacation Home	Live on separate property	Strongly agree	
11/29/2023 10:19	11/29/2023 10:21	Need health inspections for best usage of sewage disposal systems and community private water systems. Example: Can three short-term rentals be on a single fresh water system?		They definitely need regulation to protect community neighborhoods.		Yes			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/29/2023 10:30	11/29/2023 10:34	There should be rules to protect the canal ecosystem as well as preserve neighboring owners peace and privacy. I'm just not sure how or what.				Maybe			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/29/2023 10:35	11/29/2023 10:41	Who is going to enforce all of that? Certainly not the sheriff! Regardless of what I think you will grow ahead with this so at least a limit on the number of people who can be ON the property and noise limits.		How big is the bureaucracy you plan to administer all of this and the tax burden you plan to put on the taxpayers?		No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/29/2023 10:27	11/29/2023 10:42	Either no restrictions or if such a restriction would be legal, restrict STRs to those owned and managed by individuals rather than corporations. A lot of STRs are run by human beings trying to generate income to help out their property or to build equity in an asset for retirement. National studies have shown that STRs impact on housing stock availability are minimal, and that the concern is overblown, and restricting STRs will not create more affordable housing. However, I would support preventing corporate interests from buying up housing stock for use as either STRs or long-term rentals. Restrictions on rentals hit individual "mom-and-pop" landlords harder than corporate landlords because the individuals aren't amortizing regulatory costs across a huge volume of properties. Do we want to be a county of renters retiring from corporate landlords? If not, our goal should be to protect investment goals. REITs buying up as much real estate as possible.	I've had no challenges and appreciate that. It would be a shame if Mason County decided to impose regulations that make me decide to let my vacation home sit vacant 90% of the year except for when my personally using it.	My STR is a 1970s A-frame cabin on a lake that is probably inappropriate for long-term dwelling because it has no closets. (In addition, I bought it for my personal use and that only works with STR, not long-term tenants.) My STR brings tourists to Mason County who spend money in the local economy year-round. Many STR owners CAN afford to simply let their vacation property sit idle if they did not use it as an STR. That would result in a loss to the local economy, NOT an increase in affordable housing.		No	Yes, I own and/or host STR(s) within Mason County, Wa	Vacation Home	Live on separate property	Strongly agree	
11/29/2023 10:32	11/29/2023 10:53	I have stayed in many short-term rentals in the US and in Europe. They are a convenient way to visit an area, especially if one is traveling as a family or group. It solves the problem of where to park family for the summer visit to grandma. Not as fun as being welcomed, but more fun. I appreciate having the owner of the property nearby, or at least someone to contact. My bad experiences have been when the property appears to be nothing but a year-around short-term rental. The owner doesn't use the property, seldom looks after it, relies on someone else to manage it, and has no authority to fix any problem that might arise. There are now people and organizations that are buying properties for the single purpose of putting them into short-term rental. In effect they become a mini hotel in an established neighborhood. My suggestion to hopefully cure this problem would be to set up a rule that the property must be physically occupied by the owner at least six months each calendar year. Another way would be to limit the number of total rental days to a set figure such as 90 days per year.	Think about the big picture. Why would you discourage economic property? Businesses need hours to survive. What are you gaining by restricting? Keeping property values down? Forcing businesses out of business or employing less people? What is the objective? Mason County suffers from very short sighted thinking. MC would benefit from leaders that have more business sense and pragmatism.			No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Renter
11/29/2023 11:15	11/29/2023 11:24	I don't support restricting because it creates a robust environment for the area to thrive. Visitors bring BUSINESS and MONEY to the area. It helps keep local businesses in business. Restricting rentals would be devastating to the local economy. Small towns can't rely on local or seasonal owners to survive. The worst thing our government could do is restrict dollars coming into the local economy to keep up businesses alive. Mason County needs a stream of people to contribute to the local economy and a means that local families have economic services and also preserves the value of their property. Eventually STRs limit in supply, obsolesce and lead annoying behavior for permanent residents to deal with. Especially for people living in waterfront in Mason County. Don't we already have ordinances for this in some way, maybe time to enhance those rules here. Some people can tolerate activities more than others. This is difficult. Glad Mason County is being this up.	The county Taxes are unreasonably determined. The seasons often is out of touch.			No	Yes, I own and/or host STR(s) within Mason County, Wa	Single Family Home	Live on separate property	Strongly agree	
11/29/2023 11:46	11/29/2023 11:55	Limit STRs to current number. Require property owner to be on site or at very least in Mason County when STR occupied.	We have a neighborhood agreement to not allow STR, but am aware of other nearby locations that have had trouble and complaints.			Yes			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/29/2023 12:35	11/29/2023 12:41	It's a slippery slope you are walking on. A home is an asset and people's lives sometimes require that assets be used to generate income to get thru their needs and care. I don't currently rent my place, but in the past, I've had nothing but positive experiences with the people I've rented to and never had a complaint from my neighbor. On the other hand, I've had neighbors that have their homes to be used by non-renters that have stolen items from me.	This is an important issue to address and reduce future impact on Mason Co residents. Thank you			Yes			Strongly agree	Full-Time Resident	Mason County Homeowner
11/29/2023 12:26	11/29/2023 12:45	I just don't see the STR issue as a significant negative for our area... especially an area that has no alternative hotel/motel establishments for people vacationing unless they wish to completely disengage from what the area has to offer. The closest hotel to my home is 20 miles away and not situated on the water.	Let's address the problem properties individually rather than create unintended and unintended negative consequences for the larger group that have had trouble free experiences with STR's.			No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/29/2023 13:07	11/29/2023 13:15	The Airbnb in my neighborhood is on a private road. They've converted a 2 bedroom home so it sleeps 10 people and it typically gets rented out by multiple families and each separate car. This adds a ton of wear and tear on our gravel road as well as noise from the constant coming and going at all hours of the night.	Issue related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)			Yes			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
11/29/2023 13:08	11/29/2023 13:24	Oppose regulations. One is because homeowners have the right to have anyone they please stay in their house. I also think that it places the mason county it benefits local businesses, cities, and state parks from the revenue tourism brings.	Leave homeowners alone as we pay enough taxes.			No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/29/2023 13:46	11/29/2023 13:54	People who are constantly renting out their homes to short-term renters are making it a business, amongst homeowners who actually live there full time or use their property as a personal vacation home. This is annoying to the latter group due to lots of coming and going, traffic, and parking, and having people around who do not have any vested interest in the property or their neighbors. I am too many people in the rental homes. Have big parties and make noise, etc.	Economic benefit for some but at the quality of life mainly but also water and sewer capacity) expense for someone. Will someone lose their family vacation home because they couldn't rent it? Will really good people that have used STR stays as their way to enjoy the area now be forced to find somewhere else to recreate because they don't want to stay on the strip in Butler? All because some people out there couldn't keep their nose on their own side of the fence and banded together on this which hurt?			No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/29/2023 14:13	11/29/2023 14:22	Oppose regulations. Airbnb and VRBO already have regulations and standards along with the travelers using this service. The option to short-term rent homes has many benefits including helping meet people who support local businesses... allows for property owners to help make payments in times of need and helps make money to complete repairs that may be need to ultimately to keep investments and community overall.	Overall I feel there are only positive impacts by allowing short-term rentals in Mason County. All of our guests have been respectful and enjoy their visit to our town!			Yes	Yes, I own and/or host STR(s) within Mason County, Wa	Single Family Home	Live on separate property	Strongly agree	
11/29/2023 15:15	11/29/2023 15:23	They need to be regulated. There is one next door to me. In the time I've owned the property... 20+ years there have been large parties overwhelming the septic and setting off the alarm. People on the beach in front of my home. Screaming parties in the dead of night, trash thrown over the fence into my yard. People come and go and I don't know if there will be a safety issue for me. Regulations might include number of people equating to septic tank limit, registration with the county and business license. Mandatory cooperative or record of public complaints.	How can we help the local economy when the only profit is for the rental owner. There are no local stores or businesses where you include gas stations, maybe one bakery.			Yes			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/29/2023 15:20	11/29/2023 15:31	Limit number of STRs within an area. (e.g. Harvane Island) based on such as shellfisheries, sensitive wildlife habitats, housing density, road maintenance and other access issues.				No			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/29/2023 15:46	11/29/2023 15:48	Safety and health inspections if feasible might be good but not sure completely necessary. If VRBO or Airbnb, etc, might be covered by user ratings?				No			Strongly agree	Full-Time Resident	Mason County Homeowner
11/29/2023 16:40	11/29/2023 16:44	I am an STRs and think on duration of stay.	Issue related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)			Yes			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/29/2023 16:39	11/29/2023 16:50	Location of STRs and number of them in "neighborhoods" What's the impact on the existing Neighborhood and location? Such as Schools, Fire & Police Departments, Transportation.	Availability and affordability of long-term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)			No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/29/2023 16:54	11/29/2023 16:55	These properties belong to individuals not the government.				No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/29/2023 16:46	11/29/2023 16:47	We live at lake Imerick on the lake with a 2nd next door lake Imerick is suppose to be a private lake Imerick no renters on the lake they don't follow those rules we have no private airport 24 parking. They should be shut down or else only 30 per year which would shut them down.	That I mean down you never know who those people are or what could happen			Yes			Strongly disagree	Full-Time Resident	Mason County Homeowner
11/29/2023 16:44	11/29/2023 16:53	The biggest complaint I have is that the renters don't read their rules. We have people walking on our property and also use (and abuse) our floor. Don't even get me started with the fireworks during burn bans.	Issue related to noise, parking, or trespassing			Yes			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/29/2023 17:11	11/29/2023 17:13	STR's should be allowed. It is our property not the county, stay out of our business.				No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you support regulations where is your reasoning for this issue?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? (More than one answer may be chosen.)	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
11/29/2023 17:16	11/29/2023 17:28	Short term rentals should be for 30 days or more. These STRs make tons of money for the property owners. This county should be making money from them. They should be regulated so specific systems are used for what they were built. Some STRs add on bedrooms and more people stay in them than should be allowed.			Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly agree	Full Time Resident	Mason County Homeowner	
11/29/2023 17:26	11/29/2023 17:32	Owners must clearly outline rules of the property in a way that honors property lines and public safety.			Maybe	Issues related to noise, parking, or trespassing	No		Strongly agree	Full Time Resident	Mason County Homeowner	
11/29/2023 17:17	11/29/2023 18:06	I live next door to a STR. It's a 2 bedroom septic turned into a 3 plus bedrooms. It also has a hot tub in the middle of the lake front yard with the chemical running into the lake killing the fish. We did not move into this community to have our privacy complete taking away by STR. We use on a private lake and they do not follow any of the rules enforced here. Renters cannot use the lake but they do. I think if you can't shut them down tax them. Also I think if we have them no stay under 30 days that will stop them from renting. We never know who or what is renting next door they party 24/7. Please put a stop to STR in our community.			Yes	Availability and affordability of long term housing, issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Full Time Resident	Mason County Homeowner	
11/29/2023 18:12	11/29/2023 18:34	Our concerns are the possibility of establishing STRs in areas that have other unoccupied homes during periods of the year in which there is no occupancy surveillance of those homes to protect against illegal trespass and potential burglary.			Maybe	Issues related to noise, parking, or trespassing	No		Somewhat disagree	Seasonal/Part Time Resident	Do not reside in Mason County	
11/29/2023 18:41	11/29/2023 18:43	Opposed. Stance-needless of property owners rights to do as they wish without restrictions.			No		No		Somewhat agree	Full Time Resident	Mason County Homeowner	
11/29/2023 18:29	11/29/2023 18:51	We live two houses down from a STR. The new owners indicated it was a recreational home for THEM. They never filed there. It was purchased as income property from the garage. It took a while to realize that the constant parties, many strangers wandering around, etc. were renters. We've had trespassers, bad cars, and on July 4th a blast rock of commotion with fireworks. Fortunately, the parties- although noticeable- have retreated to the house about 12-13am. Regulations, and strong limits on the number of STRs in an area are absolutely necessary. Notification to permanent residents and perhaps even a hearing. Residents should have some say about whether a commercial establishment is appropriate.			Yes	STRONG regulations and some comparison to permanent residents in the area for damage, trespassing, etc. There needs to be a place for residents to contact to register problems.	No		Somewhat agree	Full Time Resident	Mason County Homeowner	
11/29/2023 18:28	11/29/2023 19:31	I am opposed to short term rentals period. They should be heavily regulated if not banned completely.			Yes	Issues related to noise, parking, or trespassing	No		Strongly disagree	Full Time Resident	Mason County Homeowner	
11/29/2023 19:49	11/29/2023 19:54	No short term rentals less than 30 day.			Yes	Issues related to noise, parking, or trespassing	No		Somewhat disagree	Seasonal/Part Time Resident	Mason County Homeowner	
11/29/2023 19:15	11/29/2023 20:06	I don't think there should be any restriction on the number of short term rentals. I don't think health or safety inspections are necessary. I've operated two short term rentals in Mason County and in Seattle for six years. The standards for cleaning, safety, cleanliness, working sewer, HVAC, tidy landscaping, and an overall clean and quiet appearance are essential to running a successful short term rental. The short term rental in an area will lead in better condition than long term rentals or often times rent vacation properties that are used on the intermittently, and each and every guest that stays at my short term rental, provides me a review that makes or breaks my business. I do everything I can to keep my property immaculate to make sure I maintain a five star review. A regular house or apartment that is used as a vacation rental that they have to leave the property in a certain condition. The people who are coming to Mason County to use a vacation rental are the type that are excited to be in a natural environment on the Olympic peninsula. They often care about the land and the place they are visiting.	It has been challenging to find steady cleaning services and repairmen in such a rural area. The benefits are that it helps me keep my property in immaculate condition. It also helps me to afford a second home.		No		Yes	I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	Mason County Homeowner
11/29/2023 20:45	11/29/2023 20:47	Less regulation is better. I am opposed to additional regulation.			No		No		Strongly agree	Full Time Resident	Mason County Homeowner	
11/29/2023 21:15	11/29/2023 21:51	Amount of air and safety and health inspection 1			Yes	Issues related to noise, parking, or trespassing	No		Neither agree nor disagree	Seasonal/Part Time Resident	Mason County Homeowner	
11/29/2023 0:20	11/29/2023 1:05	I believe the only rules that should be put in place are ones that apply as a code of conduct. The county currently can't even enforce its own code rules on county documented violators of things that are current safety issues like building code violations so how would anything get enforced. Let's face it... other than a noisy grant letter, it won't. This will just serve as a means for neighbors to have grounds to sue other neighbors...like all other code enforcement of this county. Yes that is a big on having laws that are not enforced without personal lawsuits not a dig at STR. Therefore I believe, like the state has they have only made rules that are focused on public safety and basic standards. As a basic code of conduct should be adopted that applies only to public safety and health. Limitation on home owners property rules should not be restricted beyond necessary for health/safety for more reasons. Example: reducing the property value of property which the county depends on for taxes. Colony Surf HOA has outright banned STRs for years and their property values as well as length of sale time can show you that effect.	Allowed me to meet a lot of great people. Some enjoy the visit so much they purchased property in the area. I have provided housing for first responders during Covid and acted as additional guest space for my neighbors when hosting groups of their own visiting families they couldn't accommodate. How many of us even have a guest room at our house, seriously? I have rented out spare rooms in my house prior to having kids in a roommate style capacity just to make ends meet. This increased housing opportunities in this area never would have had otherwise. My only regret is when it is taken from a "mom and pop" level and taken to a corporate level. Example when a single empty owns 5, 6, 7 or more units and shifts the vertebra from community members making money in order to have a vacation home on their own to making 5x the no personal connection to the area. Problem is how do you maintain a personal connection to area? without devaluing property, putting undue burden on county, and enforcing without opening a window to burden out court system more with lawsuits for angry neighbors that just want to control other properties they have no right too?		No		Yes	I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on property where short-term rental is located	Strongly agree	
11/29/2023 1:29	11/29/2023 1:35	1. Prior to a property being sold that belongs to a HOA, the president of the HOA must be notified of a pending sale that will allow short term rental. 2. HOA's should be able to change their C.C.R.'s to include language prohibiting short-term rentals. Any current short-term rental property would be excluded from new language. 3. It is very difficult to file a complaint with certain management. There needs to be a way to report non-compliance to the county.			No		No		Single Family Home	Live on separate property	Strongly agree	
11/29/2023 8:07	11/29/2023 8:13	In neighborhood residential zones, short term rentals should not be permitted. It causes disruption to affordable housing for existing residents. There is a plethora of data to prove this in the case. Mason County's poverty level is shocking and who should do more to take care of the people who make this community what it is.			Yes	Issues related to noise, parking, or trespassing	No		Strongly disagree	Full Time Resident	Mason County Homeowner	
11/29/2023 8:12	11/29/2023 8:21	Model reviewed: https://www.tn.gov/pacific-wa-us/cdr/hwy/09/20/0948.pdf			No	Availability and affordability of long-term housing, issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Full Time Resident	Mason County Homeowner	
11/29/2023 9:25	11/29/2023 9:31	Someone should not be allowed to purchase a property and use it solely for short-term rentals there is a shortage of affordable housing in the immediate area.	Provides additional income		No		Yes	I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on property where short-term rental is located	Somewhat agree	
11/29/2023 10:00	11/29/2023 10:07	1) Property owners must reside on premises during the rental 2) The shortest term for a rental should be 5 days.			No		No		Strongly disagree	Other (business owner, 3rd owner, etc.)	Do not reside in Mason County	
11/29/2023 10:31	11/29/2023 10:31	I have a water front vacation home on Hood Canal. None of my neighbors are full time residents. I want to ensure that I will have a right to rent my home and use short term basis if I choose.	I can defray some of the expense of owning a vacation home that I don't occupy full time.		Maybe	Issues related to noise, parking, or trespassing	Yes	I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	
11/29/2023 11:25	11/29/2023 11:36	I have heard of STRs used for party houses before a nuisance in a quiet neighborhood. If there is a way to regulate that I would be for it. But since it involves discretion on the part of the owner and renter it is probably difficult to regulate. Basic human decency and consideration for neighbors should be stressed.			Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat agree	Seasonal/Part Time Resident	Mason County Homeowner	
11/29/2023 11:38	11/29/2023 11:44	I oppose any form of regulation on this. It is not the place of the county to regulate this type of use. Let HOA's and community's set rules as they deem appropriate.			Maybe	Availability and affordability of long-term housing	No		Somewhat agree	Full Time Resident	Mason County Homeowner	
11/29/2023 11:14	11/29/2023 12:51	No, I do not think regulations should be imposed on STRs. The government should not interfere with private property and the ability for the owner to rent their home. Visitors bring money into our community creating jobs. What you should do is create our own a destination that draws in more visitors than just staying in our neighborhoods, adding a welcoming sign and anything else you can do to make our area a better place to visit.			No		No		Strongly agree	Full Time Resident	Mason County Homeowner	
11/29/2023 12:59	11/29/2023 13:03	I've used short-term rentals on several occasions. I think they are great. I support having them in Mason County.			No		No		Strongly agree	Full Time Resident	Mason County Homeowner	

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you support regulations where is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rental in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, WA?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-timer, or other (e.g., business owner, etc.)?	What best describes your residency?
11/30/2023 12:57	11/30/2023 13:11	The state already has addressed this issue and has regulations in place for STR. The county already has ordinances in place to monitor Septic systems with yearly or every three inspections. How many noise complaints due to STR have there actually been? Compare this to the complaints regarding barking dogs, gang and power activity, gun activity, maulers and noise complaints amongst non STR properties. Seems like a waste of time and county resources to enact more restrictions that could unfairly harm property owners who actually bring revenue to the county. And with limited resources who will enforce any new regulations? It will be the same story. Law abiding citizens will follow all the rules while drug users, maulers, mentally ill go wandering the streets causing actual problems.	We have had zero issues. All of our guests are screened before instant booking for criminal backgrounds. They have been wonderful people. I go above and beyond what the state mandates to ensure we have quality guests. The Airbnb platform does a great job and weeding out partying groups. My nightly average is above \$500 per night with a 5 night minimum.	The county should not regulate STR further than what it already has in place for all homeowners. Mason County is not Big Harbor, is not Lake Charle, is not Kaaters and is not NYC. The county does not need regulations around this subject. Unlike Shelton majority become a jewel of the south Puget Sound I really this is a waste of time.	No		Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree		
11/30/2023 10:31	11/30/2023 13:40	Provide property management contact information to two residences on all sides of STR, along with house rules, to deal with violations. Consult neighboring properties for additional rules dependent on area location, i.e. waterfront properties. Require STRs to include property lines in house rules to avoid trespassing violations. Require additional insurance to protect surrounding private properties.		There are 4 STRs in 1/2 mile on our road. Too many degrade the feeling of a true neighborhood.	Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing	No		Somewhat agree	Full-Time Resident	Mason County Homeowner	
11/30/2023 13:46	11/30/2023 13:49	Limit the number in any given area.			Yes	Issues related to noise, parking, or trespassing	No		Neither agree nor disagree		Seasonal/Part-Time Resident	Mason County Homeowner
11/30/2023 13:21	11/30/2023 14:01	STRs bring tourist dollars while allowing families access to enjoy this beautiful area. There are many responsible STR owners in the area who would be forced to sell properties which would force home values down and destabilize the market during a time the market is already suffering due to high interest rates. This would negatively impact the entire community. Much of Mason County is scenic and intended for recreational purposes. Why restrict recreation in a largely recreational area? Restricting access to open regulating STRs will negatively impact the national parks, forests and state parks that rely on the use of visitor passes for funding. Local HOAs, such as the Lake Cushman HOA, already limit STRs on occupancy numbers, require registration, and have a 3 strikes and you're out policy. This serves to limit potential problem properties without the need for broader regulations. Owners who do not rent their properties are not subject to the same requirements, however. Our 3 bedroom STR has a max of 6 guests with stipulation that no parties or campers are allowed, which we abide, we are very selective about the guests we host using the Airbnb provided an Airbnb I.e. we will only agree to host families with significant positive rental history). A local homeowner who does not rent their property can unlimited guests, throw wild parties with multiple trailers, and nothing is done about this. Our full-time neighbor often uses recreational fees during burn bans, something that has never been an issue for our STR guests who are given specific guidance about burn bans at check-in. Restricting STRs will negatively impact bottom lines across the board while doing nothing to curb problem behavior by those who should be responsible. There are a lot of assumptions about STR users and owners, but how does anyone know that someone acting irresponsibly as an STR guest and not a local, a guest of a local, a camper, etc? STRs are held to a double standard. It's unfair, unjust, and restricting it won't solve any problems.	We wouldn't rent in Mason County if we could not supplement the mortgage with STR income. We don't make a profit on our STR, but we balance the expense so that our young family is able to enjoy the beauty of the area, interact with nature, and seek respite.	No	Any expectation placed on an STR should also apply to those who are full time owners. If that seems like too great an infringement on one's freedom, it should force some reflection on the issue.	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree			
11/30/2023 14:00	11/30/2023 14:06	I wouldn't mind smart rules (not allowing one owner to have over a certain number of properties if impacting local housing prices etc) however I have seen other localities attempt to put restrictions in place that hurt both property owners and guests. If there are issues with individual properties (excess trash, parties, etc) they should be regulated the same as an owner occupied property. We have owned a house on a lake in mason county for the last three years and use it for our family and friends as often as possible but can't take a minute a year to offset the costs of keeping it up.	It helps us offset the cost of using the house for our friends and family which we try to do as often as possible.	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree			
11/30/2023 14:20	11/30/2023 14:24	Oppose regulations. I think that STRs bring increased revenue to the area. Guests on vacation are more likely to spend at restaurants, local shops and attractions (golfing, etc.)	We are located in a lovely community with a lot of nice amenities and good people in the community. We love the area (my grandmother lived on Mason Lake, so I grew up visiting) and enjoy exploring new restaurants and shops in town. We have seen some challenges with certain people wanting to impose restrictions that aren't within their legal rights to do so.	No	would just want the legislature to consider the impact of revenue in the city that STRs provide.	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree			
11/30/2023 15:08	11/30/2023 15:10	Limit the number of units in an area. Business license required. Use tax levied by the county. Site requirement of a health department on site inspection. Require a use license. All neighbors should be notified in writing about the use of the site.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Neither agree nor disagree	Full-Time Resident	Mason County Homeowner	
11/30/2023 15:26	11/30/2023 15:29	I think Airbnb should impose their own restrictions as they see fit (i.e. not condoning parties, keeping of a health department, etc.)		none	No		No		Somewhat agree	Full-Time Resident	Mason County Homeowner	
11/30/2023 15:30	11/30/2023 15:31	No regulations.	Not many	no	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
11/30/2023 15:40	11/30/2023 15:47	I don't support caps on STRs without data showing there is harm. Certain areas of Mason County have long been popular for second homes and vacation property. I wouldn't say no regulations are needed but I am generally against too many restrictions on our owners can do with their properties.	One neighbor did rentals for a few years. They left trash around, ate all of myysters and were a general nuisance. Another waterfront neighbor started last year, and I saw two groups who just harassed the said--approach with overrated pool toys, they'd drink right over their heads.... These renters just don't care and who knows if the current 'hosts' are doing anything to discourage bad behavior. The first renter gave it up over the people and their behavior (I should her specific names, I tracked her stuff....)	Yes	Issues related to noise, parking, or trespassing	No		Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
11/30/2023 16:12	11/30/2023 16:14	We own the property and pay VERY HIGH PROPERTY TAXES, which should enable us to rent out our own home if we choose. We have retired and spent some of the year in another state. We rent out our home when we are not here and also rent out our other location when we are not in that state. The money generated has made it worthwhile and helps with all of the expenses of owning a home.			Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/30/2023 16:17	11/30/2023 16:18	I am opposed to this regulation.			No		No		Strongly agree	Full-Time Resident	Mason County Homeowner	
11/30/2023 16:06	11/30/2023 16:20	Yes, I feel that there should be regulations and rules for STRs. Safety and septic tank inspection are important. Over use of septic systems can be a problem. Some of STRs are an environmental problem.		STRs are a concern and rules and regulations are important.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Full-Time Resident	Mason County Homeowner	
11/30/2023 17:04	11/30/2023 17:12	My household is against short term rentals in our neighborhood. We need to be careful of too many restrictions as it could cause a huge increase in housing on the market decreasing the cost of our property values. I would suggest things like minimum stays of 7 nights. This avoids the party weekend issues. We have a VRBO house near door and had a good experience with all the renters. It could be because price is higher and they all stayed a week making it a true vacation investment.		Residential crime is up in Mason County, particularly mail theft. Littering is a daily occurrence. For those of us living out of town and in a secluded area, having to police a short term rental along with our own property for theft and trash is unacceptable. There are sometimes unruly parties with no interest in the general area creating noise both human and dogs, trash, and abusing the beach and wooded areas.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Full-Time Resident	Mason County Homeowner	
11/30/2023 17:18	11/30/2023 17:23			As per previous comment, eliminating or putting too many restrictions on STRs could seriously tank the local real estate market.	No		No		Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner	
11/30/2023 18:22	11/30/2023 18:29	Do not agree with regulations, I believe there are more pressing issues the county can work on. I don't support caps on STRs without data showing there is harm. Certain areas of Mason County have long been popular for second homes and vacation property. I wouldn't say no regulations are needed but I am generally against too many restrictions on our owners can do with their properties.	A challenge I have had is car idling on my property scaring guests and my family. I have benefited as a small business owner, this allows me to afford to be in this beautiful area and earn extra income hosting guests. If I was able to rent out my home occasionally I would have to sell it.	hope that Mason County continues to allow me and other hosts to operate. I renovated a run down home by hand and have great relationships with my neighbors. I'm sure there are a few "bad egg" hosts out there, but I pride myself in screening guests and contributing to the community.	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on property where short-term rental is located	Strongly agree		
11/30/2023 21:11	11/30/2023 21:11	We own the property and pay VERY HIGH PROPERTY TAXES, which should enable us to rent out our own home if we choose. We have retired and spent some of the year in another state. We rent out our home when we are not here and also rent out our other location when we are not in that state. The money generated has made it worthwhile and helps with all of the expenses of owning a home.		Paraphrased, restrictions on STRs could negatively impact my decision to develop the property I own in Mason County.	No		No		Somewhat agree		Other (business owner, land owner, etc.)	Do not reside in Mason County
12/1/2023 7:45	12/1/2023 7:51	If someone owns a home and lives there full time, they seem to have the right to store any amount of vehicles, garbage, etc. if they want. We must keep our place very clean, neat, and maintained. However, ... in a perfect world, the hosts have rules that apply to guests, and they are very strict as required by companies such as Airbnb.	We have had a very good experience with Airbnb. Vetted guests and insurance coverage.	Our guests have spent time and money in our City of Shelton, and surrounding cities and areas in Western Washington.	No		Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on property where short-term rental is located	Strongly agree		
12/1/2023 8:07	12/1/2023 8:13	We currently have an air and a nest door and definitely think there needs to be some kind of regulation. For the most part we have been lucky but it could be much worse! Regulations on noise, having parties, in an area, signage out front, grounds maintenance, I could go on and on.		We do not live in the Shelton area. There needs to be some kind of concern for the development (including short-term rentals) of the areas outside of Shelton, primarily Allyn and Bellefleur.	Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Full-Time Resident	Mason County Homeowner	
12/1/2023 8:33	12/1/2023 8:44	I believe there should be limits on the number of STRs in an area. My biggest concern is there is not enough affordable homes for rent in certain areas. I live at Lake Cushman and people are especially buying places to turn into STRs. I took the 50% of the cabins here can be turned into STRs. It's a money making business and was under the impression our HOA was not allowed to have businesses. Where are lower income people supposed to live. We aren't going to solve the homeless problem by allowing this. I really hate to see our Cushman HOA turn into a Seaside community with only million dollar homes and vacation rentals.		believe there definitely need to be more restrictions on number of STRs in HOAs.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Full-Time Resident	Mason County Homeowner	
12/1/2023 8:40	12/1/2023 8:52	Require a permit. Limit number of active permits in an area. Strict occupancy limit. Parking limit based on occupancy. Renter contracts must include local noise/parking rules. Renters must receive a "good neighbor" brochure. Rental permit holders must provide renters with a local 24/7 contact. Mason Co should establish a hotline to facilitate routing of neighbor complaints to the rental property local contact in cases of "bad neighbor" renters. My reasons for the above: nobody wants their peaceful neighborhood to turn into an "out-of-towner party center" where anonymous visitors can come in and disrupt community norms.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner	

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what's your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
		oppose restricting STRs, especially where those restrictions prohibit or limit a property owner from renting their property to family and friends who take Lincoln and are traveling a long in our area where traveling to warmer climates for several months of the year may become necessary. We are not ready to give up our home here and short term rentals will help it cover the costs while we are away. There is no market for 4-6 or 5 month rentals during the winter, there is however a market for short term rentals over several holidays during that time. Here at Lake Linerick know a number of families who rent their weekend homes for short term when they are not using them. In every case but one they are second homes or family homes they rent out to help cover the costs. The other case is a raising project while waiting for it to sell. Lake Linerick and Mason County are not New York, Miami, or San Francisco with corporations swooping in to buy up the properties and rent them out. These are our neighbors who need to cover their increasing cost of ownership. Live across the street from one of these and never has one of her tenants been disappointed, or noisier than any of the year round residents. What is noisy are the local gossip who have made it an agenda to spread gossip, exaggeration, fear mongering, and a petition to get the community against STRs, when in fact there has been only one minor negative complaint against a tenant. The noise of the local gossip is far more damaging to the community than an occasional party. I urge you to separate gossip from valid complaints when you have your discussions.										
12/1/2023 10:43	12/1/2023 12:44	County should have contact info for owners/agents in case they need to be contacted about infractions or other issues.			Having been a past STR tenant, STR owner, and neighbor of STRs I would appreciate the opportunity to participate in the discussion.	No	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/1/2023 12:43	12/1/2023 12:50	Owners/agents should have within 1 hour range of rental property			as long as county collects a little money from rental activities	No	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/1/2023 13:04	12/1/2023 13:08	Safety inspections				Maybe	No	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)		Somewhat agree	Full-Time Resident	Mason County Homeowner
12/1/2023 13:05	12/1/2023 13:05	If STR's are on the beach/waterways there should be limits on harvesting, noise, etc.				Yes	No	Issues related to noise, parking, or trespassing		Neither agree nor disagree	Full-Time Resident	Homeowner
12/1/2023 12:17	12/1/2023 13:12	I fully support regulating short-term rentals. There should be limits to the number of STRs in an area and/or the amount (percentage) of time a residence can be used as a short-term rental, limits on number of guests (based on size/capacity of septic system) and the number of vehicles allowed on the property. There definitely need to be health and safety inspections for the dwelling itself and available parking. Waterfront STRs should have more stringent regulations, especially for septic systems to prevent overflow/failure and negative environmental impacts.			Property used as STR's 100% of the time should be regulated and licensed as a business because that is what they are. STR owners should be required to compensate neighboring property owners for theft and damages caused by STR owner's short-term rentals. The property must be used as a STR 100% of the time. The constant influx of different renters occupying that property every few days has significantly impacted the way we are able to use and enjoy our own property as fulltime residents. We are continuously dealing with trespass, theft, and illegal activities happening on our property causing us to have to remain vigilant every time new renters arrive. As neighboring property owners, we should not have to bear the burden and negative consequences of short-term rentals.	Yes	No	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)		Somewhat agree	Full-Time Resident	Mason County Homeowner
12/1/2023 13:30	12/1/2023 13:32	We need to be current with the whole state Counties.			No	No	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/1/2023 13:40	12/1/2023 13:44	Bring strangers into neighborhoods who have no interest or connection to the community			No illegal aliens or homeless people should be allowed in these rentals.	Yes	No	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/1/2023 13:56	12/1/2023 13:58	Do not oppose restrictions			As a community, we should have an interest in keeping long term owners in that homes. If I had not been able to STR my cabin for the first 2 years following my divorce, I would not have been able to keep it. This saved my cabin, and will be moving there full time this coming Spring without the opportunity to let it pay for its own expenses through the STR process, it would have been sold.	No	No		Yes, I own and/or host STR(s) within Mason County, Wa	Strongly agree	Seasonal/Part-Time Resident	Homeowner
12/1/2023 14:03	12/1/2023 14:07	no more occupants than the septic system, garbage capacity, and parking capacity is designed for.			Getting Housekeeping or the local manager to take the garbage to the curb for weekly pickup. Overflowing garbage when the cars don't get taken out leads to a mess, and has attracted bears.	No	No		Yes, I own and/or host STR(s) within Mason County, Wa	Strongly agree	Live on separate property	Homeowner
12/1/2023 13:56	12/1/2023 14:08	Limit STR to 30 day minimum. Limit the number of STR in an area and safety and health inspections.			I am concerned with the availability of affordable housing for local residents if STRs are not regulated and the numbers allowed restricted. I have seen the impact in our sport community in California with not dispensing and capacity related laws where they have reduced the number of allowed STRs and started requiring them to register and pay local taxes as hotels pay. I feel strongly that if STRs are allowed in Mason County that additional taxes should be imposed on them as a hotel would pay.	Yes	No	Issues related to noise, parking, or trespassing		Somewhat agree	Full-Time Resident	Mason County Homeowner
12/1/2023 13:55	12/1/2023 14:09	oppose regulations. Mason County, nor any other municipality has the moral right to tell property owners how they may use their own residential property. Rental rules are a violation of property owners' inherent rights.			As former Mason County Realtors GA Chairman, and former two-term Republican State Committeeman for Mason County, I strongly urge you to respect all Americans' residential property and water rights. Downgrade residential property in Mason County.	No	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/1/2023 14:09	12/1/2023 14:10	oppose strict regulations since these rentals bring income to our communities. I do think there should be safety and health inspections and that they need to pay taxes.				No	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/1/2023 14:06	12/1/2023 14:20	Septic systems should be pumped and inspected once a year. Maximum limit of number of people in the rental with specifications of no parties. If there is private beach access on the property that the boundaries are clearly marked.				No	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/1/2023 14:18	12/1/2023 14:21	Owners who disregard the rules should be prevented from short term rentals. Anything "government" regulates cost more and the public has less freedom. Let neighbors handle neighborhood problems. Stay out of the short term rental business.			I believe a homeowner is free to rent their property, short term or otherwise. However they must respect their neighbors, and their neighbors property in doing so.	Maybe	No	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)		Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/1/2023 14:43	12/1/2023 14:47	Issue for STRs I hv read about is the home being used as "party pad" w/out owners consent. Neighbors suffer when this happens.			Please take a "pass" on getting your STR's figures into citizens' private homes.	No	No		Yes, I own and/or host STR(s) within Mason County, Wa	Strongly agree	Live on separate property	Homeowner
12/1/2023 13:34	12/1/2023 13:38	Define limits on number in a given area, so as to protect the nature of neighborhoods people live in.				Yes	No	Availability and affordability of long term housing/Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)		Somewhat agree	Full-Time Resident	Mason County Homeowner
12/1/2023 13:36	12/1/2023 13:40	would suggest limiting number of STR in an popular area (i.e. Beffa, Brimion). Limit number of parties that are allowed at any one site at any one time.			As housing is in short supply if Mason County allows STR with no restrictions, I think that some houses will come off the "long term" rental and move to STR.	Maybe	No	Availability and affordability of long term housing/Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)		Somewhat disagree	Seasonal/Part-Time Resident	Do not reside in Mason County
12/1/2023 13:39	12/1/2023 13:40	Do not oppose regulations.				Yes	No	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)		Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/1/2023 13:55	12/1/2023 14:01	I am opposed to short term rental and do not appreciate a new neighbor every/other week. I do not appreciate loud parties, drinking, drugs etc. going on...I want peace and quiet and listening to mother nature. As a Snowbird in Palm Springs, I see and hear the lament of the people dealing with this problem and they are having a hard time doing away with short term renters, once it is established it is hard to undo. So I say no, no, no how!!!!				Yes	No	Issues related to noise, parking, or trespassing		Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/1/2023 14:27	12/1/2023 14:32	Limited or no STRs in communities. Neighborhoods get inundated with investors who buy the nicest homes to run as STRs instead of being part of the community. People come into neighborhoods and party at the STRs and leave the neighborhood worse knowing who's next door.	Earning income.		The only people who economically benefit from STRs are people who purchase homes to run as STRs and not as family homes. It's a way for a few people to get rich and leads to gentrification.	Yes	No	Availability and affordability of long term housing/Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	Yes, I own and/or host STR(s) within Mason County, Wa	Strongly disagree	Live on property where short-term rental is located	Mason County Homeowner
12/1/2023 14:36	12/1/2023 14:38	DO NOT oppose! I wholeheartedly support restrictions.			Please put in place regulations for this growing number of homes being rented out and affecting the value of properties across Mason County.	Yes	No	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)		Strongly disagree	Full-Time Resident	Mason County Homeowner
12/1/2023 14:56	12/1/2023 17:01	I'm not sure how much "self-regulating" goes on with the owners. I'm not sure what my neighbors are doing with their place (Barnet and Brub "Something about"). The owners do not let them full time. I'd prefer to have owners be there than a revolving door of strangers, but you probably can't regulate that. But the guests have "bushy" to being good neighbors. I wouldn't mind nor do numbers of STRs in an area. We're in a HOA as well, and I'm not sure where they stand on this. If these STRs are just word of mouth operations, they will always fly under the radar.				Yes	No	Availability and affordability of long term housing/Issues related to noise, parking, or trespassing		Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/1/2023 17:33	12/1/2023 17:38	We're a small residential area and do not want people here short term. Been our experience they don't respect the privacy, property or the neighbors. Especially where we are on the water and they think they have free rein to access across property instead of using the road.				No	No	Availability and affordability of long term housing/Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)		Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/1/2023 18:05	12/1/2023 18:11	I am not in favor of allowing any form of short term rentals.				Yes	No	Issues related to noise, parking, or trespassing		Strongly disagree	Full-Time Resident	Mason County Homeowner
12/1/2023 18:40	12/1/2023 18:44	Limit the number of rental by bedroom and septic capacity. Hold homeowners accountable for renters trespassing. No parties allowed at point of rental.			The environmental impact of host coal beaches as well as is striped by renters. Sewage waste and gray water contamination i.e. from hot tubs, no accountability of short-term rentals. It's a free for all.	Yes	No	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)		Strongly disagree	Full-Time Resident	Mason County Homeowner
12/1/2023 18:35	12/1/2023 18:44	The HOA is 27-30 hrs. So effectively cover rules needed. AirbnB etc. do educate owners, and certainly STR renters will give bad reviews of any unhealthy or unsafe house. Septic limitation might consider heads in beds, or yearly required septic pump out. However, STR with freights, a consideration might be required to have a locked cover during burn ban. Limits on the number of STR seem unnecessary, because this is not a business with daily traffic, it is people using a home as intended for sleeping and eating. Tourism adds revenue and taxes supporting growth and homes are generally highly improved, raising home values.			They provide a needed service for people to see and enjoy Mason County. STR are into neighborhoods easily because regulations apply to all.	No	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/1/2023 20:22	12/1/2023 20:26	In these busy times, it should be ok.				No	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/1/2023 20:46	12/1/2023 20:48	Safety: limit number of people staying, age of occupants, knowing about rules in burn bans			Many owners of STR do not reside in Mason Co and are not invested in that community	Yes	No	Issues related to noise, parking, or trespassing		Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/1/2023 20:56	12/1/2023 21:01	Yes, I think some regulations are necessary, for instance, if on a septic system it should be adequate for the number of occupants.				Maybe	No	Issues related to septic and water (i.e. environmental issues)		Somewhat agree	Full-Time Resident	Mason County Homeowner
12/1/2023 21:04	12/1/2023 21:06	There should be permits issued and taxes paid				No	No			Strongly agree	Full-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, WA?	If you answered YES or MAYBE to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental (STR)?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
12/1/2023	12/1/2023	We do not need the problems these short term rentals seem to have along with them			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/1/2023	12/1/2023	HODs should be able to ban them in their communities. They violate HDA rules and cause their neighbors all kinds of problems.		They aren't regulated and are not taxed	Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/1/2023	12/1/2023	No, it's my property.	Finding guests		No			Vacation Home	Live on separate property	Strongly agree		
12/2/2023	12/2/2023	Owners have the right to rent their property. If you restrict short term rentals you will end up with a class action suit like other cities have experienced. And there is precedence from the courts on this. Constitutional rights! The county can restrict the number of rentals, which is usually 2 per bedroom plus 2. I have a three bedroom place and I restrict occupancy to 8 total. I've never had a complaint, it's all about vetting your guests. Airbnb and VRBO really push you to go to "instant booking", which is great for the guest but terrible for the host, cause you can't vet your guests. The County should restrict the short term rental companies from allowing "instant booking". Health inspections are standard with regard to smoke detectors, carbon monoxide detectors and making sure each room is actually a room, with closet in it each. Other cities also require a local contact that can be at the unit within an hour in case of a problem. I run a clean operation! Don't let a few bad apples run it for all the guests that have enjoyed 5 star stays. Bnflr has very few hotels, and without the air units, they would not be able to experience Hood Canal. There are probably some grumpy, old, evidence that don't want any change and have the "not in my backyard" attitude. Bnflr is growing and changing and you're not going to stop it.	Rental income is part of our livelihood. We are retired and need the income.	I have 5-10, guests (families) that come from Seattle, Oregon, California and Arizona that I will send this survey to, as they would be strongly opposed maintaining the short term rentals for their enjoyment of Hood Canal. I would strongly oppose any additional restrictions with regard to STR in Mason County.	No		Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree		
12/2/2023	12/2/2023	The state as well as rental platforms have guidelines, I don't feel more guidelines are needed. Rentals are a benefit to the local economy and provide a place to stay when the visit Mason County since lodging is scarce in the Harrison Island area.	Renting 2x month helps with mortgage costs and gives people a place to stay when the visit Mason County since lodging is scarce in the Harrison Island area.	Feedback would be to crack down on bad renters/hosts, not rentals that follow rules and respect community. Most of our renters stay because they either grew up coming to the area or have family close by and need a place to stay.	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
12/2/2023	12/2/2023	No kids under 21 without an adult chaperone on the premises. Hosts are required to have a valid ID. Mason County should be able to evict anyone staying past their time and refusing to leave.			No		No			Somewhat agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County
12/2/2023	12/2/2023	You are just trying to do another money grab. No regulations need to be imposed by the county.	No benefits. You just taxed the shit out of me. The property has been the same since 2006 then I buy it and you raise the property value by 50%!! And it's literally been identical with no changes for almost 20 years!!	Keep your hands in your own pockets	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
12/2/2023	12/2/2023	Only used as STR's 3-4 months out of the year. Otherwise the owners just look at them as cheap sources of income and they're not kept up and renters aren't vetted to keep the mugs out.			Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	If significant restrictions should be placed on short term rentals. Wealth from outside the area is taking advantage of the relatively cheaper housing in Mason as a cost to local residents.		agree that STRs can contribute to the local community. However, comes at a cost to local residents ability to have a house and the hospitality industry such as hotels.	Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	I believe short term rentals is Airbnb's are harmful in today's lack of housing. Buying up properties just because you can and renting for just days at a time is making finding homes just that much more difficult.		these rental properties don't really benefit anyone but the property owner and the vacationer	No		No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	Short term renters seem to have little regard for the local community			Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	Owners of the property should be held accountable for any rules that are broken by their guests. STRs should not be banned but rules and restrictions could be instituted.	Benefits include meeting new people who are visiting the area, bringing in revenue to county businesses, providing additional accommodations for visitors.	With appropriate regulations STRs can be a benefit to both the owners and the county	No		Yes, I own and/or host STR(s) within Mason County, WA	Apartment	Live on property where short-term rental is located	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	I support quiet hours, ex 10pm - 8 am as to not bother neighbors.			No		No			Strongly agree		
12/2/2023	12/2/2023	public notice, safety and health inspections	impact on community health		Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	yes, if the rules, where and when any STRs will be allowed, safety and health inspections, fire regulations based on burn bans and wind conditions			Yes	Negative impacts on our community. We were forced against our Covenants to accept a STR by an LLC based on land use definitions. Our Community of single family owner's rights, character is changed by STR. Concerns exist re: water use, fire danger, parking, noise, trespassing, etc.	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	Pre-use and post-occupancy safety and health inspections			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	Think they should be regulated and very limited. They inflate the property valuations making it difficult for first time home owners to buy and driving up taxes for current home owners.			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	Need restrictions to limit "party houses". A couple rents for 1 or 2 days, then invites 30 guests to party, which spills over to the neighborhood. Homeowners are the ones who pay for the damage.		They reduce the supply of rental homes available to low income working families in Mason County.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	Crimes is already high, and letting these persons who have no personal stake in our community is a bad idea. I think the county should keep their nose out of the citizens business. I'm sure there are enough laws on the books to resolve any problems that arise.			Yes		No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	outside areas of the rental should be kept up, someone should still take care of the lawn, weeds, landscaping, etc.			Maybe	None of the above, please leave comments at end of survey	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	I can't speak to places other than The Pointe but no regulations there. It was created as a vacation destination/second home community and it should stay that way.	It helps us pay for our vacation home		Yes		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
12/2/2023	12/2/2023	Short term should be 6-12 months. Otherwise the rental is used to survey the neighborhood for burglary etc. Our neighborhood is repeatedly vandalized.			Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	Oppose and should not be allowed in HOA DEVELOPMENT OR PRIVATE GATED COMMUNITY			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	We have no STRs and no safety or health inspections. We have a home on Hood Canal (Hood Canal). Neighbors are impatient and rentals issue noise. The government has enough regulations. Safety and health is a family issue not the government, at least regarding family homes.		There's not a significant market for STRs on Hood Canal to significantly impact Mason county's economy	Maybe	Issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	It isn't my job because it goes against my privacy as a home owner in my community.			Yes	Availability and affordability of long term housing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	We oppose Mason County regulating short term rentals in any way.	None	No concerns, owners should be responsible	No		Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree		
12/2/2023	12/2/2023	The limit of how many should be watched and proper rules put in place that landlord's tenants need to follow. This will help the parks, lake and safety of the area. Also the owner should have to keep residence in good condition or other homes values don't fall.			No		No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	Limit in area, 4 nights minimum			Maybe	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	How quickly owners must respond to noise or other complaints	number of vehicles allowed to impact neighborhood		Maybe	Availability and affordability of long term housing, issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County
12/2/2023	12/2/2023	The house was a 3 bedroom with typically 10-15 people every weekend in the summer. It was advertised as sleeping 10. Renters had no idea voices carry on the water. Barking dogs locked in bathroom window open while the renters boated. House of stench gathering. I've seen people take toddlers and fill them with oxyten on departure day.			Yes	Please don't do for the money, and respect the surrounding neighbors. Try to build in some type of safety net for the neighbors. Their only recourse shouldn't be to sue and move. There is something wrong having a business in residential zoning having all the control and to have the little old home owner. He just pays taxes and doesn't bring in business taxes too. Don't put all the cards in the business man's hands. Protect the neighbors. Take the time to show how you can protect the neighbors.	Yes		Availability and affordability of long term housing, issues related to noise, parking, or trespassing	Yes	Seasonal/Part-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	The owner had a shake roof replaced. He retained the majority of the old chemically treated shakes for renters to use as firewood. The smell was horrific we had to close up our homes because of the smoke was horrific. We called the sheriff and fire. No help from either. No help on noise after 10:00 pm either.			No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	had renters come over and fill my garbage cans. Owner did not provide garbage service. I believe they have been required to take it when they departed. The cleaning lady used to put garbage in his garage. The owner came out at the end of summer with large truck and took the trash to the dump.			No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	One weekend it was rented for one night it was used for a large 30th birthday party, 20-25 people parked everywhere and the noise. I think you can imagine. Weekends were a minimum of 2 nights.			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	They continually used my swim platform without permission. I actually anchored in front of my other neighbor with her permission. Still didn't stop the renters.			Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County
12/2/2023	12/2/2023	The STR's seem to be the beach broke so they were external from the bulkhead on to the beach. No more stays for the remainder of that summer. Renters were told by the owner to use the neighbors of course without permission. That fall owner showed up on a Friday afternoon for the weekend. He had building materials he was carrying around to his bulkhead. Then his contractor showed up. This proceeded to claim it is a new set of stairs.			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	No permits, I called the county. They didn't care/hands tied underfunded. Friday evening, over time. So no response, the Mason County way. SORRY but that is the truth if you live in Bnflr stay on your own.			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	I don't oppose regulations per se. Given reports of mugs going on in the Abers Pt. area, it may be necessary to limit the numbers in an area though.			No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	Believe that they should be allowed, people should be able to use their properties how ever they want. They pay taxes and their mortgages. The county should not dictate it this way it is a str.			No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/2/2023	12/2/2023	Give HOAs the ability to limit the number of STRs in a community. Give HOAs the ability to prevent an owner from renting if their STR has numerous noise violations.			Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES to the previous question, which of the below best describes the impact or concern? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
12/3/2023 8:48	12/3/2023 8:54	Yes. It takes away from local hotels and lodging facilities that have to comply with state and county regulations. Also in some communities they don't respect the permanent residents that they service.			Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 9:00	12/3/2023 9:04	Limit the number of STRs, do inspections, require business licenses, impose taxes, require HOAs to regulate STRs.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/3/2023 9:59	12/3/2023 10:03	Mason County should limit the number of short-term rentals allowed county-wide. These short-term rentals cause noise (not respectful to long-term tenants), safety (fire alarm tests) and not for our communities best interest.			Yes	Restrictions of STRs at county level would make governance in our community easier to enforce- please don't take this down the road.	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 10:11	12/3/2023 10:14	The short-term rentals are getting out of control, no rules on noise complaints, parking issues, speeding, littering, damage. So please develop regulations which limit the amount of STRs in the area and that the hosts should be required to have a business license and have some oversight that is enforceable. There needs to be accountability, please implement this ASAP.			Yes	They should be taxed by the County, not just expected to claim the income on their income taxes.	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 10:14	12/3/2023 10:15	is an unregulated business where neighbors pay for the consequences of noise and safety.			Yes	We live in the zone where one vehicle can just coast out our dr's from people who is completely careless.	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 10:20	12/3/2023 10:24	Limit to 5 percent of a given community. If there are continual complaints, remove ability to have the STR.			Yes	Hosters are rude and disrespectful to the area and home.	No			Somewhat disagree	Other (business owner, land owner, etc.)	Mason County Homeowner
12/3/2023 10:25	12/3/2023 10:26	Oppose. Limit affordability for shoreline homeowners. Especially since property taxes are so expensive.			No	Don't limit it or impose too many regulations that prohibit it.	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/3/2023 10:29	12/3/2023 10:33	The renters need to absolutely follow the same set of rules and regulations that the full-time resident must follow in our community.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 10:25	12/3/2023 10:33	Please develop regulations for STRs! There should be limits on the number of STRs in any area, subdivision, etc. STRs in the area are taking over and the full-time residents are paying for "hosts" to make a lot of money. As a 75 year old woman who lives alone and has an STR right next door with an eight person (and above capacity), I live in four every time a new group arrives. I often have had my sleep disturbed, the "guests" are disrespectful, they have dug up the driveway, they speed, have huge parties, most recently having loud music at 1:30 AM. Ignore the rules and regulations of your subdivision. We have repeatedly been told that we cannot limit the number of STRs, or increase the maximum number of nights the house can be rented, etc., because there are no rules and regulations in Mason County. Please help!!!!			Yes	The STRs in my subdivision do not financially benefit Mason County as most of the hosts do not even have a business license. In addition, seem to be fairly removed from shopping, thus the STRs come in every two to three nights and never leave with the rest group is due to arrive. Thus, they are not shopping in Mason County!	No			Strongly disagree	Full-Time Resident	Do not reside in Mason County
12/3/2023 10:18	12/3/2023 10:33	Yes, I think they should be regulated and accountable.			Yes	I think they should have a business license, health and housing inspections, pay taxes, follow rules and restrictions of the HOA, and be subject to fines for documented offenses.	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 11:03	12/3/2023 11:05	Oppose regulations of STRs.			No	Less regulations on STRs are better.	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/3/2023 11:03	12/3/2023 11:06	fully oppose regulations. It is a free market. If the market becomes oversaturated, the market will correct itself rather than limit the number of STRs, please consider how to limit the impact.			No	With the limited hotel offerings being pretty poor in Mason County, short-term rentals bring life who want to stay in a nice environment. Short-term rentals increase tourism.	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/3/2023 10:50	12/3/2023 11:05	For example, noise restrictions when an STR gets loud, noise bothers close residents, or it lasts extensive hours after 9pm. Deal with any parking issues, as limit the number of vehicles in any STR lease. Do not add another layer of health/safety bureaucracy on top of STRs. As a location, the building has already passed health and safety for inhabitants. NO need to add another layer or cost on top of our community owners. As most STRs are backed by firms such as Airbnb or other firms, if there are issues at the site, renters will make this information noted, which result in decline or no rental. In a time of increasing costs on our community, adding another layer of cost and time to homeowners is not necessary nor appropriate.			No	Why is this topic being raised in Mason County at this time. Please communicate with your communities about why input is requested.	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/3/2023 10:50	12/3/2023 11:05	Limit to the number of people that can rent a space. Seems like limits could reasonably be based on beds... scenario: 2 double beds (or larger) should have max of 4 adults or 2 adults in one and 3 kids in the other. 1 double bed (or larger) and 2 twin beds should have max of either 4 adults (using all the beds) or 2 adults and 2 kids. Seems like there are occasions where there are a lot of people sleeping in a house.			Maybe	None of the above, please have comments at end of survey	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 10:59	12/3/2023 11:13	Absentee owners under the current laws are contributing to the rise in crime in their neighboring communities. Minimal requirements for central monitored alarm systems both don't link to the local law enforcement agencies for such properties should be a requirement. Quarterly and use of the properties to shield illegal activities on abandoned property is a major contributor to crime in the neighborhood.			Maybe	Costs for the county to police the activity of non-resident properties is a cost that should be born by the absentee owners.	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 11:37	12/3/2023 11:47	They should be taxed as a business. There should also be a limit in any one area.			Yes	I hate them, I never know who is going to be next door as I have two right next to me. Let alone the noise and breaking rules in our neighborhood.	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 11:51	12/3/2023 11:55	I'm concerned with the number of rentals in any one area and the frequency in which they are rented. Homes should not be purchased for the sole intent of turning them into full-time rentals.			Maybe	Short-term rentals too often end up turning neighbor against neighbor.	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/3/2023 11:52	12/3/2023 11:54	Limits on the number. Registration as an HOA. Required business license. Added insurance.			Yes	Issues related to noise, parking, or trespassing.	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 12:02	12/3/2023 12:05	Parking on property. Limit occupants. Watch noise levels.			Yes	Agreed, but if it passes please have tight rules and regulations. This could be the downfall of neighboring neighborhoods.	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/3/2023 12:20	12/3/2023 12:27	Limit number of STRs within a square mile. 5 square mile at the least.			Yes	I feel extremely fortunate that my neighbors are all owner occupied. I've had enough horror stories from other neighbors enduring STR parties with no care or allegiance to the neighborhood.	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 12:20	12/3/2023 12:26	Limit the number and do not allow anyone that has purchased since 2020 other than their home or property as a vacation rental, especially in remote areas that are great protected for the full-time residents.			Yes	Some areas for STR make sense, like the hoodport or Barfar, but when you get to the rural areas where cell signal is spotty and property is primarily in woods, strangers and the walking of driving around creating safety concerns for full-time residents. They do not appreciate the natural areas, trespass and see rural properties as their walking trails and parking areas. So another rule to include could be distance from shops, i.e., include only within 5.0-10 miles of shops. Individuals seeking rural experience can use designated camp sites instead.	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 12:27	12/3/2023 12:41	Limit on number of dr's, inspections, limits on the lengths of stay, 90 days, no 48-72 hour, number of people in an str, number of cars allowed at the str.			Yes	Exclusive rentals in a community may negatively affect the use of shared amenities.	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/3/2023 12:46	12/3/2023 13:03	I oppose... STRs change the fabric of the community, they change the personality of a community and not for the better. There is no investment in a community or neighborhood, nor concern about the people or surroundings in a neighborhood. Loud, obnoxious, rude. The owners do not appear to care as long as they get their money.			Yes	I see no advantage to STRs. Regulating them would be a nightmare, it would be voluntary and even if wasn't. How are you going to get people to submit to this regulations?	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 13:50	12/3/2023 14:00	Limit # of STRs in Hartsville Pointe Community (Hartsville). Currently have 62 plus STRs on 500 lots (Eight yr ago about a dozen). We have our own water & sewer treatment facility. Excessive parking from multiple families staying in STRs.			Yes	Only 1.2 of the 62 community has business licenses to operate a STR. Some are a nuisance due to crowds, noise, illegal burning, beach impacts, parking & partying. Truly STR hosts don't care about residents that live here!	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/3/2023 14:22	12/3/2023 14:23	Limitation of the number of guests authorized to stay in one home.			Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 14:45	12/3/2023 14:47	Oppose on grounds of private property rights. Not the government's concern how I decide to use my property.			No	Stay out of this.	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/3/2023 14:46	12/3/2023 14:48	There should be a limit on the number.			Maybe	Issues related to noise, parking, or trespassing	No			Strongly agree	Other (business owner, land owner, etc.)	Do not reside in Mason County
12/3/2023 14:56	12/3/2023 14:59	Limit on number of units per community health and safety inspections.			Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/3/2023 14:57	12/3/2023 15:01	don't oppose STRs but existing rentals need to be grandfathered in when considering limits on them.			No		No	Yes I own and/or host STR(s) within Mason County, Wa		Strongly disagree	Seasonal/Part-Time Resident	Do not reside in Mason County
12/3/2023 15:14	12/3/2023 15:18	operated an Airbnb rental for 5 years ending in 2021.	Increased capital gains tax when we sold the property.	Labor intensive.	No		No	Single Family Home	Live on property where short-term rental is located.	Somewhat agree		

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if few appear regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
12/3/2023 15:13	12/3/2023 15:13	Occupancy limits (2 people per bedroom max or occupancy that matches number of bathrooms and/or septic capacity) Business licenses 1 million dollar liability insurance policy per unit Limits in STR per area	They will only benefit Mason Co if they are regulated. The STR industry is wreaking havoc with housing costs and quality of life in our area. The Mason County Commission needs to give property owners some recourse against this out of control practice.		Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Somehow disagree	Full-Time Resident	Mason County Homeowner			
12/3/2023 15:36	12/3/2023 15:46	I am not opposed to some regulations. I am also not opposed to STR.			No		Strongly agree	Full-Time Resident	Mason County Homeowner			
12/3/2023 15:49	12/3/2023 15:50	Limits on numbers and how often they can be rented			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Somehow agree	Full-Time Resident	Mason County Homeowner			
12/3/2023 16:09	12/3/2023 16:13	A limit to how often they can be rented out			Issues related to noise, parking, or trespassing	No	Somehow disagree	Full-Time Resident	Mason County Homeowner			
12/3/2023 16:21	12/3/2023 16:27	I think there should not be any short term rentals at all. We have one next door and we're sick of loads of strangers on our beach, as the dogp making enough noise to keep us from sleeping, there's always one jerk in the crowd in love with the sound of his own voice, no sense of security with constantly changing strange gatherings etc.			Issues related to noise, parking, or trespassing	No	Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
12/3/2023 17:03	12/3/2023 17:05	Too broad. Need more specific question.			No	No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner			
12/3/2023 17:09	12/3/2023 17:13	Yes yes. Please. My development is being run over by STRs.	Please do something. I would like limits on how many days you can rent or instead of daily make it so that there is a minimum stay of 30 days. Other areas are doing that.		Availability and affordability of long-term housing, issues related to noise, parking, or trespassing	No	Strongly disagree	Full-Time Resident	Mason County Homeowner			
12/3/2023 17:16	12/3/2023 17:18	We please limit the number of STRs - in our neighborhood, NOISE and parking can become a problem as well as scary use of fireworks and poaching neighbors oysters...				No	Strongly disagree	Full-Time Resident	Mason County Homeowner			
12/3/2023 17:16	12/3/2023 17:18	Safety and health inspections should be required often - we have seen "gray water" running down a driveway. There should also be a requirement that every rental posts the "rules of the beach" explaining the need for licenses and restrictions on crabbing and fishing.			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Somehow disagree	Seasonal/Part-Time Resident	Do not reside in Mason County			
12/3/2023 17:17	12/3/2023 17:18					No	Strongly disagree	Full-Time Resident	Mason County Homeowner			
12/3/2023 17:44	12/3/2023 17:48	Limits on number of STRs in an area should be imposed, as well as a focus on safety.			Issues related to noise, parking, or trespassing	No	Somehow agree	Seasonal/Part-Time Resident	Mason County Homeowner			
12/3/2023 17:51	12/3/2023 17:54	Maximum number of occupants, business licenses, safety inspection	There seems to be no accountability of the owners to vet occupants, issues with noise, parties and rude behavior		Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner			
12/3/2023 18:30	12/3/2023 18:00	if it is a business and should be licensed. I live in an HDA and I believe we should also be allowed to issue a business license. I am tired re: how many days should be considered short term. I would recommend a minimum of 2 nights - 7 nights - any given week, min every 4 weeks to qualify as an compliance office should be strong because most home owners want to have control over their property which I get and str is a business and forfeits private domain status.			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner			
12/3/2023 18:17	12/3/2023 18:21	I think limits on them in an area as well as safety checks is valid as the area we are in is a very limited access for emergency personal.			Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
12/3/2023 19:26	12/3/2023 19:28	Short term rentals typically do not efficiently manage their renters. Business licenses should be required. Initial application with number of bedrooms and bathrooms to accommodate overnight guests. Home inspections by health department or inspections of plumbing and heating, fire alarms, fire of mold. Insurance should be a requirement.			Issues related to noise, parking, or trespassing	No	Somehow agree	Seasonal/Part-Time Resident	Mason County Homeowner			
12/3/2023 19:37	12/3/2023 20:26	If I was an owner, I would be concerned about illegal drugs used or left behind. I would be concerned about the cleaning staff and their safety. There should be a limit on STR especially in HDA's because it changes the community. STR should not have access to all amenities as owners. If you want to go to a report - go to Displayed.	I believe short term housing has to offer an experience. Boating, hiking, and places where people can gather. People that stay in vacation rentals, eat at or restaurants. recently had a conversation with a business owner in Beaufort. He told me that the younger people who are moving into the area want more restaurants and entertainment and shopping.		Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner			
12/3/2023 21:30	12/3/2023 21:33	Keep the rentals down so they don't take up all our amenities.	The safety of the community with additional traffic. There should be limits on how many are in tourist county		Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Somehow agree	Full-Time Resident	Mason County Homeowner			
12/3/2023 22:16	12/3/2023 22:17				Issues related to noise, parking, or trespassing	No	Strongly disagree	Full-Time Resident	Mason County Homeowner			
12/4/2023 1:43	12/4/2023 1:49	Restrict rentals of all terms (short term to long term). Don't single STR out when problems exist for both STR and STR. I oppose regulations because the increased fees imposed would negatively affect the short term rightly fees themselves, fees would be increased. We could lose business and jobs and tourism. The owners could lose valuable income which is also spent locally.	I have a recreation home in Mt Rainier. I selectively rent it out only a dozen times a year. I don't operate a STR business per se, but I follow all rules. Police county made me give my personal phone number to all my neighbors and also had them sign a form and paragraph explaining the rights/restrictions and I also had to register my home. I primarily live in Seattle though and I will be the operator of my office out. Again I don't make a thing out of it but like to do it over so often to help with additional income. It's very strict but easy to follow. I say make it strict to register in Mason county and also do what Police county did (share info with all neighbors)		No	No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner			
12/4/2023 6:56	12/4/2023 7:00				No	No	Strongly agree	Full-Time Resident	Mason County Homeowner			
12/4/2023 6:55	12/4/2023 7:11	I am opposed to regulations. The people that are pushing this are the same people that believe in rules for this, but not for me. The same people that brought you the drug, go ahead and stop on the sidewalk shouldn't be allowed. These people have ruined the city, and now they want their own little isolated community where they control all the rules. If we had it with people voting for these Democrats that are ruining our city, there is no conservatives that are pushing this agenda on short term rentals they're all Democrats.	All my guests. Love the house, the property and exploring the area. They all say they will come back.			No	Strongly disagree	Full-Time Resident	Mason County Homeowner			
12/4/2023 13:32	12/4/2023 13:31	1. Occupancy can't exceed the size of home, for example, a two bedroom home/septic, packed full of beds for 6 or 8 shouldn't be allowed. 2. Enact a noise curfew limiting outside activities. 3. Noise complaints reported should have a fine, and be enforced. 4. Limits of STRs in an area, to mainly in Lake Umbagog already. 5. Dog/pets not allowed unless the rental is fenced. No fencing allowed in waterfront lots, so pets should not be allowed.	Short term rentals would not benefit the county, it would be the opposite, requiring manpower and time to regulate and monitor.		Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
12/4/2023 7:44	12/4/2023 7:46	Limits on number of STRs in a geographical area, licensing of the STR home owner.			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Somehow agree	Seasonal/Part-Time Resident	Mason County Homeowner			
12/4/2023 8:05	12/4/2023 8:20	Limit on STRs in an area Harborside Pointe has a very large percentage of homes/condos that are STRs. Stricter rules for how guests at STRs must behave, and stricter fines for the STR owners if they do not enforce good behavior from their guests. Perhaps a limit on how many guests can stay at an STR as well. Small families are fine, but large parties of people tend to be loud and destructive.	We are not against STRs per se. However, we have had several negative experiences with them. One of the worst experiences we witnessed was while we were at Harborside Pointe. We are owners out there, and while walking the roads we heard yelling from a home several streets away. Very clearly, we heard people yelling "let's go find a smart house and break it!" As we approached, we realized this was coming from a notorious large STR home at the Pointe. We called security, who informed us that they had just been to that particular home within the last hour for another complaint.			No	No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner		
12/4/2023 8:46	12/4/2023 8:48	STRs need to be regulated! There are way too many. We live part time on the Pointe and it is out of control. At least please make it longer rentals, not the weekend only crowd.	Understand this is one experience, and there are many who have great STR experiences. We do not like how many STRs there are at the Pointe, and it feels like the community has transitioned from an "owner" community to a "STR/renter" community. The large loud groups are very destructive, and we would like to limit/reduce these kinds of STRs. We also want to hold the owners of STRs more responsible for rule violators, as they need to be responsible for keeping control of their guests. Too many violations could result in their STR "license" being revoked by the community.		Issues related to noise, parking, or trespassing	No	Somehow agree	Full-Time Resident	Mason County Homeowner			
12/4/2023 8:52	12/4/2023 8:56				Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
12/4/2023 8:53	12/4/2023 8:54	Yes, I think homeowners need to decide what they want to do with their own property, and not have additional taxes imposed by trying to regulate housing.	We don't need more regulations with regard to how we use our own property. I have a business and a home and pay taxes for both, not interested in additional taxes, and the state involved in my business.			No	Somehow agree	Full-Time Resident	Mason County Homeowner			
12/4/2023 8:43	12/4/2023 8:43	None, we have enough regulations already.				No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner			
12/4/2023 10:27	12/4/2023 10:31	I oppose regulations on existing STRs. Mainly families in Mason county, especially along Hood Canal have had properties in their family for decades, using them as second homes and renting out to supplement the cost. Mason County is a huge summer and activity destination for tourists. Limiting or regulating STRs could impact businesses that rely on the income from these tourists. The ripple effect on the already declining home values could be very harmful to existing home owners.	No challenges. Benefits are help with mortgage and home expenses. While allowing families to visit and enjoy the Hood Canal.	Imposing new regulations on STRs would negatively impact the local economy and home owners that rely on the income to maintain their homes.		No	Strongly agree	Single-Family Home	Live on property where short-term rental is located	Strongly agree	Full-Time Resident	Mason County Renter
12/4/2023 10:45	12/4/2023 10:45	think short term rentals are amazing				No	Strongly agree	Seasonal/Part-Time Resident	Do not reside in Mason County			
12/4/2023 10:42	12/4/2023 10:43	Since STR have a negative impact on the existing community, a restriction on the number of them and in particular, the occupancy should be limited. Many STRs advertise as accommodating 10, 12, 16 people in a three bedroom home. Impacts to parking, utilities and noise are all issues.			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Somehow disagree	Seasonal/Part-Time Resident	Mason County Homeowner			
12/4/2023 10:46	12/4/2023 10:49	There should be limits on the number of STRs in an area. STRs should have business licenses and pay taxes on their profits.			Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner			

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rental in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
12/4/2023 10:43	12/4/2023 10:53	I don't think there should be any limitations, barriers or added bureaucracy however safety guidelines wouldn't be a bad thing. Maybe like a safety guidelines and best practice pamphlet or website.	No challenges. It's a great way to spend time in so part of my second home and get rental.	No	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
12/4/2023 11:06	12/4/2023 11:13	If there is a proper regulation of short-term rentals in Mason County. While I don't currently take advantage of renting out my home, the ability to do so in the future is very important for helping mitigate the rising cost of living, especially increased property taxes as I get older. I think it is up to the home owner to regulate behavior on their property, and if neighbors believe it is too loud, then they should contact the homeowner or the sheriff if that is not successful. Too much regulation in this area not only will ultimately hurt property values, but prevents visitors from having access to some of the beauty and fun that Mason County has to offer. Mason County would benefit from expanding tourism, not inhibiting it. Thank you!		No. Please do not regulate this.	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/4/2023 11:22	12/4/2023 11:23	Regulations are bad and negatively impact the local economy that relies on tourism and the homeowners that rely on the income to supplement their housing costs.		No	No		No			Strongly agree	Seasonal/Part-Time Resident	Do not reside in Mason County
12/4/2023 11:31	12/4/2023 11:36	A homeowner should be able to do what they want, with their home. A person either owns their home or they don't.		No	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/4/2023 11:31	12/4/2023 11:36	The government today treats home owners more like middle management, to their own properties (ref. "Serf").		No	No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/4/2023 12:16	12/4/2023 12:18	Definitely a limited number per neighborhood.		Yes	Yes	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/4/2023 12:16	12/4/2023 12:16	No regulation is needed. I believe this is unnecessary and outside the scope of your authority. STR are good for the local economy and regulations will stifle their positive impact.		No	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/4/2023 12:19	12/4/2023 12:21	Limit the # of people based on bedrooms.		No	No		Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree		
12/4/2023 12:23	12/4/2023 12:24	Oppose the regulations		No	No		No			Strongly agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County
12/4/2023 12:16	12/4/2023 12:24	I think strict limits on the number of STRs in all areas should be imposed, required safety and health inspections, business licensing, etc. Ultimately, it would be preferable if only long-term rentals were allowed in Mason Co.		Yes	Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/4/2023 12:26	12/4/2023 12:31	The only restriction that I think should be imposed is that a STR shouldn't allow more people to sleep in the unit than code allows. For example, if a unit has 3 bedrooms, there shouldn't be 15 people sleeping there. I don't know what the code is, but the number of guests should be commensurate with the number of bedrooms. Other than that, I generally oppose more restrictions. STRs are essential for homeowners to be able to help offset the capital expense in buying or building the home. STRs also add tourist dollars to the local community.		Yes	Yes	Short-term rentals kill communities. Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/4/2023 12:29	12/4/2023 12:33	STRs also add tourist dollars to the local community.		No	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/4/2023 12:31	12/4/2023 12:33	I oppose any regulation. People own their homes and pay taxes on them, the government has no need to butt in on peoples personal business.		No	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/4/2023 12:35	12/4/2023 12:36	Communities with common rules and facilities (like garbage, pools, recreation facilities, noise restrictions, road safety, etc.) should have some rights in limiting the sudden increase in short term rentals.		Yes	Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/4/2023 12:35	12/4/2023 12:40	Communities with common rules and facilities (like garbage, pools, recreation facilities, noise restrictions, road safety, etc.) should have some rights in limiting the sudden increase in short term rentals.		Yes	Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/4/2023 12:36	12/4/2023 12:41	Minimum night stays (e.g. a 3 week stay) or # of nights rented per year (e.g. 180 nights in year max)		Yes	Yes	Availability and affordability of long term housing/Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/4/2023 12:35	12/4/2023 12:41	Limits on the number of rentals in any one community or neighborhood. HOA's should have a say in how many are allowed in their community. If any at all. And, short-term rental owners should be held, at least, to the same standards as those in WA State (no out of state owners or foreign country owners). If a rental is within a HOA, it must be registered with the HOA and all guests are to register with the HOA, when they arrive in the community. Failure to do so, can have them removed from the community and the rental owner may have the rental privileges revoked by the HOA.		No	Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/4/2023 12:42	12/4/2023 12:45	have no problem with STRs.		Maybe	No	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/4/2023 12:50	12/4/2023 12:56	Limit the number of short-term rentals allowed in any community to under 5% of total community. Require yearly inspections of short-term rentals. require short-term rental to provide addition 10% of home owners fees for community to pay for addition wear and tear to communities provided by renters. Require short-term rental pay additional taxes to cover the cost of additional security for the community.		Yes	Yes	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/4/2023 12:52	12/4/2023 12:54	Safety and health inspections would be great as well as greater fines for people that party and have a disregard for neighbors.		Maybe	Maybe	Issues related to noise, parking, or trespassing	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly disagree		
12/4/2023 13:02	12/4/2023 13:03	No specifics.		No	No		No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/4/2023 13:05	12/4/2023 13:06	Short-term rentals have been a part of Hartstone Pointe for 50 years with little adverse impact. Some full-timers don't like them, but they don't like weekend property owners using their properties either. They just want them to pay for the amenities and not use their property.		Yes	Yes	Issues related to noise, parking, or trespassing	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/4/2023 13:06	12/4/2023 13:11	Limit units, inspect them for safety just like other lodging, impose extra costs like permits and other fees that reflect their impact on the community.		Yes	Yes	Issues related to noise, parking, or trespassing	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/4/2023 13:10	12/4/2023 13:21	Number limits on STRs in areas, established communities.		Maybe	Maybe	Issues related to noise, parking, or trespassing	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/4/2023 13:32	12/4/2023 13:34	1. STRs should be required to have a visible fire extinguisher. 2. Renters should be informed of any burn bans. 3. Fireplaces/wood stoves should be professionally cleaned once a year. 4. STRs should have a fire-dial kit. 5. Emergency phone numbers should be clearly posted. 6. There should be at least two off street parking spaces. 7. There should be clear noise limit regulations that are posted in the STR. 8. Maximum number of guests should be limited to two per bedroom.		Yes	Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County
12/4/2023 13:28	12/4/2023 13:30			Yes	Yes	Availability and affordability of long term housing/Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/4/2023 13:22	12/4/2023 13:30	I don't think I have enough information about the plans to answer this question. I'd like to see examples of both ends of the spectrum, on one hand, if regs are too lenient we could see a situation like Chelan where every rental property is managed by vacation and affordable housing is removed from the market. on the other, if regs are too strict we could see locals with a Regs/NoRentals to rent out their apartment. there must be something in the middle. the county should allow short-term rentals whether managed by owner or by a 3rd party. the county should also allow owners to make decisions for their own property. but the county should protect housing accessibility to encourage people from all income levels to remain in the county.		No	No		No			Strongly agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County
12/4/2023 13:33	12/4/2023 13:34	1. STRs should be required to have a visible fire extinguisher. 2. Renters should be informed of any burn bans. 3. Fireplaces/wood stoves should be professionally cleaned once a year. 4. STRs should have a fire-dial kit. 5. Emergency phone numbers should be clearly posted. 6. There should be at least two off street parking spaces. 7. There should be clear noise limit regulations that are posted in the STR. 8. Maximum number of guests should be limited to two per bedroom.		Yes	Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/4/2023 13:33	12/4/2023 13:36	I agree with some regulations being introduced to control/maintain STRs.		Yes	Yes	Availability and affordability of long term housing/Issues related to noise, parking, or trespassing	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/4/2023 13:17	12/4/2023 13:33	As I don't own a STR myself, the most important thing to me is to ensure that STR owners are required to maintain their properties as if they live their full time. That is, the houses of a STR being next door to your property should not result in a negative experience or negative property value impact to you.		Maybe	No	Availability and affordability of long term housing/Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/4/2023 13:30	12/4/2023 13:34	As for STR users/renters, there should be regulations to control noise, as well as use of common or public resources (e.g. systems/timers rights, HOA amenities, etc.)		No	No	STR's are just fees. Always a bad apple, but that also applies to home owners.	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Somewhat agree	Full-Time Resident	Mason County Homeowner
12/4/2023 13:36	12/4/2023 13:37	Regulate regulations by any government entity that will impose restrictions on how or what I use my personal property regardless of the use.		No	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
12/4/2023 13:35	12/4/2023 13:41	Check the recent New York City regulations on short-term rentals. They got it right!		Maybe	Maybe	Availability and affordability of long term housing/Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/4/2023 13:38	12/4/2023 13:41	Short-term rental should never be the primary purpose of a residential property. The owner or long-term renter plus her family and friends must be the primary users of the property. When the primary purpose of a property is short-term rental, it should be regulated as hotels are regulated. Its function has become commercial, not residential.		Yes	Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or MAYBE to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property when you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?		
12/4/2023 13:38	12/4/2023 13:44	I would support requiring a business license and tax on owner operators of STRs. I am a FT resident at Hartstone Pointe. Family has owned and occupied homes here at the points since 1987. STRs are causing a disruption to not only the serenity of this area but to the island as a whole. This is a remote living and it has become unbearable during the summer with over crowding and as diminished the quiet appeal that this community once offered.			Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing.	No	Neither agree nor disagree	Full-Time Resident		Mason County Homeowner			
12/4/2023 13:41	12/4/2023 13:48	STRs have become big business without regulation. They've become nuisances in quiet neighborhood. They get away with no consequences when neighbors complain about noise, vandalism, trespassing, harassment, etc.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Neither agree nor disagree	Seasonal/Part-Time Resident		Mason County Homeowner			
12/4/2023 13:55	12/4/2023 13:54	Oppose the regulation of short term rentals as I do not see them as a significant health or safety concern. Some regulations may be helpful, but what works for one location might not for another. The rental/owner of the property has the right to decide how many guests, pets/ho pairs, use of nearby amenities, etc. I think the only regulations that should be in place would be health/safety tents, noise control (for the sake of the neighbors), and tag things, like not allowing illegal activity at the property.			No		No	Strongly agree		Other (business owner, landlord, etc.)	Do not reside in Mason County			
12/4/2023 13:55	12/4/2023 14:00	1. Occupancy limits - 3 bedroom = 8 people 2. Business license for every county for revenue purposes. 3. Private liability insurance. 4. Limit number per community area. Lake rubenham, Spencer Lake, Hartstone Island, HMA community etc.			No	Other than I would strongly disagree with limiting the number of them within a certain area.	No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree			
12/4/2023 13:50	12/4/2023 14:00	I am in FAVOR of regulations to reduce the frequency of owners creating citations of continual rule and/or dangerous behavior by tenants. I think that if a pattern of bad tenant behavior can be documented in terms of other police calls or fines issued by and HMA, the owner should be deprived of their right to rent their property. Either that, or the owner should be subjected to an escalating series of fines for every incident of reported disruptive behavior on the part of their tenants. I'm in favor of any kind of limit Mason Co proposes.			Yes	Note when vacationer come to the region we see a large uptick in not following rules of state, county, and federal parks in the area. More waste, litter, respect for permanent residents etc. Violations of burning bans, etc.	No	Neither agree nor disagree	Full-Time Resident		Mason County Homeowner			
12/4/2023 13:58	12/4/2023 14:03	Regulation, if done correctly would be a good idea.			Yes	In my neighborhood, short term renters are a source of irresponsible and dangerous behavior with no fines.	No	Strongly disagree	Full-Time Resident		Mason County Homeowner			
12/4/2023 14:06	12/4/2023 14:09	11/20/2023 14:13	11/20/2023 14:13	11/20/2023 14:14	Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Neither agree nor disagree	Seasonal/Part-Time Resident		Mason County Homeowner			
12/4/2023 14:17	12/4/2023 14:20	No opposition			Yes	They impact our community in many ways that are beginning to be observable.	No	Strongly disagree	Seasonal/Part-Time Resident		Mason County Homeowner			
12/4/2023 14:19	12/4/2023 14:23	Water regulations. Important bodies of water in Mason County and seem short term renters abusing beaches, boundaries and waterfront. Hood canal has always had and is meant to have family camping and overnight activities! That is why everyone loves so much.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Neither agree nor disagree	Full-Time Resident		Mason County Homeowner			
12/4/2023 14:19	12/4/2023 14:24	I do not know why Mason County needs to regulate any of it, it is working great now, always has and always will as long as you leave things to the land owners.			No		No	Strongly agree		Seasonal/Part-Time Resident	Mason County Homeowner			
12/4/2023 14:18	12/4/2023 14:27	Restrictions that are enforceable are needed!!!! They will reduce the value of our property and allow intruders that have no vested interest in the quality of our community.			Yes	Enforce how str have negatively impacted Oregon coastal communities	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/4/2023 14:19	12/4/2023 14:41	Vacation rentals help keep owner's property maintained and help pay Mason county property taxes which have doubled in the last couple of years. I do not bring tourist dollars into the community.			Yes	There are very few alternatives to accommodations in Mason County for people who want to visit family.	Yes	Neither agree nor disagree	Full-Time Resident		Mason County Homeowner			
12/4/2023 14:41	12/4/2023 14:44	Has something about them not having water or septic to their RVs or trailers or renting out their property. I believe it should be limited to how many Airbnb in a residential. And some of the lakes in Mason County have restrictions, which are not being followed.			Yes	Availability and affordability of long-term housing	No	Strongly disagree	Full-Time Resident		Mason County Homeowner			
12/4/2023 14:39	12/4/2023 14:46	No limits on numbers of STRs in an area, but rather issue business licenses which can be revoked for cause.			Yes	In my experience, we have four or five Airbnb's so far. I have had no issue at all yet.	Yes	Issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
12/4/2023 14:48	12/4/2023 14:50	Properties being used for short-term rentals should be registered with the county. To include contact information. Registration should be annual, and a fee imposed to cover administrative costs. Credit and background checks of owners should be performed. Owners should provide evidence that they carry the proper insurance coverage for a part-time rental. Owners should be 100% responsible for the actions of their renters, with appropriate fines to be assessed depending on the infraction. Short term rentals to aggregate each year for an individual property cannot exceed six months. Owners should be solely responsible for vehicle/maintenance. Property to meet all applicable county and local regulations.			Yes		No	Strongly disagree	Seasonal/Part-Time Resident		Mason County Homeowner			
12/4/2023 14:34	12/4/2023 14:50	Number of guest limits to prevent parties.			Yes	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Full-Time Resident		Mason County Homeowner			
12/4/2023 14:49	12/4/2023 14:51	Number of guest limits to prevent parties.			No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		Mason County Homeowner		
12/4/2023 14:52	12/4/2023 14:54	A limited number per community. And a limited number of people per rental unit. Some kind of licensing.			Yes	Issues related to noise, parking, or trespassing	No	Somewhat disagree	Full-Time Resident		Mason County Homeowner			
12/4/2023 12:45	12/4/2023 15:00	Definitely limits on the # of rentals, proportional to the community. The uncontrolled growth of ST rentals has changed the complexion of our quiet community. It is now full of folks 'on vacation', inviting their friends and family to join them. There is great impact on community - increased water demand, community pool crowded by vacationers, noise impact on wildlife, excessive release of cars, home buyers are now investors, and they're jacking up the price of homes on the market.			Yes	Investors (including folks purchasing 3rd homes) are scooping up homes, or building rental properties, and charging exorbitant rates for rental. This behavior does not provide opportunities for non-renters looking to explore our Pagan Sound shoreline, lakes and recreational assets.	Yes	Somewhat agree	Full-Time Resident		Mason County Homeowner			
12/4/2023 14:53	12/4/2023 15:03	We live next to multiple short term rental properties. I think you should impose a cap on the number in the area. Start a business license fee and start inspections. STRs increase car traffic, increase the chance for a house to have parties and make noise pollution and lower safety because you no longer know your neighbor. It's just a stream of unknown renters who don't care about the area like a true owner.			Yes	We live at Hartstone Pointe, you can always tell who is a renter. They are usually not respectful towards our community. We brought here because it is a great community. But with all the rental properties, we just feel safe.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Somewhat disagree	Full-Time Resident	Mason County Homeowner		
12/4/2023 15:06	12/4/2023 15:13	Limited STR but rather not have any. Limited number of people per unit to no more than 5 per unit. Renters don't care to follow the rules & regulations as well as the owners. No more than 2 dogs per unit.			Yes	Short term rentals only benefits the out of area owners who only want to make money and don't care about the impact to neighbors.	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
12/4/2023 15:02	12/4/2023 15:14	There must be regulations, similar to all rental properties. Minimum stay 1 week or 1 month.			Yes	My experience is they have too many people per unit, barking dogs. They don't dispose trash properly. They spend they invite their more guests to the amenities as the homeowners don't have the privacy and the privileges we have paid to have.	Yes	None of the above, please leave comments at end of survey	No	Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
12/4/2023 15:15	12/4/2023 15:18	Short term rentals. Some people come just to party. bachelor/bachelorette party, etc. That's why they rent a place. And they bring several vehicles. Noise, parking, (and alcohol) problems all come with it.			Yes	None of the above, please leave comments at end of survey	No	Strongly disagree	Full-Time Resident		Mason County Homeowner			
12/4/2023 15:16	12/4/2023 15:21	Short term renters are often ignorant of fire danger and drought implications of their rental usage. I would favor more oversight. Limit the number yes. Inspectors yes. Limit the number yes. Limit the number allowed in a community and require a minimum 30 day stay.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Somewhat disagree	Seasonal/Part-Time Resident		Mason County Homeowner			
12/4/2023 15:26	12/4/2023 15:29	Police response to problems.			Yes	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident		Mason County Homeowner			
12/4/2023 15:38	12/4/2023 15:33	Run beaches with too many dogs, trash, and noise.			Yes	Issues related to noise, parking, or trespassing	No	Somewhat disagree	Seasonal/Part-Time Resident		Mason County Homeowner			
12/4/2023 15:57	12/4/2023 16:04	Lack of care for beach, water, septic which is just a byproduct of using something that you don't own. Also, with our community situation costs for repairs and extra wear and tear caused by guests will fall on our community to deal with in the owners of the home.			Yes	None of the above, please leave comments at end of survey	No	Neither agree nor disagree	Seasonal/Part-Time Resident		Mason County Homeowner			
12/4/2023 15:55	12/4/2023 16:04	If you live in an area that is considered a vacation spot it can be a problem with short term rentals. If the renters do not care how their activities affect their neighbors. Loud parties late at night (after 11pm), Smoking pot outside, you would be surprised at how fast that credit can go.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Neither agree nor disagree	Full-Time Resident		Mason County Homeowner			
12/4/2023 16:11	12/4/2023 16:16	Neighbors should be consulted and considered. I think some rules would be OK. But only if there is a place in place to enforce these restrictions. If there's no teeth to them, the rules are just fluff and people will bypass them completely. We've already seen this with HMA imposed rules, where enforcement is weak. Some examples that would be responsible. Forcing them to register, maximum capacity limits, and being up front about pricing and fees.			Maybe	Issues related to noise, parking, or trespassing	No	Somewhat agree	Seasonal/Part-Time Resident		Mason County Homeowner			
12/4/2023 16:16	12/4/2023 16:19	Limit number (percentage) in an area.			Yes	Some renters show no respect for owner neighbors.	Yes	None of the above, please leave comments at end of survey	No	Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
12/4/2023 16:30	12/4/2023 16:33	The only regulation I think should be imposed is that the number of renters in the unit should not exceed the septic system's capacity and that the septic system should be inspected regularly in accordance with the current Mason County regulations. This isn't really specific to short-term rentals however because I believe all residences in Mason County should comply with the septic capacity and inspection requirements. Therefore this isn't really a new regulation or specific to short-term rentals.			No		No	Neither agree nor disagree	Full-Time Resident		Mason County Homeowner			
11/20/2023 14:28	11/20/2023 16:30	Government over-reaction!!! Stay out of commerce. If some individuals want to rent their homes, more power to them. We would welcome vacationers to the area, spending money, adding jobs to the neighborhood to reduce break-ins. STRs should be allowed in Mason County. There should be no restrictions like the number of occupants should be limited to the number of people the house can legally sleep. No loud parties.			No	If renters break the law regarding noise, conduct or any other category current laws are sufficient to correct the behavior.	No	Strongly agree	Full-Time Resident		Mason County Homeowner			
12/4/2023 16:42	12/4/2023 16:46	STRs are good for bringing new people to the area which increases revenue for businesses and property sales.			No		No	Strongly agree	Seasonal/Part-Time Resident		Mason County Homeowner			
12/4/2023 16:58	12/4/2023 17:03	We live on Hartstone Pointe Community & the STR crowds are impacting our Shoreline Management, Parking, Noise levels. Usually 10plus families rent one STR. Safety is an issue too.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full-Time Resident		Mason County Homeowner			

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what's your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, WA?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
12/4/2023 17:25	12/4/2023 17:26	Not sure		No	No		No					
12/4/2023 17:29	12/4/2023 17:30	I think that there should be regulations on how many people can stay in a home.		Worried about amount of people staying in the rental. Water, Septic, and trespassing are concerns	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No		Somewhat agree	Full-Time Resident	Mason County Homeowner	
12/4/2023 17:19	12/4/2023 17:37	We do think there should be some limits on the number of STRs in a given area. We have one on our street that has 15 homes. The str has not been much of an issue but the noise and extra traffic would start to cause problems if there were more.		We believe most owners of STRs would reside outside mason county so income derived from these rentals would not help the local economy.	Maybe	Issues related to noise, parking, or trespassing	No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/4/2023 17:43	12/4/2023 17:46			No	No		No		Somewhat agree		Other (business owner, land owner, etc.)	Mason County Homeowner
12/4/2023 17:48	12/4/2023 18:05	I live in a community (Hartstone Point) that has dozens of short term rentals. They are the number one hot button for complaints within the community. Loud parties, heavy usage of amenities, rude behavior, ect. Does every enter act out of line or abuse resources, or coura no. But the frequency is more prevalent with people occupying short term rentals. Think about it... what's the first thing people do when on vacation? They want to party. I fully appreciate that people want short term rentals as a source of income or as a way to afford a vacation property they might otherwise not be able to afford. But how is it fair to the neighbors Short term rentals should follow all the same rules and regulations as any hotel. Because that's what they are. Frankly, if you want to have a short term rental, there should be a hearing process, similar to a zone hearing where neighbors get a voice.		I don't think short term rentals bring much into the local economies. People bring everything with them. In fact anything they buy local economies in terms of getting rid of the obscene amounts of garbage and waste that short term rentals generate as compared to a property that is occupied full time by one family. That being said, I would be surprised if Mason county banned them out right. Therefore, as a bare minimum short term rental owners should possess a valid business license and maintain health and safety standards of a hotel... and should be inspected on an annual basis. The county could charge a fee and use the monies to hire the necessary personnel to manage the process.	Yes	Issues related to noise, parking, or trespassing	No		Somewhat disagree	Full-Time Resident	Mason County Homeowner	
12/4/2023 18:06	12/4/2023 18:11	I own a Short-Term Rental at The Points on Hartstone Island. I'm a responsible owner and we haven't had issues at our location.		We've had little to no problems with our renters, but they are highly vetted and understand rules and restrictions even before they can book our cabin. STRs already help the local economy with guests making purchases at stores, gas stations and restaurants.	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
12/4/2023 18:09	12/4/2023 18:14	limits on the number of STR in an area. Already thought that safety and health inspections were required!			Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Full-Time Resident	Mason County Homeowner	
12/4/2023 18:26	12/4/2023 18:31	Like any business operating in the county, short term rentals should be licensed. WAC 246.360-030 should be a starting point (the WAC covering B & Bs operating in the state). There should be a limit on the numbers of short term rentals, particularly in residential neighborhoods. The number of people staying in those rentals should not exceed the number of residents that would occupy the home on average—not ten to twelve people staying in a three bedroom home just because the owners packed in bunk beds. There must be adequate off street parking for all vehicles as well. Those engaging in short term rentals must pay a fee to cover extra policing and handling of complaints against the property. There needs to be an avenue for resolving the terms of the rental if the property is a nuisance to the families around it. I have enjoyed short term rental on Hartstone Island 4 times in the past 3 years. I think the owner should be able to enforce the number of renters at one time along with no renting under the age of 21 without a parent/guardian. Owners should also be able to say no to rentals or parts.		Right now this is a renegade business—it's popping up without regulations to govern it and people are taking advantage of that. Unless we hold the owners accountable, they won't care about the terms of the license. LARGE deposits to rent should be required that might help.	Yes	Issues related to noise, parking, or trespassing	No		Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/4/2023 18:47	12/4/2023 18:51	There should be regulations on the number of STRs depending on the number of parcels within a given plat or neighborhood, fire safety availability, and public amenities availability. There should be limits on the number of people staying on any given night. There should be regulations regarding providing insurance coverage for damage and nuisances		Follow short term rentals should be allowed in Mason County. It can boost the economy by bringing people to town to shop, eat, and have fun.	No	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No		Strongly agree		Other (business owner, land owner, etc.)	Do not reside in Mason County
12/4/2023 18:53	12/4/2023 19:01	I live out in Hartstone island at Hartstone pointe and the STRs are totally out of control. They are not regulated a little of times even with the state dept of revenue, like they are supposed to be. They are loud, obnoxious and totally ignore speed limit signs and quiet times. The ones who are respectful are in the minority. We have got over 60 in our community that we know of and I'm sure there's more than that. I think we need to limit the number of STR per square mile, need to tax them on a state and county level and have the fines that we break the rules. Also need to limit capacity and close down nuisance homes.		with we could totally ban them, but that cat is already out of the bag. I think they need to be highly regulated and closed down if they break regulations.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Full-Time Resident	Mason County Homeowner	
12/4/2023 18:56	12/4/2023 19:06	The State of Washington passed new reg taking away the democratic right to majority rule for HOAs. You may expect some lawsuits out of this gross assault on democracy from affected homeowners. I don't care but others will. Be careful with your STR Short Term Rental regulations. The STR issue will be controversial for years.		STR fees will hurt from autonomy and only benefit the tax base for the county. Please exercise discretion. Thank you.	Maybe	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Yes, I own and/or host STR(s) within Mason County, WA	Somewhat disagree	Full-Time Resident	Mason County Homeowner	
12/4/2023 19:18	12/4/2023 19:24	These are run on private property, who are you to say what home business can be run out of them. Mason County should be happy they are bringing in outside tourism.			No	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/4/2023 19:33	12/4/2023 19:33	Pay taxes and fees on rental income. Limit the number of days they can rent, and the number of rentals on a neighborhood.		Short term rentals do not add value unless they are registered, pay taxes and fees and are limited in number. Resources are limited and we should keep that in mind.	Yes	Issues related to noise, parking, or trespassing	No		Strongly disagree	Full-Time Resident	Mason County Homeowner	
12/4/2023 19:36	12/4/2023 19:39	I totally agree that there needs to be regulations. We live on a lake with rules about nonmembers and members. The people that rent out their homes as short term rentals make all kinds of promises to their renters which go against our HOA rules.		Think the owners of these short term rentals should be made to sign documents that would require them to abide by restrictions in the communities these homes are located in. They need to respect HOA rules.	Yes	Issues related to noise, parking, or trespassing	No		Strongly disagree	Full-Time Resident	Mason County Homeowner	
12/4/2023 19:45	12/4/2023 19:50	These short term rentals already have their own rules and regulations. I don't understand why Mason County wants to get involved in a persons own property. Have any of you ever rented one of these short term rentals? I have, many times. If a unit is in poor condition they will get very bad reviews and get no customers. I think we are already over regulated. I do not want to be taxed for this.		with I know why this is a main issue. Are you planning on bringing illegal immigrants here to Mason County and housing them in short term rentals?	No		No	Strongly agree	Full-Time Resident	Mason County Homeowner		
12/4/2023 19:46	12/4/2023 19:54	I think that if people want to set up short term rentals on their property they should be allowed to with minimal restrictions.		Yes, I think anything Mason County should host a page where people can list/rent their short term rentals & have their information on a map. I don't know if that's a job for our tourism department or not, but we have active apps for our community using our savings and the best building materials and local licensed contractors. We have gladly paid our extra waterfront taxes as well as shopped at our local businesses. That 3 year ago a STR moved across the way from us at POW at Hartstone Pointe. They cheaply fixed the waterfront home up with improper building materials by a non-licensed family member adding nothing to its overall worth. Sadly, data shows that having a STR near a house reduces its worth by an average of 30%. So we support homes with active owners.	No		No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
12/4/2023 20:14	12/4/2023 20:19	Caping number of STRs in an area. Safety and health inspections. Impose fines when necessary and not warnings. Increase taxation of properties in regions with those of hotels and motels.		Most importantly as per their ad on Airbnb, they did nothing to remedy the original non-code metal railing to two outside second story balconies or inside railing over the second story strait rooms and down the spiral staircase. We had hoped it would at least be for adult "guests", but they actively promote children of all ages in their description. In fact, they have added a small left space in one room underneath the second story floor that has no railing to the one story drop but instead woven open with makeshift ladder, now advertised as a kid's bedroom and play area. New front stoop and original two sets of back steps are not code either for able bodied or those with a disability. No hotel or motel or even B&B would be allowed to have these dangerous situations since there would be inspections. So we support health and safety inspections for STRs.	Yes	Issues related to noise, parking, or trespassing	No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/4/2023 20:14	12/4/2023 20:19	Caping number of STRs in an area. Safety and health inspections. Impose fines when necessary and not warnings. Increase taxation of properties in regions with those of hotels and motels.		In addition, we have been subjected to trespassing at least 6 times on our property and erratic driving has occurred at least 4 times with 1 of them happening on our own driveway and close to our house in the middle of the night. In response, we have had to outfit our house as a fortress in this part with expensive hoses, car, car gates and upgraded air return in the house to handle the load, plus 2 side locked fences, multiple no trespassing signs, 2 driveway barricades as well as prepare for calling the Mason County sheriff and applying for restraining orders from county judge with a lawyer in the near future. Fines need to be imposed and not just warnings!	Yes	Issues related to noise, parking, or trespassing	No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/4/2023 20:18	12/4/2023 20:24	I am not opposed to short term rentals however I think there should be insurance whether it be noise, too many cars, people, etc. there should be an avenue for neighbors to file complaints and get recourse.			Yes	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/4/2023 20:36	12/4/2023 20:44	I am not opposed, but I don't think that a ton of regulation is needed either. The most useful would be to distinguish between those who are operating the house like a business from those that rent sometimes to offset costs. Maybe a line that separates the two if you rent over 40 nights a year you are a business, less than 40 nights no needed regulations. There definitely needs to be regulations as the one near us are noisy garbage left outside. There definitely should be inspections and licensing as it is a business and taxed accordingly.		None. I STR very infrequently	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Somewhat agree		
12/4/2023 21:11	12/4/2023 21:16			Fine short term rentals when regulations are broken or fail to pass inspections and they should have insurance.	Yes	Issues related to noise, parking, or trespassing	No		Strongly disagree	Full-Time Resident	Mason County Homeowner	
12/4/2023 21:16	12/4/2023 21:20			The benefits of short term rentals do not outweigh the negative impact to the communities affected.	Yes	Issues related to noise, parking, or trespassing	No		Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/4/2023 21:45	12/4/2023 21:47			issues related to septic and water (i.e. environmental issues)	Yes	Issues related to noise, parking, or trespassing	No		Somewhat disagree	Full-Time Resident	Mason County Homeowner	
12/4/2023 21:52	12/4/2023 21:54	oppose regulations. There are enough regulations in place.	benefits are family is able to come visit, travelling nurses, former owners	There are already regulations in place that are adequate.	No		Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree		
12/4/2023 21:48	12/4/2023 21:54	I had to sell my home because my next door neighbor with a much bigger house essentially turned their 9 bedroom 5 1/2 in one house, above the garage into an Airbnb. We had 30-40 people changing out weekly. Their septic (which the draftsped was commented over before THEY bought the place) went bad and they had to install a new system.... literally 30 feet from my well. But because it was a "Rental" they could get away with putting the septic next to my well. The garbage, the rodents, the noise, the inconsiderate renters partying all night long for days on end, it was terrible. I don't host a house next to a hotel. That is the reason we have zoning laws. I can assure you that this guy was not properly insured in the event someone was injured or killed on his property. Horrible for everyone in the area. They should be banned or at least regulated by the county.		is the county collecting tax on these properties such that they would on a hotel? Are they requiring safety like they would on a hotel? Are the septic systems being inspected and found to NOT BE SEWING INTO THE LAKE/STREET?	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No	Yes, I own and/or host STR(s) within Mason County, WA	Strongly disagree	Full-Time Resident	Mason County Homeowner	
12/4/2023 21:56	12/4/2023 21:58	None	Hostility from other residents	No	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/4/2023 22:08	12/4/2023 22:09				Yes		No		Somewhat agree			

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you support regulations where's your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rental in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
12/4/2023 23:16	12/4/2023 23:24	Absolutely. It is time to regulate them within Mason County. I live in Hartsville. Points. We are being overrun with short-term rentals. They are destroying the Coastal area as they are just arbitrarily digging for goony ducks, claim muscles etc. with no concern for limits or knowledge of zoning requirements. Houses are advertised that they can sleep eight, ten, twelve people. They come in droves. They party and have no respect for their surroundings. The Points is a neighborhood, it's a community, not a resort and the short-term rentals treat it as such. I live near one of those houses and every 2 to 3 days another group of a minimum of eight people arrive. I know the state has requirements for short-term rentals, and I believe most of the host at the Points do not even have a business license. I urge Mason County, to take action to limit the number of short-term rentals and to even consider making 30 days a minimum stay requirement.		The Points is centrally located when short-term renters show up they do not leave. Therefore, they are not shopping in the area. I can urge you to put limitations on short-term rentals.	Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Yes, I own and/or host STR(s) within Mason County, WA	Live on property where short-term rental is located	Strongly disagree	Full-Time Resident	Mason County Homeowner
12/4/2023 3:15	12/4/2023 3:53	Please don't take away my rental income	I can rent my home out for the weekend and help pay the STR with extra income		No		Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on property where short-term rental is located	Strongly agree		
12/5/2023 3:14	12/5/2023 3:30	There are already regulations that apply to home and property use, maintenance and improvements. Since STR customers only use homes and property (they don't maintain or improve property), why would the county require additional health and safety inspections for STRs and not require them for all residential properties regardless of whether the residence is being used as for STRs? Doesn't make sense to me. County has some complaints looking to stop STRs, or at least impose, STRs. Enforce the ordinances already in place for property use. If you're going to make new ordinances apply them to all owners, but don't create and apply them selectively.		Maybe owners of STRs should have to require that users read and sign a list of applicable Mason County Ordinances, such as a noise ordinance, as a contingency to securing the STRs. I couldn't support anything more.	No		No			Strongly agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County
12/5/2023 5:20	12/5/2023 5:24	Limit on number of days per year that a short-term rental can be rented out Establishment of "quiet hours" Limit on number of people that can stay at a rental			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/5/2023 5:37	12/5/2023 5:59	I strongly oppose restricting the number of STRs in an area. To do so would be unjust and unfair to the homeowners who purchased or built their homes with an understanding that they could offset the cost with STR income. I suspect that for most of them, STR income forecast was the only way it would payed out. To restrict STR income would mean that many owners would be forced to sell, and only the very wealthy would be able to afford to purchase the homes. Much of Mason County is rural, so there isn't a lot of jobs to support full-time residents. That means by necessity there are a lot of second homes and investment properties. Please don't take away the opportunity for working class folks to own a property in this county we love and turn it into a second home playground for the labor wealthy. Local businesses also benefit significantly from STR tourist dollars coming in from Seattle, Portland, etc. We need those dollars.		Maybe place restrictions on the number of people that can stay in a STR at one time based on the size of the house. It's good for the neighbors to have 20 people staying at a home that big.	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/5/2023 7:35	12/5/2023 7:37	I think they should be treated the same as home owners.		One fine instead of reaching out to us as home owners to rectify a light.	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
12/5/2023 7:29	12/5/2023 7:37	Regulations should be imposed to limit disruption to the community neighbors			No		Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Somewhat agree		
12/5/2023 7:29	12/5/2023 7:38	There is NO NEED to regulate things like health, safety or anything else. The reputable host web sites have created a great market for quality rentals. Any rental without excellent ratings does not survive in the area. Having short-term rentals in an area like Mason County provides the demand for large resorts and hotels. Keep our beaches and waterfront quiet and humble and BEAUTIFUL. The supply and demand of those rentals will take care of themselves.			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/5/2023 7:40	12/5/2023 7:44	A zoning needs to be created for STR like a BofH, which is what they are. I'd propose there be limited to areas near existing hotels like Adirondack, etc. All other rentals should be in a 30 day minimum rental. It is not fair to all neighbors to have the house next door turned into a hotel. Codes and inspections from STR should be exactly the same as hotels. Septic systems should also be inspected quarterly for STR.			Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/5/2023 8:18	12/5/2023 8:24	I think that it may make sense to base the number of occupants in a dwelling as a ratio based on square feet with some minimum, otherwise more governmental oversight is not only not warranted, but it costs in the County resources over those than they currently are. If the intent is just to raise income for the county, then have those using their places as STRs pay an annual fee of \$100 and be done with it.			Yes	Issues related to noise, parking, or trespassing	No			Strongly agree	Seasonal/Part-Time Resident	Do not reside in Mason County
12/5/2023 8:27	12/5/2023 8:29	Registration, Business Licensing, limiting the number of STRs in an area or neighborhood. need limits on number of, need safety & health inspections, fee for initial listing of a property, annual rental license fee - these fees must enable the cost of program administration to be paid completely by the STR owners to avoid being subsidised by non-STR property owners. Regulations to contain noise (e.g. parties, smoking), number of persons allowed per STR, number of vehicles, etc.		Do not establish Mason County regulations that would cripple the ability of local HOA's from protecting the value of residents' owners' properties.	Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/5/2023 8:24	12/5/2023 8:41	Short term rentals can also include camping. In our residential neighborhood one property owner has been renting out his front yard for RVs and sometimes tenting. He provides a hose and electricity, but no sanitary facilities nor trash. A commercial campsite in a residential neighborhood is an outrage in the first place. Failing to provide sanitary and garbage is beyond the pale. Mason County STR regulations should clamp down on this.			Yes	Issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/4/2023 13:45	12/5/2023 9:11	oppose regulations because it prohibits my options to use my private property.		Thank you for looking into these issues. Laws need to adapt to changing practices. Operating a short-term rental is more like running a hotel than living in a residence. STRs should be regulated as hotels are.	Yes	Issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/5/2023 9:11	12/5/2023 9:18	progress made in this area and make the situation even worse. By their very nature short-term rentals are used by an unusually large number of people repetitively and continually over a long period. This type of usage would overload a healthy OES system. As we know most older systems along the Hood Canal waterfront are not healthy systems. I can give you a specific example: I'm sure what is the most common scenario along the banks of Hood Canal. My neighbors have turned their property into a short-term rental. Their OES was designed and built for a 2 bedroom 1 bath house. In 1994, the Mason County Department of Health Services did a comprehensive study and review of the OES along Hood Canal. At the time, this particular property had a single resident and the system was classified as suspect with sewer located along the shoreline. The property is listed for rent, as a short-term rental, with three bedrooms and 3 bathrooms for up to 8 guests. This is the usage it sees for continually during the summer. 8 people, using the facilities, showers for over one multiple times a day after recreation in the sound, the laundry that comes with all of that recreation, cleaning up after large meals (sink) dishwasher usage, and general use of the 3 bathrooms on property. This OES is severely overloaded and is indicative of what is happening at most short-term rentals along the canal. In my mind this is the biggest threat to the health of Hood Canal and the area water ways. The threat is the over harvesting of the area beaches. I have witnessed groups of people renting for one reason only, and that is to harvest as much as they can as fast as they can off of the County Beaches/private islands. It looks like a commercial seafood operation. This will only get worse and is the next biggest threat to the Mason County waterways. I have spoke with WDFW and have been told that the harvest limits of short-term rentals are the same as the limits for property owners, which essentially means there are no limits. Many people have discovered this and are renting these properties strictly to harvest the beach. This problem will only get worse as more people figure out this loophole around the states harvest limits. Beyond the nuisance created to the quiet neighborhoods associated with short-term rentals, the two areas I have highlighted above will permanently cause long term damage to the health of Mason County waterways and are a big concern for me.		Short term rentals drive up the cost of housing and displace people who have a vested interest in the community.	Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/5/2023 9:19	12/5/2023 9:26	I see no reason to restrict the number of STRs in an area. Full-time rentals do not have restrictions, so why should a short-term rental have any? Are full-time rentals inspected for safety or health? If not, then I don't think STRs need it either.		I like that they offer varied vacation possibilities for people... often accommodating larger groups than hotels, motels, and timeshares can offer. They also provide extra income for folks who have homes sitting extra for a good portion of the year.	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/5/2023 9:31	12/5/2023 9:33	Regulations concerning noise, pollution, garbage, etc. might be considered			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/5/2023 9:37	12/5/2023 9:38	like the idea of safety and health inspections			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/5/2023 11:10	12/5/2023 11:13	in support of developing regulations			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/5/2023 11:21	12/5/2023 11:27	I do not think limiting short-term rentals improves housing. Short-term rentals are more likely to be more expensive homes to buy or rent. They are not available as moderate or low-income housing. Safety or health inspections for what reasons?			No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/5/2023 11:26	12/5/2023 11:29	Permit required, any lodging and sales taxes collected		Concerned about short-term rentals used for large noisy parties.	Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/5/2023 12:08	12/5/2023 12:06	Septic system inspection every year			Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/5/2023 13:12	12/5/2023 13:11	Regulations will negatively impact the local economy that relies on tourism and the homeowners that rely on the income to supplement their housing OES.		please don't handicap the local economy with unnecessary regulations.	No		No			Strongly agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County
12/5/2023 12:05	12/5/2023 12:15	I oppose STR of any kind. The majority of renters have been loud, disobey rules in our community, and heavily drinking which has made our community unsafe. They have been an additional burden on our infrastructure (water, sewage, and garbage collection)		Most renters in our community are not reporting their income and we are having to paying additional fees because of STRs	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/5/2023 13:07	12/5/2023 13:12	If owners won't comply with rules/standards, then regulations should be established and enforced. BUT don't establish rules you don't enforce. That frustrates everyone.		Try to earn the cooperation of owners who rent re boating safety, garbage disposal, noise, etc.	Yes	Issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Do not reside in Mason County

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limit on number of STRs in an area, safety and health inspections, etc.) or if you support regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
12/6/2023 8:27	12/6/2023 8:31	Limited numbers in any given area, notice to adjacent property owners that property is a short-term rental, safety and health inspections are a must, some complaint process for neighbors to file with County for problematic owner or short-term renters, limitation to number of short-term rentals on premises at any given time as number of bedrooms limits number of overnight tenants, better response from Sheriff's department for noise and/or behavior complaints.	Family Connection: Renting out our vacation home has enabled us to spend quality time with our family in a familiar and cherished setting. It has become a central hub for creating lasting memories and fostering strong family bonds. Home Improvement Opportunities: The additional income generated from short-term rentals has allowed us to invest in and make valuable upgrades to our vacation home. This not only enhances our family's experience but also contributes positively to the local community by maintaining an attractive property. Staying Connected to the Community: Hosting short-term rentals has allowed us to stay connected to the vibrant community of Mason County. By welcoming guests to our home, we share the beauty and unique offerings of the area, contributing to the overall positive experience for visitors. Economic Benefits: The financial gains from short-term rentals have been instrumental in supporting the maintenance and upkeep of our vacation property. This economic boost has a ripple effect, benefiting local businesses and services in Mason County.	No	No	No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	Full Time Resident	Mason County Homeowner
12/6/2023 9:10	12/6/2023 9:13	I strongly advocate for a balanced approach that considers environmental sustainability, safety, and community well-being. Rather than imposing arbitrary limits on the number of STRs in an area, I propose that we focus on implementing robust guidelines that ensure responsible practices. Specifically, my recommendations include: Environmental Checkpoints: Mandate recycling practices to minimize the environmental impact of increased tourism. Establish guidelines for waste management, encouraging hosts to adopt eco-friendly practices. Implement measures to protect local flora and fauna, ensuring wildlife safety. Septic System and Infrastructure Compliance: Enforce appropriate septic system standards to prevent any negative impact on the local water supply. Regular inspections to ensure that the infrastructure can sustain the increased demand without compromising public health. Community Engagement and Safety Measures: Encourage hosts to provide safety information for guests, including emergency contact details and local safety regulations. Establish a framework for community engagement, ensuring that residents have a say in the development and impact of short-term rentals. Neighborhood Aesthetics: Promote guidelines that maintain the aesthetic appeal of neighborhoods, preventing any visual degradation caused by excessive signage or inappropriate alterations.	By focusing on these aspects, we can foster a thriving short-term rental market that contributes positively to our community. This approach ensures that the county benefits economically while safeguarding the environment, public health, and the overall well-being of residents. I believe this balanced strategy will lead to a harmonious coexistence between short-term rental hosts and the community at large.	N/A	No	No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	Full Time Resident	Mason County Homeowner
12/6/2023 9:35	12/6/2023 9:40	I think STRs are good for local economy. I would recommend that environmental regulations be added to ensure protection of our local environment and animals, especially at off-road directly the marine and shore line. Example: banning lawn fertilizers, pesticides, etc., and mandating all natural soaps, especially for properties on septic and by the water.	None, use the existing laws you have.	NA	No	No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	Other (business owner, 3rd owner, etc.)	Mason County Homeowner
12/6/2023 9:56	12/6/2023 9:58	None, use the existing laws you have.	Oppose because renters have to respect for property boundary's. They show up for a short stay and use adjacent private beach's, harvest shellfish and trespass.	The county lacks lodging	No	No	No	No	Strongly agree	Full Time Resident	Mason County Homeowner	
12/6/2023 10:08	12/6/2023 10:23	Parking also becomes an issue when it is not provided on site.	People who are short term rental's are most always disrespectful of their neighbors.	Yes	Yes	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No	Neither agree nor disagree	Full Time Resident	Mason County Homeowner		
12/6/2023 10:20	12/6/2023 10:20	Impose strict rules a regulations.	Owners should be able to rent their property if they choose to. But rules need to be followed to protect neighbors and communities.	Yes	Yes	Issues related to noise, parking, or trespassing	No	Strongly disagree	Full Time Resident	Mason County Homeowner		
12/6/2023 11:00	12/6/2023 11:04	Renters need to be made aware of restriction or rules in place for where the rental is located. If rental is in a homeowners association, renters need to be aware of what the rules are and follow as if they are the owner	Neighbors	Yes	Yes	Issues related to noise, parking, or trespassing	No	Strongly disagree	Full Time Resident	Mason County Homeowner		
12/6/2023 11:15	12/6/2023 11:22	None restrictions. Parking impacts to water and sewer. Debris management.	Neighbors	Yes	Yes	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full Time Resident	Mason County Homeowner		
12/6/2023 11:29	12/6/2023 11:31	None	Neighbors	Yes	Yes	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full Time Resident	Mason County Homeowner		
12/6/2023 11:32	12/6/2023 11:33	there should be restrictions related to health inspections and noise ordinances	Neighbors	Yes	Yes	Issues related to noise, parking, or trespassing	No	Strongly disagree	Full Time Resident	Mason County Homeowner		
12/6/2023 11:44	12/6/2023 11:53	Rules should include responsibilities of owners to inform renters of any obligations/requirements of neighborhood and to enforce them. Rules should also include limitations of owners to inform renters of any obligations/requirements of neighborhood and to enforce them.	Neighbors	Yes	Yes	Issues related to noise, parking, or trespassing	No	Strongly disagree	Full Time Resident	Mason County Homeowner		
12/6/2023 11:53	12/6/2023 14:01	I think that Mason Co. should limit STRs in areas/neighborhoods. STR use many more resources, especially on shared water, and waste water disposal. They should be required to acquire business licenses, have health inspections, and pay business taxes to the county or applicable jurisdictions.	Neighbors	Yes	Yes	Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
12/6/2023 14:24	12/6/2023 14:30	No rentals under 7 days	Neighbors	Yes	Yes	Issues related to noise, parking, or trespassing	No	Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
12/6/2023 14:49	12/6/2023 14:52	Limits on the number of STRs in an area is interesting. If there area a lot in one area, you may have to implement noise limits/limits the way they do in Palm Springs.	Neighbors	Yes	Yes	Issues related to noise, parking, or trespassing	No	Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
12/6/2023 16:18	12/6/2023 16:30	Occupancy regulations, business licenses, fee structures for non-compliance of county and community regulations, regular safety/health inspections, rightly fees to community for community resources (water, garbage, etc.)	Neighbors	Yes	Yes	Availability and affordability of long-term housing/Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full Time Resident	Mason County Homeowner		
12/6/2023 17:36	12/6/2023 18:06	Regulations are important but should be reasonable and achievable by STRs. Each STR host their own expectations and rules in place already to make the property appealing for guests to stay. Otherwise, essential aspects need to be addressed.	Neighbors	Yes	Yes	Availability and affordability of long-term housing/Issues related to noise, parking, or trespassing/Issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full Time Resident	Mason County Homeowner		
12/6/2023 18:16	12/6/2023 18:17	Less government. I would say as long as it is not rented 365 days a year. The primary home owner should be using the property some of the time. That way they know their neighbors and it keeps community in tact. But people have to do what they can to own their homes in these tough financial times.	Neighbors	No	Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
12/6/2023 18:19	12/6/2023 18:23	Otherwise only wealthy people will own homes because they can afford to have them sit empty, which also does not help keep communities in tact	Neighbors	No	Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
12/6/2023 18:26	12/6/2023 18:31	No. The county government should not have anything to do with how a single family homeowner generates income by renting out their property on a short term basis. These rentals bring revenue to the area and provides a way for the public to experience the beauty of Mason County.	Neighbors	No	Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
12/6/2023 18:33	12/6/2023 18:39	HP Security need to have access to owners who can take responsibility for noise/damage	Neighbors	No	Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
12/6/2023 19:32	2/6/2023 19:40	Limits on STR in an area is desirable. Noise ordinances (enforcement)? Limit number of people who septic system permit. I have two neighbors with up to 2 units on their property.	Neighbors	No	Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
12/6/2023 20:16	12/6/2023 20:24	Limit number of rentals within a certain mileage area, yes safety/health inspections good	Neighbors	No	Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
11/22/2023 20:23	11/22/2023 20:26	We would support higher taxes or limits on rentals. It has a negative impact on us as residents.	Neighbors	No	Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
12/6/2023 20:38	12/6/2023 20:50	Benefits? We gained such an additional income and tax benefits.	Neighbors	No	Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
12/6/2023 21:24	12/6/2023 21:52	Let the homeowners manage their STRs the way that they see fit. Safety and health inspections will undoubtedly put an undue burden on the homeowners? Mandates that they carry homeowner's insurance and be done with it. The review system of the STR websites will do a good job of assisting the hosts/homeowners.	Neighbors	No	Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
12/6/2023 21:46	12/6/2023 23:53	presentation or control of well parties, lead notices, including music	Neighbors	No	Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
12/6/2023 21:46	12/6/2023 21:52	No regulations, maybe just have them registered with the county. We have had a short term rental in Mason County since 2007 with not one single complaint from neighbors. That's thousands of guests. We don't need regulations - we self regulate and take great care to make sure our guests respect the property, the neighbors and the beach.	Neighbors	No	Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
12/6/2023 23:46	12/6/2023 23:53	Number of people at one time. Maybe based on sewer. curfew light. Outdoor fire regulations post use of water docks to be followed	Neighbors	No	Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
12/6/2023 23:46	12/6/2023 23:53	Number of people at one time. Maybe based on sewer. curfew light. Outdoor fire regulations post use of water docks to be followed	Neighbors	No	Maybe	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
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Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, WA?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-timer, or other (e.g., business owner, etc.)?	What best describes your residency?
12/7/2023	7/01	12/7/2023	7/06		Maybe	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/7/2023	7/09	12/7/2023	7/11		Maybe	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/7/2023	8/16	12/7/2023	8/25		Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/7/2023	10/31	12/7/2023	11/13		No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/7/2023	11/20	12/7/2023	11/23		No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/7/2023	11/18	12/7/2023	11/24		No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/7/2023	10/46	12/7/2023	11/30		Yes	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/7/2023	11/49	12/7/2023	11/49		No		No	Yes, I own and/or host STR(s) within Mason County, WA		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/7/2023	11/09	12/7/2023	11/20		No		No	Other		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/7/2023	11/24	12/7/2023	11/30		No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/7/2023	14/07	12/7/2023	14/08		No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/7/2023	14/33	12/7/2023	14/36		Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/7/2023	16/20	12/7/2023	16/24		Yes	None of the above, please leave comments at end of survey	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/7/2023	16/24	12/7/2023	16/27		No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/7/2023	21/16	12/7/2023	21/19		No		No	Yes, I own and/or host STR(s) within Mason County, WA		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/7/2023	21/20	12/7/2023	21/23		No		No	Vacation Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/7/2023	23/46	12/7/2023	23/06		Yes	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/8/2023	7/45	12/8/2023	7/45		No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/8/2023	7/38	12/8/2023	7/48		Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/8/2023	7/51	12/8/2023	7/51		No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/8/2023	8/04	12/8/2023	8/06		Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
11/24/2023	8/16	11/24/2023	8/21		No		No	Yes, I own and/or host STR(s) within Mason County, WA				
12/8/2023	8/54	12/8/2023	8/54		No		No			Strongly agree	Other (business owner, 3rd owner, etc.)	Mason County
11/24/2023	8/56	11/24/2023	8/56		No		No	Yes, I own and/or host STR(s) within Mason County, WA				
12/8/2023	9/48	12/8/2023	9/48		Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/8/2023	10/44	12/8/2023	11/10		No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Strongly agree		

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what's your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-timer, or other (e.g., business owner, etc.)?	What best describes your residency?
12/8/2023 11:08	12/8/2023 11:40	We are property owners in Mason County at Hartstone Pointe and offer our vacation home on Airbnb part of the year to offset cost of ownership. To be a guest at our place, whether family, friends or through Airbnb, there must be agreement and signature to our HOA Short-Term Rental document. Therefore, all guests in our home are expected to maintain the rules and laws of our community, while enjoying temporary residence there. We propose that OWNERS uphold the regulations of their community and promote this from their guests without having the county burdened to do so. Ownership requires owner responsibility, and we would advocate for caution as consideration of restrictions moves forward.	The benefits we have experienced from STR is in financially maintaining a vacation home inherited from our grandparents and the possibility of giving this to future generations. We love sharing with visitors the unique place that Mason County is and hopefully encourage their return here. Challenges come in communication. We have worked hard to understand the rules and laws regarding STR and invest our guests in honoring those. This means we only rent if guests sign agreement to our HOA Contract. Then we strive to book late by phone, text, and email as reminders of rules. We also enjoy sharing our experiences with other STR owners to build up community and success.	Yes. We believe Mason County has the opportunity to stand out as a place that welcomes all. By allowing our voice is a survey, the county encourages involvement and a chance to develop optimum expression for all property owners. An commitment to education of rules and laws, together with a positive forum of expression could put us on the map as "the place" as a thriving community where people want to visit and live.	Yes	issues related to noise, parking, or trespassing	Yes, I own and/or host STR(s) within Mason County, Wa	Vacation Home	Live on separate property	Strongly agree		Mason County Homeowner
12/8/2023 11:37	12/8/2023 11:43	Yes, there should be oversight on STR. I think that Seattle has a pretty good model - i.e. you probably don't need to reinvent the wheel here.	regulation and oversight is needed	Yes	issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Neither agree nor disagree	Seasonal/Part-Time Resident		Mason County Homeowner	
12/8/2023 11:35	12/8/2023 11:58	I live at Lost Lake. About 93 homes here. Would like to see a percentage limit 7.8-9% maximum STR's allowed. There already is House Bill 1738. A yearly inspection and fee to ensure compliance. Two STR's here are Vacation Rental L.L.C.s. Possibly allowing the HOA to assess a fee for noise or speeding. The HOA maintains the private road, we clean up garbage so the place looks good and the HOA maintains the water system. The STR's are making money on the work done by volunteers. The HOA gets nothing from allowing STR's here. Nothing.	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Yes, I own and/or host STR(s) within Mason County, Wa		Neither agree nor disagree	Full-Time Resident			Mason County Homeowner	
11/24/2023 11:59	11/24/2023 12:00		regulating/adding STR is long overdue. In many areas a tax rate of nearly 15% is imposed on STRs. I strongly believe that collected STR taxes should be distributed to local service agencies to counter the service demand increases that STR places on these services (Police, Roads, Water, Fire and EMS, etc.)	No		No						
12/8/2023 12:07	12/8/2023 12:14	I don't believe restrictions under regular (burning, noise, building, health, etc) restrictions or rules should be placed on STRs in the County. I do believe that STRs should be taxed to assist with the impact that they place on community services.		No		No			Strongly agree	Full-Time Resident		Mason County Homeowner
12/8/2023 12:18	12/8/2023 12:20	Short term rentals in most cases are a detriment to an established housing area. Generally the renters abuse the rental property and the surrounding area, have little respect for neighborhood properties and leave messes for someone to cleanup. As a whole we don't need short term renters in residential areas.		No		No			Strongly agree	Full-Time Resident		Mason County Homeowner
12/8/2023 12:52	12/8/2023 13:14	I think safety and health inspections of STRs are necessary to ensure the safety of the home for habitation as well as the suitability of the home's systems for house use. I also think a limit on the number of STRs in an area is necessary to ensure single family long term rental stock is not negatively impacted. I also think the total days in a calendar year that a home is allowed to be used as a STR is necessary to lower the impact on available housing stock for homeownership and long term rental opportunities.	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Full-Time Resident		Mason County Homeowner	
12/8/2023 13:36	12/8/2023 13:34	Concerned about quiet hours, numbers appearing in neighborhood and its effect on the community, conditions of house and repairs, septic systems, parking, trash, safety. Hope a permit system in place with inspections and cover added costs of community services such as law enforcement.	Most guests do not care about the area and only their wants	Yes	issues related to noise, parking, or trespassing	No		Somewhat disagree	Full-Time Resident		Mason County Homeowner	
12/8/2023 14:21	12/8/2023 14:31			Yes	issues related to noise, parking, or trespassing	No		Neither agree nor disagree	Seasonal/Part-Time Resident		Mason County Homeowner	
12/8/2023 14:36	12/8/2023 14:40			Yes	issues related to noise, parking, or trespassing	No		Neither agree nor disagree	Seasonal/Part-Time Resident		Mason County Homeowner	
12/8/2023 14:57	12/8/2023 15:00	I am unsure as to the issues that require regulation.		No		No		Neither agree nor disagree	Full-Time Resident		Mason County Homeowner	
12/8/2023 14:59	12/8/2023 15:03	Don't know		No		No		Neither agree nor disagree	Full-Time Resident		Mason County Homeowner	
12/8/2023 17:25	12/8/2023 17:31	Include regulations on parking. STRs need on site parking for renters vehicles and trailers, boats, toys, etc. Because of shoreline desires renters show up with extra vehicles and trailers that if parked on the road or shoulder can have a negative impact for aid car or fire engine accessibility to other neighborhood homes further down the street from the STR	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing	No		Neither agree nor disagree	Full-Time Resident		Mason County Homeowner	
12/8/2023 17:36	12/8/2023 17:38	Curb the renters from overwhelming systems and camp. I have watched renters go on neighboring property and wipe it completely out.	As long as you have nice, it good. Pays the high property taxes, otherwise we would have to take our family property.	No		Yes, I own and/or host STR(s) within Mason County, Wa	Single Family Home	Live on separate property	Strongly disagree		Mason County Homeowner	
12/8/2023 18:07	12/8/2023 19:11	I think there should be rules around how many guests can be in a home based on how many bedrooms the home has. There have been incidents of STR guests being loud, intrusive, and disrespectful of neighboring homes in the area in which I live. If they are operating a business, they need to have a business license, or a special use permit, especially if they are a residential property.	I'm conflicted. I recognize the right of the owner to buy and support themselves/family, but I also recognize the rights of the neighbors to not be inundated with loud, rude, disrespectful guests temporarily staying on our door.	Maybe	issues related to noise, parking, or trespassing	No		Somewhat agree	Full-Time Resident		Mason County Homeowner	
12/8/2023 20:09	12/8/2023 20:16	Let the property owners maintain their own control until a problem materializes. I worry about the cost of any state rat agencies and their potentially damaging decisions. Perhaps put in place some simple (inexpensive) monitoring of issues with the existing STRs. Then, if it hits a level of concern, consider regulation.	Issues related to noise, parking, or trespassing	No	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Full-Time Resident		Mason County Homeowner	
12/8/2023 20:37	12/8/2023 20:41	More than 15% of single family homes should be short term rentals. There is a shortage of long term rentals and affordable housing in the area. Wealthy King County residents have driven up the cost of housing for long term Mason County and don't contribute time and talents to our community.	Yes, I own and/or host STR(s) within Mason County, Wa	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Full-Time Resident		Mason County Homeowner	
12/8/2023 7:51	12/8/2023 7:55		These cause problems for the community. I on compliance committee so I know what goes on	Yes		No		Strongly disagree	Full-Time Resident		Mason County Homeowner	
12/8/2023 7:56	12/8/2023 7:57	Allow all short term rentals. Bring in tourist dollars, which is a boost to Mason County.	Please listen to all voices, not just those opposed to short term rentals.	No		No		Strongly agree	Full-Time Resident		Mason County Homeowner	
12/8/2023 8:07	12/8/2023 8:33	I'm absolutely oppose. We do not need any more government regulations telling me how to live.	Don't think STRs are a big issue. I kind of like with Big Government would just take care of Big Issues, Roads, Crime, Homelessness, more law enforcement officers.	Maybe	None of the above, please leave comments at end of survey	No		Somewhat agree	Full-Time Resident		Mason County Homeowner	
12/8/2023 8:33	12/8/2023 8:40	Safety is a concern for waterfront housing	Thought think STRs can bring visitors to the area which can help support local businesses, etc. I think that communities (HOAs) within Mason Co. should have the support of the county if they choose to disallow them.	Yes	Availability and affordability of long-term housing	No		Somewhat agree	Seasonal/Part-Time Resident		Mason County Homeowner	
12/8/2023 8:50	12/8/2023 8:52	I'm in favor of regulations similar to those in Bellingham, Chelan and Walla Walla.		Yes	issues related to noise, parking, or trespassing	No		Strongly disagree	Seasonal/Part-Time Resident		Mason County Homeowner	
12/8/2023 9:29	12/8/2023 9:51	I don't believe that there is any need for the county to get involved. The state has established enough guidelines on the matter. I think the law can be better spot elsewhere.	We have met the most amazing people. And we have groups that have never been to the area that have kept coming back because of the experiences that we give them. It's no different than a small business. My place helps the other small businesses in our community.	No		Yes, I own and/or host STR(s) within Mason County, Wa	Single Family Home	Live on property where short-term rental is located	Strongly agree		Mason County Homeowner	
12/8/2023 9:54	12/8/2023 9:58	It is our home. We stay there to live on our property. Very high taxes. We should have the right to rent or short term rent our house if we want. It's just another way for you all to make money.	Passive income of course. Meeting great people	No	What could you have against them. They bring extra tax revenue to the area	No		Single Family Home	Live on property where short-term rental is located	Strongly agree		Mason County Homeowner
12/8/2023 9:58	12/8/2023 10:07	I am not for placing restrictions on short term rentals. I have heard no complaints from residents or rental stock if I were aware of short term rentals so far back as 2014. If funds are placed on those properties, I fear a negative economic impact on our area.	Our property has been kept in good shape by being occupied by short term renters who care for our place, as if it were their own. The rental revenue has allowed our family to maintain quality and make upgrades and improvements as well as cover the expenses for taxes and utilities.	Yes	would suggest gaining feedback from local businesses, such as restaurants and other establishments so to their view of business revenue that might be lost if funds and restrictions are placed on short term renters who patronize their businesses during their stay	Yes, I own and/or host STR(s) within Mason County, Wa	Single Family Home	Live on property where short-term rental is located	Strongly agree		Mason County Homeowner	
12/8/2023 10:14	12/8/2023 10:23	Factor have not been affected negatively but maybe that would change if I lived in a neighborhood setting. For the most part I am for giving people freedom to do what they wish on their property.		No		No		Strongly agree	Full-Time Resident		Mason County Homeowner	
12/8/2023 10:42	12/8/2023 10:45	None. As long as you are getting your property tax money, allow the land owners to be creative in how they earn revenue to pay for the extra expensive services needed upon them.	Please stop over regulating your constituents.	No		No		Strongly agree	Full-Time Resident		Mason County Homeowner	
12/8/2023 11:18	12/8/2023 11:23	We fewer regulations on number of units in an area and occupancy limits to be enforced. Also, should we usage should be regulated!	Additional noise and traffic are a concern on Hwy 106	Yes	issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Neither agree nor disagree	Full-Time Resident		Mason County Homeowner	
12/8/2023 11:21	12/8/2023 11:24	oppose regulations and think the STRs are just fine as is.		No		No		Strongly agree				
11/25/2023 12:21	11/25/2023 12:28	Would oppose Safety and health inspection. Reasonable people could decide this vs rent or not rent themselves, but would go along with majority votes.		No		No		Strongly agree				
12/8/2023 12:36	12/8/2023 12:38	I do not oppose vacation rentals in our area. Most rentals are seasonal and have been respectful of privacy. They bring much needed tourist dollars into our community.	None	No		Yes, I own and/or host STR(s) within Mason County, Wa	Vacation Home	Live on separate property	Strongly agree			Mason County Homeowner
12/8/2023 13:44	12/8/2023 13:49	Number of nights each year that homes can be used for short term rental. I don't support anything more stringent	Mason County needs to look at the big picture of tourism and revenue	No	A large number of short term rentals result in added traffic during already busy months, and could contribute to added crime in that unfamiliar faces coming and going would not be as recognized in a small community as they are now.	No		Seasonal/Part-Time Resident			Mason County Homeowner	
12/8/2023 15:51	12/8/2023 16:01	We think, regulations, inspections	Traffic and road use	Yes	issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Full-Time Resident		Mason County Homeowner	
12/8/2023 16:28	12/8/2023 16:30	This summer I was forced to call the fire department twice because the short term rental below me had a bonfire during the propane burn ban. There needs to be some way to make sure the renters know rules and regulations in Mason County at different times of the year.		Yes	issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat agree	Seasonal/Part-Time Resident		Mason County Homeowner	
12/8/2023 17:53	12/8/2023 18:01			Yes	issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Neither agree nor disagree	Full-Time Resident		Mason County Homeowner	

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, WA?	If you answered YES or MAYBE to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
12/9/2023 19:21	12/9/2023 19:21	Yes			Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/9/2023 19:23	12/9/2023 19:24	I feel like that short term rentals should not be permitted on a private road. Also where there are septic systems the limits should clearly posted and monitored by the home owners. We have personally witnessed odor and seepage to the natural flow and to neighboring areas. Also the noise is too much for our neighborhood and elderly residents.		Completely opposed. I live in an HOA that should not be subject to 100% approval. The HOA was written before short term rental existed.	Yes	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/10/2023 9:28	12/10/2023 9:30	Safety and health		concerned about loss of long term rental housing in Mason County	Yes	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/10/2023 9:46	12/10/2023 9:48	Oppose regulation, properties were purchased based on current policies. Any restrictions could make property economics unsustainable to support seasonal places with mason county recent tax raises over last 5 years.	Allows me to pay for taxes and expenses of upkeep to rent out some of the time.		No		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Strongly agree	Full-Time Resident	Mason County Homeowner
12/10/2023 10:26	12/10/2023 10:29	Limit on number of that would be nice. There is one next door to us and sometimes they don't respect neighboring property.			Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/10/2023 11:06	12/10/2023 11:08	Overreaching stay out of peoples business.			No	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/10/2023 10:44	12/10/2023 11:08	I do not oppose the enforcement of regulations pertaining to short term rentals within the communities of Mason County. I believe that regulations & guidelines pertaining to this subject are necessary for the protection of property owners, the preservation of the environment & natural resources, & for the safety of all parties concerned.		I feel that short term renters are apt to be disrespectful of community residents & the property in which they are staying.	Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/10/2023 11:44	12/10/2023 11:49	I oppose regulations for short term rentals to friends and family, but limited safety regulations for short term rentals for commercial applications.		For many part time residents to enjoy the beauty of property in Mason County, short term rentals are needed to offset real estate fees and taxes. Property values will likely decline if we over regulate or eliminate short term rentals. Let's not become King County.	No		No			Strongly agree	Seasonal/Part-Time Resident	Do not reside in Mason County
12/10/2023 12:22	12/10/2023 12:23	I don't have a general opposition to short-term rentals. Nor do I have any strong feelings about necessary regulations for short-term rentals.			No		No			Somewhat disagree	Seasonal/Part-Time Resident	Do not reside in Mason County
12/10/2023 11:27	12/10/2023 11:32	I oppose these regulations. A system like Airbnb already addresses anything that could be picked up by safety in health inspections through their online review process. Mason County doesn't have the right to impose limits on the number of short term rentals within the county limits. And given the increasing property taxes in Mason County, I certainly hope the county is not going for even more money, as vacationers to the area, already bring in more money in terms of business.			No		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Strongly agree	Full-Time Resident	Mason County Homeowner
12/10/2023 11:37	12/10/2023 11:37	No STRs. Owner can rent for one month periods only.		More traffic to a peaceful setting.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/10/2023 11:23	12/10/2023 11:26	Yes, to all suggested rules and regulations noted above.			Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
11/26/2023 16:49	11/26/2023 16:49	I am opposed to having an open limit on the number of these types of short term properties in our area. I believe there should be a time period of not more than two weeks for anyone staying. Improvements health checks would be good.			Maybe		No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/10/2023 10:11	12/10/2023 10:14	This is a good to boost economy and bring in people to Mason County		There should be a clear way for neighbors to contact the county with complaints and a way for the county to stop an owner from continuing to rent STRs based on appropriate reasons that have to do primarily with reasonable enjoyment of peoples property.	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/11/2023 8:11	12/11/2023 8:13	There should be no short term rentals in established communities with associations or community clubs managing neighborhood. Short term rentals bring in bad influences such as poor neighbors, lack of care for maintenance and potentially drug related activities.			Maybe	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/11/2023 8:44	12/11/2023 8:48			Short term rentals will ruin the community in mason county...don't let mason county become another direction Seattle...overcrowd	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/11/2023 8:52	12/11/2023 9:31	I don't believe County/reg needs to be involved with short term stays. I believe there are many safeguards/fees & taxes attached with the vacation rental industry. I have used those entities before and have found them to be very		The source & increase employment with many local business in cleaning, landscaping, management & food service etc. Which then brings in more tax revenues with limited impact on infrastructure. Many families use the STRs to help supplement incomes and most are seasonal. Rising cost and stagnate wages are one factor why families are using their properties for STRs. The agencies STRs go thru are highly taxed and regulated which pass those costs on to the consumer.	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/11/2023 9:45	12/11/2023 9:47			I believe STRs are a good source of income for our communities. Let the homeowners along with the agencies regulate. It's only for their advantage and safety of the consumer.	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/11/2023 10:32	12/11/2023 10:34				Maybe	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/11/2023 10:25	12/11/2023 10:51	Propose minimum regulations, if any. The short-term rental lodging industry boosts Mason County economy with more businesses & food restaurants, activities, parks and shopping. Showing the beauty of our area both helps residents afford to own property and increases the likelihood of others wanting to own property in our County after their positive experience here.		Instead of creating new regulations for short-term rentals, we should enforce the regulations already on the books for noise complaints and trespassing issues with law enforcement and code enforcement. A large part of this can and should be handled by landlords with adequate information and rules. Other complaints can be handled through homeowner's associations and	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/11/2023 11:33	12/11/2023 11:41	Not allowed in HOA. HOA pay for upkeep and provide community benefits not intended to support one homeowner's pocket. Short term renters are not screened. Short term renters disrupt the community, use resources not intended for non members of the community. Members of our community purchased property to be in a quiet community, where we know our neighbors. We work together to maintain our common property and the renters are free loaders.		they should not be considered as a way to provide low income housing.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/11/2023 12:28	12/11/2023 12:29	No issues		No	No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/11/2023 12:18	12/11/2023 13:03	Limits on numbers of STRs in an area. They definitely change the atmosphere of a community. Safety and health inspections, especially regarding septic system capacity and functionality on the waterfront, and also concerning parking availability along SR 126 - not blocking access to or infringing on neighbor's property.		With absentee landlords, how do you file a complaint if there are problems? The damage is done and the renters are gone and the neighbors are left in an unpleasant situation.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/11/2023 14:03	12/11/2023 14:11	In the case of the Lake Cushman area, I don't believe there needs to be a second layer of rules and restrictions. The Lake Cushman maintenance company and HOA already has in place rules to help ensure STRs are operating well. All must be registered, there are minimum occupancy regulations, and various other rules to make sure that STRs don't degrade the neighborhood experience for full-time home owners.		Specifically for the Lake Cushman area, STRs are an important part of bringing tourists from out of state to visit Olympic National Park. Nearly all of our guests in the fall and summer months are from out of state. There are few lodging options in the area and campsites are generally booked so STRs provide a valuable service to the area.	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Strongly agree	Full-Time Resident	Mason County Homeowner
12/11/2023 14:47	12/11/2023 15:00	My main concern is commercial companies who manage and own properties should not be allowed to have STRs. There is a housing shortage as it is and fringe companies who have lots of money to spend buy multiple properties for STRs then that takes away the opportunity from families and individuals to have secure housing.			Maybe	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
11/27/2023 14:05	11/27/2023 14:07	do not oppose regulations.			Yes	Availability and affordability of long term housing issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/11/2023 14:07	12/11/2023 14:07	Yes			Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/11/2023 14:07	12/11/2023 14:07	Yes			Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/11/2023 14:08	12/11/2023 20:01	Limits on numbers of STRs in an area - list of rules and regulations posted in home - speed limit on private road into the community - out door burning - sea food harvesting on private property - noise control		there is no respect shown to us property owners by these short term renters and none either by the landlords of these renters.	No	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/11/2023 14:24	12/11/2023 20:17	For purposes of for profit entities, short term stays less than 30 days rentals should not be allowed. For STRs owned by individuals (non-LLC, Inc, etc), short term rentals should be allowable.			No		No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/12/2023 7:11	12/12/2023 7:22	Noise and pets and beach trespass digging shellfish.		Too many people at one address.	Maybe	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/12/2023 8:23	12/12/2023 8:27	I DON'T THINK SHORT TERM RENTALS SHOULD BE ALLOWED IN MASON COUNTY AT ALL. IT WILL FOREVER CHANGE OUR COMMUNITIES.		A lot of us live on Puget Sound. Our waters and wildlife will be adversely impacted by non residents who abuse our shoreline and properties.	Yes	Issues related to noise, parking, or trespassing issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/12/2023 8:54	12/12/2023 8:57	STRs destroy neighborhood community			Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/12/2023 11:19	12/12/2023 11:21	There should not be any regulation on it. Leave it to the local HOA of the community.		Mason county doesn't have the infrastructure for many vacation people to come to our area. We don't have an over abundance of Airbnb properties here.	Yes	Issues related to noise, parking, or trespassing	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/12/2023 11:56	12/12/2023 12:23	After weeks of thought I haven't thought of one reason to regulate short term rentals. Hard to believe that the county could fund inspections and patrolling. Is the county currently inspecting long term rentals? If I have only short term renters next door I know that this will have, unlike many neighbors that live there year after year. Some short term rentals are meant to be sold/family/romantic. Would those require hand/cap regulations, my house wouldn't pass. Can you get a wheelchair in your bathroom? Who are these regulations supposed to protect? The guests, neighbors, certainly not the land owner. Will it just be another through permit? annual, monthly, daily?			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/12/2023 13:55	12/12/2023 13:57	Safety and health is important			Maybe	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/12/2023 14:10	12/12/2023 14:12	think they are needed for our area			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/12/2023 14:45	12/12/2023 14:50	I oppose regulations as they will reduce tourism, investment and business activity in Mason County. STRs are already highly regulated by the industry.		I recommend Mason County and included municipalities should focus on economic development within downtown areas that greatly need revitalization and encouraging employers to invest in quality job creation.	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Are there any additional feedback or concerns you would like to share regarding short-term rental in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental (STR)?	What type of short-term rental property do you own or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
12/13/2023 18:36	12/13/2023 18:51	I understand viewing limits on STRs in an apartment or condo building, but not in rural neighborhoods. Most suburban neighborhoods have HOAs that control STRs. I would not object to having my house inspected, but I do think that reviews do a pretty good job at weeding out the problem homes fairly quickly. I am confident that our home would pass any inspection but I don't like the idea of being inconvenienced by it or having to pay for it.	It's not as well known as a "location" to some other areas that get lots of vacationers.	We couldn't find a dependable company to handle our house cleaning and decided to do all of the clean up on our own. I'd love to see some collaboration between businesses so that I could offer advertising for stores and restaurants in exchange for them promoting us in some way.	No		Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on property where short-term rental is located	Strongly agree		
12/13/2023 17:06	12/13/2023 17:41	I have safety concerns with fresh and saltwater shoreline rentals. I have seen many short term rental tenants violate the rules on water creating safety issues for all. When approached to provide them the rules of the lake some get aggressive and have actually harassed those who corrected them. The noise and privacy of those who live on the waterfront have been compromised with no method of correcting the situation. Owners who pay additional taxes for waterfront property should be able to enjoy the waterfront without those who come to party at the expense of others. One additional thing is the parking problem, at times even though it states only eight people may rent the short term rental, there have been as many as 20 showing up to the property with more cars than the short term rental can support, therefore cars parked along the roadways. I understand that it's peoples right to have a short term rental but we need some rules and methods of compliance. Depending on the owner or the short term rental agencies to insure compliance to any rules will not work, many tried and had no success. I am not sure of any quick solutions but I would imagine if the county put something in place with non compliance fines it may drive some improvements. I also am in favor of limiting the amount of short term rentals in a given area, especially waterfront properties.		provided them in the opening survey book. We need more controls over short term rental impacts to the community, with a method of compliance that actually works. Noise, safety issues, parking issues and noncompliance from the owners own rules for short term rental clients.	Yes	Issues related to noise, parking, or trespassing	No		Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/13/2023 18:18	12/13/2023 19:36	Oppose regulations, it should be the home owners choice as long as it doesn't adversely affect neighbors.		We would like to do it on our vacation house in Pacific County. It is limited by that County, which is completely under "Controlled by the "Good of the Club". Can't do that here!	No		No		Somewhat agree	Full-Time Resident	Mason County Homeowner	
12/13/2023 8:27	12/13/2023 8:33	To much traffic One and two day rental are ridiculous just party houses		Many folks need to rent a portion of their home to pay ever increasing taxes from government. And inflation is really affecting people. Stop over regulation.	Yes		No	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	Somewhat disagree	Full-Time Resident	Mason County Homeowner	
12/13/2023 14:33	12/13/2023 14:38	Oppose regulations. Whether or not folks rent part of their property is no one else's business. If homeowners do not reside in an HOA with rules for this, this should not be regulated by the city or county. People purchase outside of HOAs for freedom.			No		No		Strongly agree	Full-Time Resident	Mason County Homeowner	
12/13/2023 17:29	12/13/2023 17:31				No		No		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/13/2023 20:01	12/13/2023 20:14	- limit number of short term rentals in neighborhoods - don't allow absentee owner or investment groups to rent property short term		Our home is in a neighborhood on Hood Canal. There are at least 5-6 units that are being rented short-term especially in the summer. The renters in the past have been helped themselves to systems, chairs, etc. When this occurred consecutive weekends, it is a strain on the supply of these whether on private or public beaches. Signs have had to be placed warning short term renters that they are not allowed to trespass and take from the beach.	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/13/2023 21:36	12/13/2023 21:44	I do not see an issue with STRs and oppose restrictions on them. The platforms that list STRs provide a great deal of transparency through renter and operator ratings and comments that help both to be on the up and up.	We have only rented a couple times so far. No issues at this point. We make sure that renters are well-versed in the rules in our HOA.		No		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation home	Live on separate property	Strongly agree	
12/14/2023 8:09	12/14/2023 8:10	Oppose regulations. So many of the homes in our area are vacation homes that provide income to their owners. Some are the days that any of us can afford to sit them sit empty.			No		No		Strongly agree	Seasonal/Part-Time Resident	Do not reside in Mason County	
12/14/2023 20:32	12/14/2023 20:33				No		No		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/14/2023 18:50	12/14/2023 19:53	Restriction on amount of short term rentals in each area, require them to have security cameras that are monitored, require a license to operate and have neighborhood signs before approval of license is granted.		Short term rental should be owned by local residence	Yes	Issues related to noise, parking, or trespassing	No		Somewhat agree	Full-Time Resident	Mason County Homeowner	
12/14/2023 11:27	12/14/2023 11:33	Safety and health inspections would be great. Also, for the owners to keep record of all guests and copies of identification for adults staying at the properties. Local owners only. While I am not an anti-government/anti-regulation type of person, I do not believe in creating new or additional regulations to address a perceived problem when there are already existing ones in place that, if enforced, would be sufficient. The concerns cited in the county website (egptic, trespassing, harvesting, noise) are absolutely NOT unique to short-term rentals and do not need new additional rules and regulations to address them. There are already rules and regulations governing septic systems, trespassing, harvesting, and noise which apply to all. These existing rules and regulations should be enforced, we do not need new ones. Short-term rentals fill an important role in the county and should be encouraged.		Allow opportunity for crime that wouldn't otherwise happen.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat agree	Full-Time Resident	Mason County Homeowner	
12/14/2023 11:13	12/14/2023 11:05	I think short-term rentals are very good for this area and don't need any regulations just for them. Concerns of septic issues, trespassing, harvesting and noise are 99.9% NOT caused by short-term rentals, just enforce existing rules to everybody equal.		The revenue from the home have allowed me to keep my house, make improvements to it, and bring in tax and tourism dollars to help the local community which are needed.	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
12/14/2023 14:13	12/14/2023 14:30	Notice should be given to neighbors within 500 ft to allow for public input. License and inspections /restrictions on the number of people allowed, adequate parking and noise restrictions.		Short term rentals provide a valuable service to Mason County, let's try to help them do business here! Short-term rentals are not the cause of the concerns cited.	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	
12/14/2023 14:13	12/14/2023 14:30	Notice should be given to neighbors within 500 ft to allow for public input. License and inspections /restrictions on the number of people allowed, adequate parking and noise restrictions.		It is a great service to the community and boosts tourism. There had no real issues but I only allow weekly rentals.	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	
12/14/2023 17:44	12/14/2023 17:45	STR is good for community to build side income		Additional income when I'm not using the property	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	
12/14/2023 19:41	12/14/2023 19:43	I do not think short-term rentals should be restricted. It has helped a lot with our small business with variety of guests from other places, visiting the area.			No		No		Strongly agree	Other (business owner, and owner, etc.)	Mason County Homeowner	
12/14/2023 20:46	12/14/2023 20:53	Oppose regulations for a number of reasons. 1. Government should not be involved in regulating private property. 2. Cavesit and/or - let the buyer beware. In other words, let the supply and demand and service regulate whether somebody wants to rent their place to others. The good will rise, the bad will fall. 3. The Hood Canal area is just not that populated and actually more people using the Canal, and occupying some of these empty houses, especially in the summer, the better.			No		No		Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/14/2023 22:34	12/14/2023 22:49	Limit on the number. Had a full 14 moos of a Vrbo rental next door. There were issues at times with garbage. Having constant traffic of vacationers every day is like living next to a hotel/Motel. Some respectful and careful, others not so. Beach property and relaxed use can be an issue. Neighbors had shifts taken on their property and had to basically patrol and oversee. The sheer number of people renting etc All very undesirable. Always afraid if someone would bring their jet ski out on the beach and disturb the entire community. Beaches should be limits. A couple had needed house next door and then called as a VRBO/AR/BS, so constant change of guests. I support limits or banning.		Noise rule Upkeep rules Parking rules	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
12/15/2023 4:51	12/15/2023 5:53	Noise restrictions Parking		I own a hotel and use short term rental web sites as a marketing tool.	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree	
12/15/2023 11:21	12/15/2023 11:31	Don't oppose inspections		Mason county has a shortage of short term rentals, having some single family homes as short term rentals helps with this shortage. They should contribute to the local rental tax.	No		No	Single Family Home	Live on separate property	Strongly agree		
12/15/2023 11:24	12/15/2023 11:31	Rules should require owners of rentals to have significant risk insurance, with the county, state, city, local residents named as additional insureds. Premiums will need to be high and coverage enough to protect the community. Think Lakana fire, it gutted the community. Owners should follow all the same rules as hotel/motel owners who are checked in a community. Owners should pay for any services used by the county or other organizations to deal with rule or code violations.		renters should NOT be treated to the same rights as owners. They also should pay a fee to the county for each rental - for access to, and maintenance of public resources and facilities.	Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
12/15/2023 12:50	12/15/2023 12:51	Oppose because I feel that as it is the economy is increased in the county		Our original contracts didn't list for profit businesses with allowed. However the STRs we allowed. The owners should be charged more for boat launch and park permits than owners and limit the number of STR people allowed. They take over space meant for owners get pay full fees to live here.	No		Yes, I own and/or host STR(s) within Mason County, WA		Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/15/2023 17:46	12/15/2023 17:50	No vacation rentals should be allowed on the Hood Canal houses or cabins. It's impossible to enforce crabbing, clamming, beach harvesting, etc and to prevent trespassing and disturbing neighbors, not to mention large water consumption and sewage treatment production (septic tanks, hood Canal contamination, etc.)		Should not be allowed in privately owned communities that prohibited them in their original by laws!	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
12/16/2023 8:13	12/16/2023 8:21			I will damage the county, environmentally, economically, and its image in the long term.	No	Issues related to noise, parking, or trespassing	No	Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
12/16/2023 10:03	12/16/2023 10:04				Yes	Issues related to noise, parking, or trespassing	No	Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner		
12/16/2023 10:28	12/16/2023 10:33	Limit on number of STRs in an area			Yes	Issues related to noise, parking, or trespassing	No	Somewhat disagree	Full-Time Resident	Mason County Homeowner		
12/16/2023 10:29	12/16/2023 10:34	Oppose as it enables us properties from those who need full-time housing. Too many people buy these properties just to make money for their selves. And those vacationers trespass on other long time homeowners properties. I am against this short-term rental scam		renters are loud and we have been impacted with barking dogs and loud parties late into the night	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
12/16/2023 10:45	12/16/2023 10:47	Leave vacation rentals alone		None of the above, please leave comments at end of survey	Maybe		No	Strongly agree	Full-Time Resident	Mason County Homeowner		
12/16/2023 10:48	12/16/2023 10:50	Limits would be good		no	No	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
12/16/2023 11:26	12/16/2023 11:29	Yes I believe restrictions should be in place. We live at Lake Cushman and there have been homes with large parties that have been disruptive. The renters trespass and steal and it is new people ever other day. It does not feel safe			Yes	Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
12/16/2023 11:28	12/16/2023 11:33	Better control including how many can be allowed in a given area such as Lake Cushman			Yes	Issues related to noise, parking, or trespassing	No	Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
12/16/2023 11:16	12/16/2023 11:41	STRs are a business in WA state. As such, they need to pay taxes appropriate for a business. Mason County should enforce that all STRs are property following the existing codes for businesses. I'm a STR owner (not in Mason, but I'm considering it for my Mason property). I found that those that use a STR as a true business are guests to the neighborhood. Their homes are usually the best looking on the block. They have products which minimize "bad" guests because "bad" guests are bad for business. Unfortunately, many STR owners have to compete in the market place with other STR operators who do not file as a business and pay appropriate taxes. Please, enforce the rules that exist now before making new rules. Only "rule followers" (i.e. legitimate businesses) are going to follow rules, so before putting a community asset out of business, enforce existing codes on all STRs.		1. Enforce existing business rules/filing on existing STR. If you don't enforce the rules, only the scofflaws will be left in business. 2. Consider new rules that address a documented problem, not speculation. 3. Don't make "red herring" rules that only apply to STR when the same problem exists with long term rentals and property owners. Common examples are limits on street parking and occupancy capacity linked to septic use.	No	No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner			

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you support regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
		Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you support regulations what is your reasoning for this stance?										
12/16/2023 13:30	12/16/2023 13:44	I oppose new rules and regulations on property owners that restrict the use and income avenues to offset the rising costs of owning a home or the dream of being able to afford a second vacation home. Having a short-term rental that does not cause problems for neighbors should not be restricted, just because you as a neighbor who does not like the idea of a short-term rental or extra property use next to you, should not be a legitimate cause for concern. We already have county rules in place for properly working septic systems, noise ordinances, trespassing laws, etc.			No		No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/16/2023 13:57	12/16/2023 14:14	A limit on the number of STRs that an individual can own. For example, no more than 3 within the county. And outright prohibition of operating an STR for corporations to prevent the buying of single family homes by entities like hedge funds. A single person or small group may want to form an LLC to protect themselves, but there needs to be a limit to how large that can be to prevent housing inflation due to speculation.	None		No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation home	Live on property where short-term rentals is located	Strongly agree		
12/16/2023 14:39	12/16/2023 14:44	Limits for sure. I live in Cushman. I hate the extra traffic, our parks are so busy that members have a hard time using them. Loud parties all the time. It's like living next to a hotel, and you can't get away from it.			Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/16/2023 15:24	12/16/2023 15:25				No		No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/16/2023 15:35	12/16/2023 15:36				No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/16/2023 16:00	12/16/2023 16:00				Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/16/2023 16:26	12/16/2023 16:28	I never a must			No		No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/16/2023 16:55	12/16/2023 16:55	Register STR and have the owners understand they are responsible for tenant behavior.			Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Resident	Mason County Homeowner
12/16/2023 18:39	12/16/2023 18:45	Don't we already have enough rules on the books? There are already noise rules, garbage rules, HOA rules, nuisance rules, blocking the road rules, lighting rules, barking dog rules, solid-waste rules, etc. Can we just enforce those instead of adding another layer to private property owners? There are MANY homeowners who make a little money out of short-term rentals of their properties in beautiful Mason County who create NO problem for their neighbors. Let's just go after the ones who DO cause problems based on the rules ALREADY in place!			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/16/2023 20:29	12/16/2023 20:33	Limit the number per year			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/16/2023 21:51	12/16/2023 21:51	There should be standards about how STRs are operated in terms of safety and responsiveness, and penalties based on number of complaints or other issues to the community, but I oppose restriction on the number of STRs as they bring in important tourism dollars to the county.			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/17/2023 4:26	12/17/2023 5:30	Total number in an area restricted, occupancy limits, strict rules on owners for things such as garbage removal, snow removal, zoning to that guests know about fire bans etc.			Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/17/2023 8:11	12/17/2023 8:11	I oppose regulations or limits, so many homes especially on shoreline or in the Lake Cushman area are owned as vacation properties and wouldn't otherwise be affordable for the owners if they couldn't rent them out at times. Then what... The houses may sit empty and not be taken care of. There are many areas such as Hoodport where small businesses rely on tourism and seasons where more people are visiting, without short-term rentals there would be much less visitors and business for them.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/17/2023 8:17	12/17/2023 8:21	I think requires that guests have a local contract within 30 minutes drive that they can call in case of emergency, and that neighbors also have that number to call in case guests are misbehaving, takes care of most of the problems people commonly associate with STRs. Let max occupancy be determined by septic size. Limit how many STRs an individual can own to prevent people's overuse.			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/17/2023 8:24	12/17/2023 8:24		Have a local property manager and have had no issues		Maybe	None of the above, please leave comments at end of survey	No	Vacation home	Live on separate property	Somewhat agree		
12/17/2023 8:35	12/17/2023 8:35				Maybe		No					
12/17/2023 8:43	12/17/2023 8:43	I own a short-term rental in mason county. These provide tourism, tax dollars coming in at restaurants, stores and bars. Not many hotels in many areas.	Helps pay for vacation home. I have had no problems.		No		No	Vacation home	Live on separate property	Strongly agree		
12/17/2023 8:59	12/17/2023 9:00	Private property is PRIVATE PROPERTY			No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/17/2023 8:58	12/17/2023 9:00	None. People who own their home should have the freedom to rent it out as they see fit.			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/17/2023 9:14	12/17/2023 9:14	Garbage service required. Large fines for breaking no fire rules in summer			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/17/2023 9:09	12/17/2023 9:21	Refer to Chelan County STR rules and regs enacted in 2021 and adopt those that reflect the needs of Mason County. Application are fee based permit. Property meets county mandated health codes including occupancy. Limitations on STR permits based on balanced percentage of total housing stock (owned areas of the county to reflect benefits/impact on local housing and infrastructure), existing rentals offered time grandfathering allowance as long as property meets permit health code regulations. Limitation on numbers within zoned areas.			Maybe	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Other (business owner, land owner, etc.)	Mason County Homeowner
12/17/2023 9:18	12/17/2023 9:21	do believe that restrictions should include limits on how many can exist in a designated area.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/17/2023 9:23	12/17/2023 9:29	There definitely need to be restrictions on how many in a particular area, ease of contacting owner should there be a problem with renter, etc.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/17/2023 9:50	12/17/2023 10:05	Limit # in areas and how many times they can be rented out.			Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/17/2023 10:22	12/17/2023 10:24	Limits of all kinds. There are not many houses available in most Mason County communities, to see them turn into nothing but unaffordable vacation rentals for wealthy tourists would be a great disservice to our community.			Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/17/2023 10:40	12/17/2023 11:05	Regulations on occupancy based on septic or bedrooms is reasonable. However, further regulations due to complaints of noise, trespassing and dogs as described in the survey is unnecessary as these laws and rules are already in existence.	This has allowed us to have a vacation home at the Olympic Peninsula that we have dreamed about. Our challenges have come with offering an STR means that we need to keep our property in pristine condition.		No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation home	Live on separate property	Strongly agree		
12/17/2023 11:12	12/17/2023 11:13	None			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/17/2023 11:19	12/17/2023 11:21	That the number of guests is appropriate to the size of the improvements. Guests clearly no the rules and refs (i.e., burn bans, noise ordinances, use of amenities).			Yes	Issues related to noise, parking, or trespassing	No			Strongly agree	Seasonal/Part-Time Resident	Do not reside in Mason County
12/17/2023 11:23	12/17/2023 11:28				Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/17/2023 11:10	12/17/2023 11:12				Yes	Availability and affordability of long-term housing	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/17/2023 11:29	12/17/2023 11:34	I'm in favor of STRs, they increase the volume of visitors who spend money with the local businesses. Regulations that would impact the ability of home owners to offer this service will negatively impact the bottom line of our local businesses who rely on summer time revenue from visitors to carry them through the slower winter months. As few as possible. Let the market determine how the homeowner maintains the property. The market will determine continual property improvements. Of course typical noise and fire regulations must be followed as for everyone.			No		No			Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/17/2023 11:34	12/17/2023 11:43				No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/17/2023 11:46	12/17/2023 11:46	Nothing at all, I don't think that we that can afford to live income from these property's should be punished for it	Benefit, I have some wants to vacation		No		Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree		
12/17/2023 14:30	12/17/2023 14:31	I do not feel regulations are necessary as property owners should be allowed to use their property for income as they see fit and insurance requirements would cover any safety aspects. The only regulations that I would be for would be in regards to noise and updates so as not to impact any neighbors, but I feel property owners would be requiring that anyway.			No		No			Strongly agree	Seasonal/Part-Time Resident	Do not reside in Mason County

Start Date	End Date	Mason County is developing regulations, which specify rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-timer, or other (e.g., business owner, etc.)?	What best describes your residency?
12/17/2023 14:54	12/17/2023 15:00	I think limiting short-term rentals is a horrible idea. Having more people come out to our area, creates more revenue for surrounding businesses in addition to properties, trying to create a lowly little business for themselves and providing accommodations to travelers for our beautiful slice of paradise. When people put their homes up for short-term rentals, like our business, many improvements are made, which is a much needed asset to our surrounding area. There are always regulations of maximum amount of people, and the requirement of people to follow the guidelines of our communities and homeowners rules. If those are not followed, people should be given warnings and then possibly losing the ability if their property is not properly managed, but I think it is an awful idea, and will punish those who are following by the rules, while allowing a little revenue.	Being able to create revenue to offset the expenses of being able to be a resident in our beautiful neighborhood	I feel like an attack when cities and countries try to just pick on short-term rentals instead of taking a look of other businesses that have a more negative impact. Short-term rentals are good for the owners of the property, revenue of surrounding business, general improvements of our homes in our area that can sometimes be dominated by unkept property. I think if Mason County has issues, they should more have issues with people living in trailers, not keeping up their own properties.	No	Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/17/2023 15:10	12/17/2023 15:14	Some regulations are a good idea. Letting a new industry grow without regulation is like for a while, but too much success brings unanticipated consequences, which is now happening with STRs. Limiting the number in an area, or limiting them to certain areas may be a good idea. It would allow property owners more certainty. Size limitations sound good. Safety and health regulations do not sound necessary. This revenue to us is probably more effective without government costs.		This is a classic NIMBY problem. I want the economic benefits of STR, but not next door to me. I would make me nervous to have one near door. And when we moved in, every single neighbor seemed concerned I would make my own property a STR.	No	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/17/2023 15:08	12/17/2023 15:32	Restrict occupancy to the septic system design limits I have an Airbnb next door. It's a disaster! The home is on a 2.8B septic, but I've seen as many as 10 adults spend the weekend there. They routinely block the driveway (and access to our property). They poachysters from our property. The owners Airbnb ad lists the property as "Oyster Haven," but the Lynch Cove oyster fishery is still receiving from the disastrous 200F temps from June 2022.		A little regulation would go a long way, especially regarding septic design limits and fines for violations of property rights. Truly, renters just don't care about neighboring homeowners.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/17/2023 15:46	12/17/2023 15:46	Limited amount of STRs in an area would be great.		STR should definitely have an occupancy minimum and a maximum number of STRs in an area if it is in an HOA community the renters must be made aware of all rules and abide by them. Owner must be made responsible for providing rules and enforcing them.	No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree	Full-Time Resident	Mason County Homeowner	
12/17/2023 16:39	12/17/2023 16:54	Lake Cushman says that we're moving.		STR should definitely have an occupancy minimum and a maximum number of STRs in an area if it is in an HOA community the renters must be made aware of all rules and abide by them. Owner must be made responsible for providing rules and enforcing them.	Yes	Issues related to noise, parking, or trespassing	No		Somewhat agree	Full-Time Resident	Mason County Homeowner	
12/17/2023 16:49	12/17/2023 16:59	Safety and health inspections 2 times a year, unannounced. No more than 3% of a community can be off STR should be very limited. I have seen the results in the Lake Cushman area where traveler's take homes off the market to use as STR's which in many cases negatively impact the neighborhood, but more importantly housing is removed for single family purchase which is what benefits the community.		Great way to add to the economy and keep home values rise as more and more people are kept to the area and recreate in the area.	Maybe	No		Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
12/17/2023 17:55	12/17/2023 18:04	STRs should be limited. I have seen the results in the Lake Cushman area where traveler's take homes off the market to use as STR's which in many cases negatively impact the neighborhood, but more importantly housing is removed for single family purchase which is what benefits the community.		This comment is not a Mason County issue, but adherence to the rules are difficult to police if the homeowner allows bad behavior.	Yes	Availability and affordability of long term housing	No		Neither agree nor disagree	Full-Time Resident	Mason County Homeowner	
12/18/2023 0:08	12/18/2023 7:11	Limit on number of STRs No more businesses needed. STRs are like every business, they already need a business license and they must make sure their guest follow laws and noise ordinances. It is a competitive business, so if they do not keep the unit well maintained they will not get business. Reviews from clients are king!		The County benefits from tax revenue from STR businesses, and tourism spending by the STR guests.	No	No			Strongly agree	Full-Time Resident	Mason County Homeowner	
12/18/2023 8:06	12/18/2023 8:13	STRs should be owned by people not large corporations. Many people form a corporation for their STRs from a liability standpoint, but I think limiting ownership of STRs to say 5 or 10 per entity and majority owner. Not sure how that can be written from a legal standpoint. But I think having huge billion dollar companies coming in and buying 50 homes around a lake area and turning them into STRs can have a negative and a controlling effect on an area. Whereas if those 50 homes were owned by 50 different individuals then there would be healthy competition and provide valuable income for people and also provide vacation stays for people from say Seattle to visit Mason County and enjoy what it has to offer.		Great way to add to the economy and keep home values rise as more and more people are kept to the area and recreate in the area.	No	No			Strongly agree	Full-Time Resident	Mason County Homeowner	
12/18/2023 8:39	12/18/2023 8:45	Number of guests vs. on-site septic capacity Noise control Licensing for legitimate providers to be in compliance with regulations and safety		Keep volume of people in Lake Cushman units within safety, noise and limits of HOA facilities. Ensure licensing is required and taxes are collected...make this a legitimate and monitored income source.	Yes	Issues related to noise, parking, or trespassing	No		Strongly agree	Full-Time Resident	Mason County Homeowner	
12/18/2023 9:33	12/18/2023 9:38	Our issue was with the road ways. We live in an lake community that does not require speed bumps or general road way markings or sidewalks. We have had several guests at the STR's (several STRs in the community) were pedestrians walk in the roads and fall to head the community guidelines. One incident was children after dark riding their bikes in neighboring driveways nearly colliding with incoming and outgoing traffic. We've also had several boats from the STRs that do not follow general boating safety rules on the lake when they become angry and damage the neighboring docks we are unable to take action for the damage. How would the neighbors seek compensation? That seems to be the big question, safety for residents and properties.		None of the above, please leave comments at end of survey	Yes	No		Somewhat agree	Full-Time Resident	Mason County Homeowner		
12/18/2023 10:16	12/18/2023 10:24	Short Term rentals act as a hybrid of housing that is neither monthly rentals nor personal residential housing. Due to their unique nature, short-term rentals carry a mix of liabilities that are unique to the activity and high turn-over. Accountability for damages to the community are non-enforceable leaving surrounding properties and neighbors vulnerable and exposed to a messy and gross scenario. Agreements need to be a combination for defined regulation that defines the responsibilities and limitations that may be unique to the area or location of the Short Term stays.		Our issue was with the road ways. We live in an lake community that does not require speed bumps or general road way markings or sidewalks. We have had several guests at the STR's (several STRs in the community) were pedestrians walk in the roads and fall to head the community guidelines. One incident was children after dark riding their bikes in neighboring driveways nearly colliding with incoming and outgoing traffic. We've also had several boats from the STRs that do not follow general boating safety rules on the lake when they become angry and damage the neighboring docks we are unable to take action for the damage. How would the neighbors seek compensation? That seems to be the big question, safety for residents and properties.	Yes	None of the above, please leave comments at end of survey	No	Yes, I own and/or host STR(s) within Mason County, WA	Somewhat agree	Full-Time Resident	Mason County Homeowner	
12/18/2023 10:45	12/18/2023 10:48	If the owners stays in their home or someone else does, has zero effect on me as long as they follow the rules in the community. Also HOA		no.	No	No			Somewhat agree	Full-Time Resident	Mason County Homeowner	
12/18/2023 11:56	12/18/2023 12:00	I see no reason to put restrictions on str's people need places to vacation		no.	No	No		Yes, I own and/or host STR(s) within Mason County, WA	Somewhat agree	Full-Time Resident	Mason County Homeowner	
12/18/2023 13:18	12/18/2023 13:21	I see no reason to put restrictions on str's people need places to vacation		no.	No	No		Yes, I own and/or host STR(s) within Mason County, WA	Somewhat agree	Full-Time Resident	Mason County Homeowner	
12/18/2023 13:43	12/18/2023 13:45	We think there should be no rentals less than 30 days.		no.	No	No		Yes, I own and/or host STR(s) within Mason County, WA	Somewhat agree	Full-Time Resident	Mason County Homeowner	
12/18/2023 13:48	12/18/2023 13:48	It is like to know if there have actual issues before having an opinion. Does the county have data on this?		enjoy tourists and generally find them respectful of the area	No	No		Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner		
12/18/2023 15:04	12/18/2023 15:09	Oppose STRs in neighborhoods like Lake Cushman to retain the primary purpose of that location - peace and quiet in wild setting		Strongly oppose STRs in communities like Lake Cushman, where owners go for peace and quiet and order, and not have to subject themselves to a revolving door of strangers or party mode who don't obey rules.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Full-Time Resident	Mason County Homeowner	
12/18/2023 15:56	12/18/2023 15:55	Short-term rentals help to boost the economy in the area for local businesses and give people from other areas an opportunity to enjoy the beauty that our hood canal provides along with some of the wonderful activities for the region.		Yes	Yes	No			Strongly agree	Full-Time Resident	Mason County Homeowner	
12/18/2023 17:23	12/18/2023 17:38	I am in favor of developing regulations, including restrictions on the number of STRs in a given area, safety and health inspections on STR properties, and registration requirements for STR guests, so that HOA management can be aware of who is occupying neighbor properties, and contact information available to reach property owners, as well as occupants. In areas of primarily residential use, short-term renters, with no knowledge or interest in HOA rules and regulations, can have a very negative impact on owner-occupied neighbor properties.		Absentee out-of-county property owners operating their Mason County properties as unregulated and unlicensed businesses, are the ONLY beneficiaries of rental income. Unimproved expenses to the county, such as law enforcement, infrastructure demands, etc., make them an economic LIABILITY, rather than a benefit.	Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Full-Time Resident	Mason County Homeowner	
12/18/2023 19:12	12/18/2023 19:14	There are businesses and need for business licenses. Short-term rentals in planned communities need to follow all the community rules just like the folks who actually live in the community.		Yes	Yes	No			Strongly agree	Full-Time Resident	Mason County Homeowner	
12/18/2023 22:35	12/18/2023 22:40	No regulations. Short-term rentals are a vital way to bring people to the area and lead to a significant amount of money spent in Mason County. My one Air BnB provides more to the local economy in terms of bringing new people into the area than full time residents. Visiting STRs is an economic lifeline. Not to mention STRs are generally much more well kept than most STRs. 1. There should be a limit on the number of STRs in the county if they're going to be allowed 2. Concern: we want neighbors who are actually neighbors 3. STRs can be a nuisance: noise, rapid turnover, too many vehicles, disregard for the community because the patrons are there to party instead of live 4. STRs are generally not required to follow ADA guidelines about disclosing accessibility, if the county can regulate that disclosure, it should. 5. Reduce housing options for locals who drive up housing costs 6. They reduce availability of long term rentals for locals	Lake Cushman HOA trying to regulate STRs	If you are interested in forming a committee for this, I would be interested	No	Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree	Full-Time Resident	Mason County Homeowner	
12/19/2023 8:37	12/19/2023 8:43	They are businesses and need for business licenses. Short-term rentals in planned communities need to follow all the community rules just like the folks who actually live in the community.		They also pose a fire risk as patrons are not likely to be as cautious or know local regulations as locals are. STRs facilitate consolidation of wealth into people with enough wealth to buy property and reduce the ability of poorer people to own or rent property	Yes	None of the above, please leave comments at end of survey	No		Strongly disagree	Full-Time Resident	Mason County Homeowner	
12/19/2023 9:47	12/19/2023 9:48	I like that fact that people from other areas get to see and experience this beautiful area. These renters, get coffee, go out to eat and shop at our local stores helping boost our economy. Regulations could negatively impact the benefits of these guest and possible the property values in the area like it has in many other regulated areas.		None of the above, please leave comments at end of survey	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat agree	Seasonal/Part-Time Resident	Do not reside in Mason County	
12/19/2023 9:49	12/19/2023 10:04	I support short-term rentals! We have used them for a decade or more and really like that option. At least twice a year we visit large ones for our whole family to get together. Hotel rooms are just not big enough sleeping-wise, sitting-wise, and don't have adequate cooling facilities or big enough refrigerators. Plus hotels are often not in scenic locations. Many hotels are next to highways or busy roads, which we do not like. Plus my husband and myself also stay in short-term rentals. Early often. We have never had cookie-cutter hotel rooms. Prefer something cozier and more to our style, cabin or lodge style, whenever we don't feel at home. Hate modern decor. We like having a table to eat at and play cards at, and really like having a recliner I can sit with my legs up in the evening. Most hotel rooms have recliners, or tables. Many hotel rooms have just a coffeemaker. If they do have a microwave, they have no dishes, or silverware, or pot holders, etc.		When we have stay in short-term rentals we have gone out to eat or hear live music, we have rented cross-country skis and taken lessons, we have gone dog sledding, we have gone skiing, we have gone on historic train rides, we have gone on boat trips, we have gone go-carting, we have shopped local stores, we have gone snow-shoeing... We always find out what the local area has to offer.	No	No			Strongly agree	Full-Time Resident	Mason County Homeowner	
12/19/2023 11:17	12/19/2023 11:22	I like that fact that people from other areas get to see and experience this beautiful area. These renters, get coffee, go out to eat and shop at our local stores helping boost our economy. Regulations could negatively impact the benefits of these guest and possible the property values in the area like it has in many other regulated areas.		Merry Christmas!	No	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
12/19/2023 12:33	12/19/2023 12:43	Sewer access or a good septic system. Sufficient parking off highway. Proper private property rules. Weekly garbage service. Proper liability insurance. Contact number for difficult renters. Quiet hours after 10:00 PM	None yet	They bring tourist dollars to support economy	No	Yes, I own and/or host STR(s) within Mason County, WA	Other	Live on separate property	Strongly agree	Full-Time Resident	Mason County Homeowner	
12/19/2023 12:45	12/19/2023 12:46	No regulations needed		hope to see streamlined but fair permitting process as I am exploring this as an additional investment option to keep myself busy	No	No			Strongly agree	Full-Time Resident	Mason County Homeowner	
12/19/2023 14:38	12/19/2023 14:43	No regulations needed		no.	No	No			Strongly agree	Full-Time Resident	Mason County Homeowner	
12/19/2023 15:07	12/19/2023 15:08	None		no.	No	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental (STR)?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
12/19/2023 16:30	12/19/2023 16:32	STRs bring new people to spend money in the local economy. The vast majority of short-term rentals and guests are good members of the community.	None		No		No	Single-Family Home	Live on separate property	Strongly agree		Mason County Renter
12/19/2023 17:45	12/19/2023 17:48	Safety and health inspections			Yes	Issues related to noise, parking, or trespassing; issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Renter
12/19/2023 18:52	12/19/2023 19:03	Limits on number of STRs, safety and health inspections, noise limit, music regulations		Illegal placement of a float & a buoy - affecting views, led to county and denied placement of illegal buoy, county had no ability to investigate buoy & would not act	Yes	Issues related to noise, parking, or trespassing; issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/19/2023 21:39	12/19/2023 21:43	I don't think the county needs to regulate STRs. I don't think it's any of their business if people want to rent out their place to make some extra income.	The benefit being extra income for my family. The downside is dealing with people. We have a nice place and many rules in place to protect our property and assets.	The influx of visitors is beneficial to the surrounding areas and storefronts within that area. And can help boost the local economy.	No		Yes, I own and/or host STR(s) within Mason County, Wv	Other	Live on separate property	Strongly agree		
12/19/2023 22:08	12/19/2023 22:15	STRs bring money into the local economy. Both for wages for cleaners, managers and construction/maintenance companies. As well as for local shops and businesses. The town's share of guests are respectful, rule-abiding individuals. Many are families making memories in beautiful parts of Washington State such as Olympic National Park, Lake Cushman and Hood Canal, where there are very limited accommodation options. People who complain are often oversteering their negative experience, and selectively attending to the small minority of occasions where there is a grievance. If they simply worked collaboratively with their neighbors, resolutions could be made.	This survey question is leading. I hope you do not base your assessment off a survey design like this. You will receive biased results.	Please see earlier comment about the survey question design being leading and needing refinement.	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/20/2023 1:57	12/20/2023 8:14	I oppose regulations for short-term rentals in Mason County. I am a member of multiple local groups for STR hosts in the area, and all of them are very involved in their localities and ensure that rules and regulations are followed. Statistically, Mason County does not have a surplus or blight of STRs. Personally, I own a property in the Lake Cushman community. I have owned it for two years and spent 8 months rehabilitating the property and turning an expense and property value drag around into a beautiful, well-maintained home. I employ a local single mother as my cleaner and regularly visit the property to ensure its upkeep. I spent about \$25,000 in Mason County in my first year (Startle Winery and Potlatch Brewery for guest gifts, Hoodport Grocery, Ace Hardware, etc.) and will continue to spend at least a few thousand locally on an annual basis. The only complaint that I ever received was because I myself was playing music too loud in my garage one night while I was working on the property - my neighbors thought it was a guest @ my STR comes to families and encourage local spend by partnering with the Hoodport Coffee Company, Startle Winery, Hood-Fork in Union, WA, etc. STRs boost the local economy and bring awareness to an otherwise unknown treasure in the state. My family has been camping at Lake Cushman for 80 years and my aunt, uncle, and cousins own 4 properties (not STRs) in Clifton at Lake Cushman. The area is near and dear to my heart and I can emphatically say the same for other STR owners within the Lake Cushman community. Should restrictions or additional taxes be enacted on STRs in Mason County, I will need to pull out of my investment in the community and sell. My STR income only covers the expense of owning the property and its upkeep. Especially because the income is seasonal. Eventually, I would love to retire out to the area (I am only 35) and give the type of work that I do, my relocation to the area would continue to be a boon to the local economy. I hope any restrictions and tax increases/increases are reconsidered.	Local economic benefits which stimulate Mason County's economy.	N/A	No		Yes, I own and/or host STR(s) within Mason County, Wv	Single-Family Home	Live on separate property	Strongly agree		
12/20/2023 8:43	12/20/2023 8:53	Notice of rental dates and working number of owner / representative given to neighbors adjacent to and across the street / water from said rental every time the unit is rented.		Remain to high school or college aged groups tend to be the loudest and party into the early morning.	Yes	Availability and affordability of long-term housing; issues related to noise, parking, or trespassing; issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/20/2023 9:06	12/20/2023 9:10	Most importantly will be, who will enforce these regulations. We have used many STR in Mason County and most were wonderful but some were nightmare. Ideally, Barking dogs, loud parties, confrontational renters that make us fear for our safety. We had no one to call, no one to report to.		Noise carries especially well over the water affecting a larger amount of residents.	Yes	Availability and affordability of long-term housing; issues related to noise, parking, or trespassing; issues related to septic and water (i.e. environmental issues)	No			Strongly agree	Seasonal/Part-Time Resident	Mason County Renter
12/20/2023 10:30	12/20/2023 10:36	Water, Septic, Zoning and Building Code requirements conforming to permanent structures should also be required for "Short-Term" structures.		The code enforcement division is unable to stay ahead of the proliferation of short term and long term rentals.	Yes	Issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/20/2023 12:02	12/20/2023 12:04	Oppose, as it's the perfect place to have Air BnBs etc and you're going to make it more difficult for people to be able create this space for people.			No		No			Strongly agree	Other Business Owner, Self-Career, etc.	Do not reside in Mason County
12/20/2023 12:48	12/20/2023 12:54	Limit the number of STRs in the area -and impose all laws, rules, and regulations applicable to private residences. Establish higher bars of behavior for nuisance or nuisance violations for both the owners and users of STRs. The most important goal is to lease and protect the shoreline and land parcels and rural. To maintain a sense of peace and reverence at, especially the residents and homeowner.			Yes	Availability and affordability of long-term housing; issues related to noise, parking, or trespassing; issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/20/2023 13:08	12/20/2023 13:10	Limit the number of STRs in the area -and impose all laws, rules, and regulations applicable to private residences. Establish higher bars of behavior for nuisance or nuisance violations for both the owners and users of STRs. The most important goal is to lease and protect the shoreline and land parcels and rural. To maintain a sense of peace and reverence at, especially the residents and homeowner.			Yes	Issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/20/2023 13:44	12/20/2023 21:40	Limit the number of STRs in the area -and impose all laws, rules, and regulations applicable to private residences. Establish higher bars of behavior for nuisance or nuisance violations for both the owners and users of STRs. The most important goal is to lease and protect the shoreline and land parcels and rural. To maintain a sense of peace and reverence at, especially the residents and homeowner.		Hood Canal must never become a resort-like, vacation destination spot that draws even modestly luxurious resorts. Places like Alderbrook Resort are a perfect fit as a neighbor to us.	Yes	Availability and affordability of long-term housing; issues related to noise, parking, or trespassing; issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/20/2023 21:44	12/20/2023 21:46	Limit the number of STRs in the area -and impose all laws, rules, and regulations applicable to private residences. Establish higher bars of behavior for nuisance or nuisance violations for both the owners and users of STRs. The most important goal is to lease and protect the shoreline and land parcels and rural. To maintain a sense of peace and reverence at, especially the residents and homeowner.			Yes	Availability and affordability of long-term housing; issues related to noise, parking, or trespassing; issues related to septic and water (i.e. environmental issues)	No			Somewhat agree	Full-Time Resident	Mason County Renter
12/20/2023 23:15	12/20/2023 23:24	Limit to where and how many in an area. Limit on how many rentals by the renter in a neighborhood. Let hosts make the rules on their own.		The impact of these renters to our neighborhood such as speeding, lake rules broken, noise, lake pollution, etc	Yes	Availability and affordability of long-term housing; issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/21/2023 11:59	12/21/2023 12:03	Lake Cushman is a lovely spot and has been our second home for over 30 years. We have watched the number of STRs grow significantly. It has been nice to refer vacation spots for onto family when they come to visit. We currently have an STR across the street from us and one behind us. We have met some wonderful people who are enjoying these rental spots. We would love to see more opportunities for people to enjoy the beauty we've been so fortunate to experience. Please don't enforce unnecessary restrictions.			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/21/2023 13:08	12/21/2023 13:13	Yes, I agree there should be safety inspections done for safety of short term renters. Make sure that any homeowner association rules are followed. Along with all county and state rules to include parking of vehicles and any criminal activity. The county should enforce no smoking, at all times, inside and outside of the property rental. They should not allow renters to have fires of any kind outside of the property. Renters should not be allowed to arrive later than 10 pm. I would like to see limits on number of STR per area enforced.			No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/21/2023 13:08	12/21/2023 13:13	Yes, I agree there should be safety inspections done for safety of short term renters. Make sure that any homeowner association rules are followed. Along with all county and state rules to include parking of vehicles and any criminal activity. The county should enforce no smoking, at all times, inside and outside of the property rental. They should not allow renters to have fires of any kind outside of the property. Renters should not be allowed to arrive later than 10 pm. I would like to see limits on number of STR per area enforced.			No		No			Strongly agree	Seasonal/Part-Time Resident	Do not reside in Mason County
12/22/2023 3:25	12/22/2023 5:33	Some, we already have enough regulations. AirBnB brings revenue into communities from otherwise empty properties	The added income has allowed me to own a piece of property that I normally would not have been able to afford. It has been a very good investment. It has also allowed many people to see a very beautiful part of Mason County that they may not have otherwise had access to. I receive numerous reports from guests who have traveled throughout the area during their visit and likely purchasing food, souvenirs, gifts, services, etc. These guests may also act as ambassadors to their friends and family of how great the area is. I have had no challenges as a STR host.	I think they are a great way to increase the economy of Mason County without increasing housing density, allowing homeowners who do not occupy their property full time an opportunity to earn extra income and showcase the area to others from across the state, country and world	Yes	Availability and affordability of long-term housing; issues related to noise, parking, or trespassing; issues related to septic and water (i.e. environmental issues)	Yes, I own and/or host STR(s) within Mason County, Wv	Vacation Home	Live on separate property	Strongly agree		
12/22/2023 11:15	12/22/2023 11:30	Please enforce No smoking, in or out, no outdoor fires.			Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/22/2023 15:32	12/22/2023 15:36	I have had next to an Airbnb for the last 5+ years and it has been a nightmare. Constant parties, things missing from our deck, people abusing the beach, and the noise level doesn't stop.		Please don't allow short term rentals. Results of 30 days or more only!	Yes	Issues related to noise, parking, or trespassing; issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/22/2023 19:48	12/22/2023 20:04	Unregulated short term rentals can create problems for the environment. Specifically, the over use of septic systems and unhealthful fuel harvesting. Restricting the number of short term rentals in areas near a shoreline would help protect the habitat and presence of fragile species.		Besides impact to the environment, short term rentals can impact community development unless STR occupants are transient and will take away from long term tenants who would have more interest in community development.	Yes	Issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/23/2023 4:48	12/23/2023 3:50	I am opposed to short term rentals as rentals to families needing homes is in short supply and this adds to the problem			Yes	Availability and affordability of long-term housing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
12/23/2023 10:44	12/23/2023 11:13	Number of people in rental party should be at a minimum. Due to noise, busier roads, impact to each parcels infrastructure and therefore entire watershed. Regulations should be part of every rental agreement. Bringing attention to septic system limitations, noise control, smoke and fire control and of course beach etiquette, with limit on alcohol removal or restrict shellfish removal all together. With this said, there will need to be a way to report issues. Thank you.		Introducing people to our delicate and pristine county needs to have special regulations for all STRs. First a way to introduce the need for them to be respectful and kind to our county.	Yes	Issues related to noise, parking, or trespassing; issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/23/2023 13:39	12/23/2023 12:45	Regulations are good. Enforce number of renters, auto parking, speed limits, noise		Other renters ignore parking and traffic impacts. How had a water line broken by excessive auto engine over the line	Yes	Issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if fewer appear regulations where is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, WA?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? (More than one answer may be chosen.)	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
12/23/2023 11:51	12/23/2023 11:51	I don't have problem with this type of rental and of course there should be some standard liability guidelines and limits on how many in a given area. Also, some type of regulation stopping corporate sharks from buying up single family homes for the purpose of creating Airbnb's. There should be limits on the number of STRs in the area. There should be health and safety inspections. There should be a contact number for complaints/concerns regarding a property if it is approved for short-term rental. There should be a notification process for neighbors if a property is rented short term. The owners of the property should be required to stay on the property for at least two weeks every six months. There should be a limit on the number of times per year a property can be rented out.		I mentioned all of my concerns previously in this survey.	No		No			Strongly agree	Full Time Resident	Mason County Homeowner
12/23/2023 11:56	12/23/2023 11:56	Recently, unannounced, drugged up party guests. I would be hell to live next to that every day. We own nearby waterfront property. What if we had an Airbnb next door?		I am mostly concerned about overnight. I also think short term rental properties need to renew on an annual basis to prevent over-use.	Yes	Availability and affordability of long-term housing. Issues related to noise, parking, or trespassing. Issues related to septic and water (i.e. environmental issues).	No			Neither agree nor disagree	Full Time Resident	Mason County Homeowner
12/23/2023 11:54	12/23/2023 18:00	Engaging in short-term rentals on a regular basis should be viewed as a business activity. Owners need to comply with specific regulations, obtain licenses, and pay taxes applicable to business activities. STR activity should be limited in residential only areas.		As a homeowner, I don't want to live next to a short-term rental property and consider it a negative factor when purchasing property.	Yes	Availability and affordability of long-term housing. Issues related to noise, parking, or trespassing. Issues related to septic and water (i.e. environmental issues).	No			Somewhat disagree	Full Time Resident	Mason County Homeowner
12/24/2023 16:12	12/24/2023 16:16	No I don't feel the county should regulate STRs. I think they should be regulated by the owners.		let's showcase the natural beauty of our county and surrounding area, and experience the economic benefits of the tourism that come with it.	Yes	Availability and affordability of long-term housing.	No			Strongly disagree	Seasonal/Part Time Resident	Mason County Homeowner
12/25/2023 14:28	12/25/2023 11:36	Prohibit short-term rental properties in residential areas. Short-term rentals are essentially hotels. As such, allowing them in residential neighborhoods is inappropriate. These "hotel" guests have "no skin in the game" when it comes to maintaining the character of the neighborhood. They come to unwind and have a good time, often without regard for nearby property owners. Some guests create a great deal of noise in shoreline areas, guests routinely trespass on privately owned beaches/islands. Some guests also harvest shellfish from those adjacent tidelands. Many guests are unaware of or ignore local burn-ban and fireworks requirements.	Benefits have allowed me to maintain my property and pay increasing property taxes.	Let's showcase the natural beauty of our county and surrounding area, and experience the economic benefits of the tourism that come with it.	No		No	Yes, I own and/or host STR(s) within Mason County, WA		Strongly agree		
12/25/2023 14:08	12/25/2023 14:13	Require a permit for the operation of a STR. Prohibit dedicated or investor-owned short-term rental properties (STRs). Limit the number of nights a property can be rented. Limit the number of STRs in any neighborhood. Limit the number of tenants allowed in any STR. Require as a condition of the permit, that a regular operation and maintenance inspection of the septic system on any STR to be performed by a certified installer/technician. For shoreline properties, require that specific beach/tideland access information for the STR be specified on the rental contract and be posted in the rental. That information needs to indicate if the adjacent beaches/tidelands are privately owned and whether the guests can or cannot access them.			Yes	Issues related to noise, parking, or trespassing. Issues related to septic and water (i.e. environmental issues).	No			Strongly disagree	Full Time Resident	Mason County Homeowner
12/25/2023 15:31	12/25/2023 14:44	The regulations as they stand are sufficient. They should definitely not add additional taxes on STRs. The taxes on everything are high enough. The cost of living alone is really hard on families. Why should they be taxed on having a family trip to get away from everyday stress.		Honestly, the best part is meeting new people and giving them an experience. We love showing our space and the beaches in Mason county.	Yes		No	Yes, I own and/or host STR(s) within Mason County, WA	Apartment	Strongly agree		
12/25/2023 15:55	12/25/2023 14:56	Require a permit for the operation of a STR. Prohibit dedicated or investor-owned short-term rental properties (STRs). Limit the number of nights a property can be rented. Limit the number of STRs in any neighborhood. Limit the number of tenants allowed in any STR. Require as a condition of the permit, that a regular operation and maintenance inspection of the septic system on any STR to be performed by a certified installer/technician. For shoreline properties, require that specific beach/tideland access information for the STR be specified on the rental contract and be posted in the rental. That information needs to indicate if the adjacent beaches/tidelands are privately owned and whether the guests can or cannot access them.		Leave them alone! They are doing just fine as they are. Thank you!	Yes		No			Strongly agree		
12/26/2023 14:16	12/26/2023 14:20	Require a permit for the operation of a STR. Prohibit dedicated or investor-owned short-term rental properties (STRs). Limit the number of nights a property can be rented. Limit the number of STRs in any neighborhood. Limit the number of tenants allowed in any STR. Require as a condition of the permit, that a regular operation and maintenance inspection of the septic system on any STR to be performed by a certified installer/technician. For shoreline properties, require that specific beach/tideland access information for the STR be specified on the rental contract and be posted in the rental. That information needs to indicate if the adjacent beaches/tidelands are privately owned and whether the guests can or cannot access them.			No		No			Strongly agree	Other (business owner, landlord, etc.)	Mason County Homeowner
12/26/2023 14:37	12/26/2023 14:43	I am opposed to any regulations that would restrict people from using their property as they see fit. It is the property owner's responsibility to make sure they are respecting any community rules or property insurance their property.	None. I have enjoyed it.		Yes		No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Strongly disagree		
12/26/2023 17:45	12/26/2023 17:46	Noise and trespassing.			Maybe	Issues related to noise, parking, or trespassing.	No			Neither agree nor disagree	Other (business owner, landlord, etc.)	Do not reside in Mason County
12/26/2023 18:55	12/26/2023 18:00	I'd like them to be a minimum of one month such as they are in towns like Bend, OR and Palm Desert CA. We have one next door to us and the tenants have used our dock to tow their boat, and ten generally trespass on neighboring properties. We have had 40' RC come down our way into the negotiable driveway and then use their after generators all night, which shook the house and I felt like I was going to get shot when I looked to complain. People party. People park more people and vehicles than are allowed in. It's been a huge nuisance.		We have been negatively affected and it began with the first rental and has been about 50% of the time we have been affected as full time resident neighbors being next to a house never lived by owners.	Yes	Issues related to noise, parking, or trespassing.	No			Neither agree nor disagree	Full Time Resident	Mason County Homeowner
12/26/2023 19:05	12/26/2023 19:05	Require any regulations, owners should be able to use their property as they wish.		Do not feel the county should come up with regulations on short-term rentals, strongly opposed.	No		No			Somewhat disagree	Full Time Resident	Mason County Homeowner
12/26/2023 19:23	12/26/2023 19:26	I'd like to see a process for lodging complaints with the owners and/or city if necessary.		We have neighbors on both sides that are short-term rentals. The income allows these properties to be better maintained than the generational properties families are struggling to afford. One thing is a mechanism to keep these properties in their family by generating income.	No		No			Strongly agree	Seasonal/Part Time Resident	Mason County Homeowner
12/26/2023 19:47	12/26/2023 19:49	Require any regulations, owners should decide what they'd do for their property.			No		No			Strongly agree	Seasonal/Part Time Resident	Mason County Homeowner
12/26/2023 20:14	12/26/2023 20:15	We support Mason County developing regulations. Noise, traffic, parking, legal fees and shellfish harvesting need to be addressed.		Please enforce building code 17.03.029 to prevent multiple short-term rentals in the same property.	Yes	Issues related to noise, parking, or trespassing. Issues related to septic and water (i.e. environmental issues).	Yes			Somewhat disagree	Seasonal/Part Time Resident	Mason County Homeowner
12/26/2023 20:21	12/26/2023 20:21	Regulation on the number of people at a rental should be based on safety of the property, ex... septic/number of bedrooms and consideration of neighbors, ex... Number of parking spaces available.		STRs should be owned by residents or home owners not by company's. It will keep investment and involvement of the care of property highly prioritized. Which will keep the feeling of community protected as well.	No		No			Strongly agree	Full Time Resident	Mason County Homeowner
12/27/2023 11:19	12/27/2023 12:28	STR should not be allowed where hosts and motels are not allowed [and there should be no room to allow STRs by variance]. Owner to clearly post and mark property boundaries. Owner to have current information clearly posted about burn bans, fireworks, hunting and shellfish harvesting on their property. Number of "guests" to be limited to the capacity of the septic system and well/water system. Owner to be reachable and responsive to calls about "guests" during STR use.		The residential character of our neighborhood has changed due to STRs. Our private tidelands are trespassed, harvested from, and used for fireworks displays, and all night music festivals with outdoor speakers, which all prevent our comfortable usage. We have been cursed at, flipped off, etc. when we try to explain boundaries or ask for consideration. A LONG term renter becomes a part of the neighborhood - a SHORT term renter has no need to get along. *****an unapologized free for all*****	Yes	Availability and affordability of long-term housing. Issues related to noise, parking, or trespassing. Issues related to septic and water (i.e. environmental issues).	No			Strongly disagree	Full Time Resident	Mason County Homeowner
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12/27/2023 13:43	12/27/2023 13:43											

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental (STR)?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-timer, or other (e.g., business owner, etc.)?	What best describes your residency?
12/29/2023 7:10	12/29/2023 8:04	It is the important to maintain affordable workforce housing and to discourage converting existing apartments into short-term rentals. However, as a vacation home property owner, I would like to retain the right to occasionally rent out our home short-term as expenses increase. Perhaps Mason County could set reasonable restrictions as to the number of days per year for short-term rentals. This type of restriction would be better than a moratorium or cap on the total number of short-term rentals.		Recommend study the effects of short-term rentals on affordable housing. How many units have been converted?	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/29/2023 10:09	12/29/2023 10:34	I think there should be a limit on the number of STRs owned in an area.		There are a lot of assumptions that STR owners are rich, greedy, or don't care about the community. We are a working class family who saved to buy a small vacation cabin. We love sharing it with others.	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
12/29/2023 11:05	12/29/2023 11:07				Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
12/29/2023 11:30	12/29/2023 11:33	I'm just mindful of ecological impact on shoreline and wetlands. Aquifers and salt water intrusion are concerns for us.			Maybe	issues related to noise, parking, or trespassing	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/29/2023 11:59	12/29/2023 12:15	As a waterfront property owner in Mason County whose neighbors have recently decided to turn their family trust property into a commercial rental operation, I really feel there should be some regulations on the short-term rentals. The property next to us is being managed by a family corporate appointee who has spent less than a week here in the almost decade we have been in Mason County. We received a mail notice of their "new rules and regulations" telling us what the new rules would be and how they would be applied to us including on our long 1/2 mile easement driveway. We have dealt with strangers on our property and running down our dock which is unsafe and under constant repair to the pain of our pocketbooks, we have dealt with the running representatives take into the rights 200 feet from our house, our adjacent neighbors on the other side are elderly and now feel exposed by randomly open driveway gates. The designated vacas contacts have never replied to us when there was an issue. If we called the national hotline all we could get was a claim number. Needless to say, it's lawless, and in my opinion driven by a commercial enterprise of a family trust of people who spend less than a week a year in Mason County. I fully support the idea of an Airbnb that is responsibly operated by local residents who are dedicated neighbors of the community with accountability and hospitality, a genuine desire to share the beauty of the south sound with others (within measure) but I am concerned about those who are not regular members of our community taking advantage. Bend, OR is a perfect example of what not to do.		Please be wise about this. The South Sound is a truly beautiful place. Protect it.	Yes	issues related to noise, parking, or trespassing	No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/30/2023 7:23	12/30/2023 7:27	Any rental should be sprinkled per the IRC for transient housing.			Yes	issues related to noise, parking, or trespassing	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner
12/30/2023 9:17	12/30/2023 9:45	County Noise Control Ordinance (Chapter 9-88) violations and enforcement and the fact that the sheriff's office is responsible for this enforcement and does not have inspectors or inspectors of the ordinance. Maybe some sort of tracking system for repeat offenders so that a history of violations can be built up. Some sort of enforcement system other than repeatedly asking for voluntary compliance.			Yes	issues related to noise, parking, or trespassing	No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/30/2023 20:30	12/30/2023 20:33	I support strict regulations limiting the number of units overall and the number of units per property.		Restros do not display the same care of the beaches and waterways as residents. We see this too much with shellfish.	Yes		No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/31/2023 9:36	12/31/2023 9:41	Most import: it should be their primary resident! This rule will help keep communities as communities. My area is zoned as single family, it should stay that way. No more than 120 days a year, it must be their primary residence. If they want a fleet of rentals then they must be full time residents. Short term stay should not be operated as a fleet of permanent short term rentals. https://cheap.lackey.org/onlinedocs/2014/14-1635-52_OHD_185931_07-01-19.pdf https://planning.lackey.gov/plans-public/in/initiatives-public/home-sharing		Restros do not display the same care of the beaches and waterways as residents. We see this too much with shellfish. Mason County. We now have 3 short term rentals around our house and a 4th being planned. A healthy residential neighborhood should have single family homes occupied with full-time or mostly full-time residents. Please implement controls to retain livable wage housing and sense of community in our area. We have dealt with Airbnb 3 times already due to loud events. As I write this the Airbnb has 4 vehicles parked around a small 2 bedroom house that only costs \$100/night. There are obviously more than 5 people in this house (AirBnb limit for this home) which means they each pay less than \$20/night, much less than a cheap hotel. Having 3 AirBnBs on Walker around our house does not do anything good for us or Mason County. I looked at this for some rule ideas: https://cheap.lackey.org/onlinedocs/2014/14-1635-52_OHD_185931_07-01-19.pdf https://planning.lackey.gov/plans-public/in/initiatives-public/home-sharing I think this is an important one. People should not be able to operate these as a fleet business, it should actually be a home they use. I think this is the most important rule to implement. Our neighborhood is not a resort. Primary Residence: The host must prove that the apartment or home is his or her primary residence, meaning that they live there for more than six months of the year. Proof of identification (including a photo ID) and residence will be required to register any short-term rental property online. Consult the Administrative Guidelines for a list of acceptable documents. Please add these comments to the record.	Eric Jackson	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
12/31/2023 10:17	12/31/2023 10:20	Noise and litter/failure to pick up or dispose of garbage are the most concerns I hear about STRs. If some type of regulation is to be put in place, these two concerns should be addressed.			No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner
12/31/2023 14:38	12/31/2023 14:40	Not opposed			Maybe	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner
12/31/2023 15:25	12/31/2023 15:27			Don't punish or make short term rentals more costly or difficult to operate	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
12/31/2023 18:42	12/31/2023 18:44	Curious why this is a current concern for Mason County? I wish there were other concerns that should take precedence over that			No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner
1/1/2024 11:16	1/1/2024 11:18	I do not think regulations of short term rentals are necessary.	enjoy sharing Mason County with guests.		No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Strongly agree		
1/1/2024 11:24	1/1/2024 11:38	We have used short-term rentals for decades, both for couples' retreats for the two of us, and also have used larger ones for family reunions two times a year for ten years. Motels would not have allowed us to sit and gather together for our family reunions. As a couple we have never had cookie-cutter motels. We really like lodge style places, as they remind us of our home at Lake Superior in the Lake Umbagog Country Club. We have used a few term rentals in and near our home at Lake Umbagog when family has come to visit, as our house is tiny.			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
1/1/2024 12:30	1/1/2024 12:45	There should be a limit to the number of people using a residential home. Eleven car loads of people in a 3 bedroom home is too many, healthwise and safetywise. This is not fair to the community to have an invasion of people who want to party all night. These homes are being used as a commercial operation inside of a residential community. It is not the government's job to regulate a free market. It will create a larger bureaucracy and more tax burden on county resources. The government made regulations on long term rentals in the form of tenant landlord laws that made homeowners more than willing to convert to short term. Some locations plainly are not conducive to short term rentals and the market will seek its own saturation level.			Yes	issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Full-Time Resident	Mason County Homeowner
1/1/2024 15:12	1/1/2024 15:30			There are plenty areas of the county and the region that are recreation oriented, maybe additional should be regulated on how many zones they can convert	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner
1/1/2024 18:22	1/1/2024 18:28	I would rather not have regulations on short term rentals in Mason County as I don't think it has any negative affect on hotels or motels in the area.			No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
1/1/2024 19:05	1/1/2024 19:06	I am all for entrepreneurial ship, however, Airbnb's disrupt community development because they do not allow for long-term rentals. In addition, Airbnb's can be harmful to the environment through excessive use of air conditioning above specific systems. Short term rentals bring people who are on vacation and have no regard for the surrounding neighborhoods with noise, parties that create extra garbage and hostility towards them.			Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Neither agree nor disagree	Full-Time Resident	Mason County Renter
1/1/2024 19:07	1/1/2024 19:14	Transients, travelers and vacationers have little regard for neighbors who are permanent residents because they have no attachment to the property they rent or the community in which they stay. Most frequently they are rented with the intent of getting multiple parties in one space. Imposing a 30 day would reduce the weekend party guests looking for a good time with zero concern of the damage they leave behind. Further more a short term rental reduces the value of neighboring properties because nobody wants to live next to a revolving door of neighbors. I know I don't, do you?		Rule: 30 day minimum, Registration through the county and a yearly registration fee	Yes	issues related to noise, parking, or trespassing	No			Neither agree nor disagree	Full-Time Resident	Mason County Homeowner
1/1/2024 19:07	1/1/2024 19:26	Noise, Extra garbage, Stress on septic. Transient tenants won't contribute to communities. Short term occupants take away long term rentals. Short term rentals creates neighborhood disputes. I hate living next to one. If I wanted to buy next to a hotel, I would love.			Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner
1/1/2024 20:42	1/1/2024 20:47			Way too much noise, more pollution and the neighbors hate it.	Maybe	issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No			Strongly disagree	Seasonal/Part-Time Resident	Do not reside in Mason County

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you support regulations what is your reasoning for this issue?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Do you have any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	How do you feel about the current regulations? If you answered YES or MAYBE to the previous question, which of the below best describes the impacts or concerns? (More than one answer may be chosen.)	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?				
12/19/2023	9/8	12/19/2023	9/5	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you support regulations what is your reasoning for this issue?	Short-term rentals provide a huge economic influx into Mason County. There are very few decent or desirable hotels, however there are hundreds of desirable STRs, and to eliminate or over regulate them would be incredibly short-sighted as they are one of the few net things that bring new visitors and make well into the county.	No	Yes, I own and/or host STR(s) within Mason County, WA	Do not reside in Mason County	Seasonal/Part-Time Resident	Mason County Homeowner					
1/2/2024	10/18	1/2/2024	10/41	No rag other than smoke alarms and carbon monoxide	Let the people rent	No			Strongly agree	Full-Time Resident	Mason County Homeowner				
1/2/2024	11/20	1/2/2024	11/23	There should be some regulations in this area. For example, a review if the rental get a certain number of complaints	Should have an annual registration to be able to offer rental	Maybe			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Seasonal/Part-Time Resident	Do not reside in Mason County			
1/2/2024	11/21	1/2/2024	11/24	don't think STR should be allowed for vacation rentals		Yes			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner		
1/2/2024	14/15	1/2/2024	14/27	I have personally been impacted by the number of short term rentals in my community. Overflowing garbage, far too many people for one septic system, disrespectful people. Other times many are respectful but our community can be overrun during the summer on Treasure Island.	This subject contains many landmines. Most of the folks in my community who have STRs use them themselves also. However I run into many looking to buy desirable places strictly for STRs which would ruin my community and I can think of many other communities with available recreation opportunities that would be adversely impacted.	Yes			Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
1/2/2024	15/25	1/2/2024	15/54	Required in rental agreement AND Visited Property on rental premises that DURING LOCAL BURN BANS IT IS ILLEGAL TO BURN OUTDOOR FIRES AND/ OR SPIRITS FIREPLACES.	We are full time residents of Libby Rd. E. on Hammond Hwy. Summer 2023 during severely dry weather and ongoing local BURN BAN we witnessed several occasions where visitors down the road/ beach were burning (big) bonfires while also ignoring fireworks. Our properties are full of forest and trees that could potentially be ignited especially by these types of carelessness during local BURN BANS.	Maybe			Issues related to septic and water (i.e. environmental issues)	No	Somewhat agree	Full-Time Resident	Mason County Homeowner		
1/2/2024	21/20	1/2/2024	21/23	It isn't important that Mason County collect appropriate taxation on the revenue generated by short term rentals. I do not think there should be a limit imposed on them in a certain area.	The idea that building stock is not selling so that it can be utilized as a short term rental is interesting. There is a significant housing shortage in Mason County, but I'm not sure that the typical STR building stock (vacation, waterfront, recreational, leisure) are the types of homes that would solve our issue. Rather, higher density, multi-family, within urban growth areas which are close to services are much more impactful and everything should be done to promote this type of development, including incentives from local government.	No			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Strongly agree	Full-Time Resident	Mason County Homeowner		
1/3/2024	8/22	1/3/2024	8/14	I don't have significant concerns regarding regulating short term rentals as there is a lot of economic value to tourism in our area and we don't want to lose it without B&O.		No			Strongly agree	Full-Time Resident	Mason County Homeowner				
1/3/2024	8/5	1/3/2024	8/5	There needs to be a limit on the number of STRs in an area	My concern is with community areas and the STRs having access to these areas causing a risk to our community liability insurance being hard to secure	Yes			Issues related to noise, parking, or trespassing	No	Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
1/3/2024	8/5	1/3/2024	8/5	There's no reason to regulate short term rentals. This is a great opportunity to create economic growth for the county. By adding regulations, it could be harmful for this source of income for our county.		No			Strongly agree	Full-Time Resident	Mason County Homeowner				
1/3/2024	10/47	1/3/2024	10/49	Fork tend to have certain issues of STRs, but I have had no negative experiences from neighbors who have STRs. In fact, for many, this is a life line for extra income.		No			Strongly agree	Full-Time Resident	Mason County Homeowner				
1/3/2024	11/22	1/3/2024	11/27	rentals of 1 or 2 weeks would be negative for established home areas because of extra traffic, noise, the nature of "vacation" rentals.		Maybe			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Somewhat disagree	Full-Time Resident	Mason County Homeowner		
1/3/2024	11/59	1/3/2024	11/14	Concern property values due to noise. Trespass crime (scooping out area) parties with drugs, etc. couldn't call property if there were problems. All of above now within mile of home. Also avenue septic and wells. I was flooded several years ago. Had to have been washed. Pay extra for waterfront in taxes. Why? If beach is public use		Yes				Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Somewhat disagree	Full-Time Resident	Mason County Homeowner	
1/3/2024	11/07	1/3/2024	11/08	Minimum length of rental to at least 60 days. This effectively eliminates AirB&B which is a problem on Lost Lake currently. The short term rentals "sully" lake into the night and the property owners are not available.		Yes				Issues related to noise, parking, or trespassing	No	Somewhat agree	Full-Time Resident	Mason County Homeowner	
1/3/2024	11/08	1/3/2024	11/11	We have a waterfront property in Mason County that we have rented on VRBO for 8 years. We have never had a complaint from neighbors concerning our guests during that time. We also live close by and have a good rapport with our guests. However, as short term rentals have gained in popularity as an economic investment, there are several more in our small neighborhood. Neighbors near the other properties have complained about noise, trespassing onto their beach property, and over-harvesting of shellfish. I don't believe safety or health inspections are an issue, and these websites (VRBO, Airbnb, etc) have ways to collect guest complaints and deal with owners. And, as a neighbor, you can also register a complaint against rental properties on those websites. After too many complaints the property is removed from the rental site. But those complaints are not dealt with while the guests is at the rental. If state or county noise ordinances could be enforced, that would help solve one issue, but man power is probably thin for that type of thing. The same could be said for trespassing and over-harvesting. Limiting additional short term rentals might help the volume of these complaints but perhaps putting a process in place to fine owners is a better idea. Many owners are non-resident, out of state owners who are not hands on, and/or hiring the local property manager they hire. The owner then take little or no responsibility for what happens. They may feel that paying a property manager to 3% fee, that they should handle it.	STRs can negatively impact property values	Yes				Issues related to noise, parking, or trespassing	No	Strongly disagree	Full-Time Resident	Mason County Homeowner	
1/3/2024	11/50	1/3/2024	14/31	I would say limits on short term rentals. I'm worried about safety (they and water craft) of permanent residents, and overall cleanliness, they rentals can bring in.	septic problems when guests lie about how many people stay at the property	Maybe			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner
1/3/2024	11/42	1/3/2024	11/41	The VRBO type model has destroyed the communal experience for so many homeowners. After a long week of work and commuting, only to have to deal with absolute strangers in your neighborhood during your time off (weekends and holidays). There are safety concerns, privacy issues, quality of life, disruption of safe space for kids, and on and on and on. Mason County should take a hard stance and help lead the movement to restore residents' right to privacy, safety, quiet appreciation and occupancy seasonal rentals. Mason County is considered a port county but it has some of the best waterfront and all the surrounding counties. A master plan needs to be put in place to give the charm an appeal of these waterfront properties that will cascade as economic stimulus for the rest of the county away from the water. It's time for Mason County to get new thinking into its blood stream or basically allow it to become the next Aberdeen "fing but never dead community" instead of the next big harbor.	septic problems are also an issue	Maybe			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
1/3/2024	11/34	1/3/2024	11/53	I believe STRs should be strictly limited in quantity - we are suffering from a major waste housing shortage, homes are being bought up by firms and by non-residents who then rent out short term leaving the number of fully tenanted every STR permitted should have 3 TRs to match.	I saw in Barrif that short term rentals had to be owned by residents of that community. I agree strongly with this. Outsiders are buying these properties up and making the housing market a nightmare for locals to buy and renter left empty handed. We live in a beautiful area and we need to control the growth to make it a long term nice place.	Yes			Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
1/3/2024	16/04	1/3/2024	16/04	Most STRs services already provide screening, review, public review and rating and so on. There is no need for government intervention, wasted money that the county does not have, or intervention of minor income streams for property owners. This county does not need to improve its image immensely and that can only be done by new forms of hospitality opportunities. Those opportunities will bring people into the area to use the existing businesses and promote new ones.	Should be strictly limited and only owned by local Mason residents	Yes			Availability and affordability of long term housing, issues related to noise, parking, or trespassing	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
1/3/2024	16/23	1/3/2024	16/24	Oppose		No			Strongly agree	Full-Time Resident	Mason County Homeowner				
1/3/2024	17/06	1/3/2024	17/15	Local government should stay out of the way and not get involved with STRs. The time and energy expended on this in the county should have been spent elsewhere.		No			Strongly agree	Full-Time Resident	Mason County Homeowner				
1/3/2024	18/19	1/3/2024	18/41	I strongly believe that implementing restrictions on VRBOs in Mason County, especially near beaches, is a necessary step to preserve close knit neighborhoods & have the residents continue to enjoy the unique essence of their private property. Inadequate VRBOs will drive up property values, making it unreasonably difficult for local home/property owners to afford the increase in property taxes. Mason County needs to foster regulations in order to maintain the privacy of long term homeowners and to promote the long term well-being of our community & county. Many people that rent VRBOs do not know about the beach etiquette, beach bars, boat safety, etc. We have had to remind the rental next door to us about no fires during a burn ban, speeding through our swimming area on jet ski etc. We feel we have to monitor the "rubber" to our beach to maintain our sense of peace. This is not to mention the impact of constant strangers walking up & down our private beach & being constantly concerned about our children's safety with newcomers on the beach every few days, especially during the summer.	Definite time limit restrictions should be put in place along with regulations for the home owner to follow. Especially due to septic issues, water use, and environmental impact	Yes			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
1/4/2024	7/5	1/4/2024	8/03	Our goal should be to encourage growth and stimulate our economy, not try to find ways to diminish it.	Let's support our local entrepreneurs and STRs. We are overdue and offering this kind of support to new business entrepreneurs, so let's show them by offering support. No new restrictive regulations.	No			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Strongly agree	Full-Time Resident	Mason County Homeowner		
1/4/2024	8/01	1/4/2024	8/05	Short term rentals should be limited or not allowed at all.	Insurance companies are not renewing WDA insurance if short term rentals are allowed.	Yes			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	None of the above, please leave comments at end of survey	Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
1/4/2024	9/5	1/4/2024	9/5	Regulatory airbrdge should not be used at the cost of other home owners. Where there is profit there is cost. Bad idea. Who benefits.	Deposed as it never works out ANYWHERE	Yes			Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Strongly disagree	Full-Time Resident	Mason County Homeowner		
1/4/2024	16/02	1/4/2024	16/08	Unsure what regulations are appropriate. Would agree with minimal regulation, as needed. Rights of property owners should be respected	Impact on adjacent property owners/ residents	Yes			Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner		

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental (STR)?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?	
1/8/2024 14:56	3/8/2024 15:21												
1/8/2024 18:55	1/8/2024 19:01												
1/9/2024 13:36	1/9/2024 12:43	restrictions should be limited. many people use vacation rentals for retirement income and can't afford expensive alterations	the benefit of introducing new people to the benefits of recreation and beauty of this county										
1/9/2024 14:07	1/9/2024 16:13	I support a limit on the number of STRs in an area. I don't think that safety and health inspections are necessary, market forces should take care of those issues.		Tax them. Since people will be making a profit off these properties, allow the county/public to benefit. Put the tax funds into public services, including parks and recreational amenities.	No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner	
1/9/2024 16:16	1/9/2024 16:16	Number of people. As the number of bedrooms is for septic systems, there can be a family in one bedroom sharing.		Noise, number of cars, trash cans should not be left in the street 24/7/365. Renters need to know beaches are private.	No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner	
1/9/2024 17:46	1/9/2024 18:05	No limits on STRs. Only business licensing (by proxy or presence) and taxation by current lodging tax. Lodging tax should only be given to Sheriff's office and Fire departments since most calls will go to those departments and not administrative staff in auditor or tax dept.		Do not allow the dropping of STRs to derail the taxing of these properties for the benefit of the community as a whole. This is a source of new revenue. Don't allow the NIMBY community to ruin this new revenue source.	No		No			Somewhat agree	Full-Time Resident	Mason County Homeowner	
1/9/2024 22:33	1/9/2024 22:44	I currently oppose regulations on STRs in Mason County under the reasoning that I should be allowed to use my residential property as I see fit so long as my renters and I are obeying all laws and are being good neighbors. From personal experience and the experience of other friends in Mason County, I know that STRs are a good way to offset the costs of owning a property when I am not using it myself. I also know from personal experience that STRs allow workers like visiting nurses and people moving into Mason County to have a stable and affordable place to live on a short-term basis while they work and settle into the county.		STRs have allowed my family to help offset the costs of a property when we are not using it ourselves. It has also benefited the community as we have rented to at least one traveling nurse working at Mason General Hospital, and another family that was relocating to Washington State and who wanted a stable location from which to house hunt while they considered moving to the Shelton area. We have also hosted vacation renters who have come to enjoy the county and who spend money in stores, restaurants, and for other services when the house would otherwise sit empty. We have not personally experienced any challenges as a STR host in Mason County.	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree		
1/9/2024 23:26	3/9/2024 23:51	I don't want a business in a residential area. If it's zone residential you shouldn't be able to run a business. Short-term rentals r a nightmare to have as a neighbor		Short-term rentals r a negative impact to Mason County. We live on a lake, our neighbor r now leaving there house out short term. We have had nothing but trouble with them. Every weekend new people partying under age drinking etc. The police r too busy to do anything about it.	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e., environmental issues)	No	Yes, I own and/or host STR(s) within Mason County, WA		Strongly disagree	Full-Time Resident	Mason County Homeowner	
1/10/2024 7:21	1/10/2024 7:33		Staffing shortages with rental company	Short term rentals also bring jobs to the area. Maintenance of the houses, property management, house cleaners, etc.	Yes		No	Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree		
1/10/2024 8:21	1/10/2024 8:29	I believe renters per community should exist and they should be registered with the county for taxes on businesses that should be offered to home owners.		Short term rental should have a higher tax for the work the county has to take to maintain	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e., environmental issues)	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner	
12/27/2023 8:42	12/27/2023 8:43				No		No						
1/10/2024 8:53	1/10/2024 9:11	Limits on STR and health inspections on the areas and septic systems		Privacy, water supply, over harvesting tide lands, natural trees removed to make room for more rentals, disturbing the forest animals and birds, added dogs have not been picked up already a problem, trash can sit out all month lingering in open home increasing robbers.	Yes	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e., environmental issues)	No			Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
1/10/2024 10:13	1/10/2024 10:15	I think it is fine to have rules for safety and guidelines so as not to overfill houses with many more people than they can safely accommodate, but in general Mason County should not restrict an individual owners right to do what they want with their property.			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner	
1/10/2024 10:15	1/10/2024 10:17	oppose regulation		I keep my home cleaner and the yard better maintained than most of my neighbors so as to appeal to renters. Get to know people who want to come here and enjoy the beauty of the area.	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree		
1/10/2024 10:27	1/10/2024 10:41	Living in a rural area on the canal, there places to spend the night are very scarce. Many people can't afford Aberdeen's high prices. We need alternative choices without numerous restrictions. In addition, short-term rentals bring revenue to many local businesses.		Don't put so many restrictions on short-term rentals. Air B&B's have their own strict regulation rules.	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner	
1/10/2024 10:41	1/10/2024 10:44	believe rules instituted should be limited or rules should not be instituted to hinder opportunities for short-term rentals or current short-term rental owners. (believe short-term rentals should be open short-term rentals.			No		No			Strongly agree	Other (Business owner, land owner, etc.)	Mason County Homeowner	
1/10/2024 12:21	1/10/2024 12:24	Oppose regulations until research is completed on the areas with regulations versus no regulations. What is the difference.			No		No			Strongly agree	Full-Time Resident	Do not reside in Mason County	
1/10/2024 13:24	1/10/2024 13:27	no regulations. If someone owns property they can use it in anyway they see fit			No		No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Renter	
1/10/2024 13:30	1/10/2024 13:34	There should not be restrictions beyond what is imposed by a community. Short Term rentals increase property values, increase discretionary spending, and supplements the economy of Mason County.		The concerns with short term rentals only impact the high valued properties in the County which encourages a great economic opportunity while also bringing vacationers to our county for future property owners just as I did	No		No			Strongly agree	Seasonal/Part-Time Resident	Mason County Homeowner	
1/10/2024 13:33	1/10/2024 13:36	I think rules a regs are up to the owners. The owners should be able to follow and understand the rules of how and pass it on to the renters.		I strongly believe the negative side to this discussion is from some home owners that do not agree with them. Do to lack of understanding. But yet will get a air BNB or Vrbo on there location instead of a hotel	Yes		No			Strongly agree	Full-Time Resident	Mason County Homeowner	
1/10/2024 13:23	1/10/2024 13:36	don't think short term rentals should be more or less regulated than any other short term stay facility, ie hotel/motel/resort		In my particular HOA, there are consistent complaints about short term rentals. Complaints about STRs get attributed to the fact that the property is a STR, not the behavior of the individuals involved. The same or worse problems from non STR properties are not complained about. This fact has been verified by FOIA request and police responses to our community cross referenced with internal HOA complaints.	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner	
1/10/2024 13:39	1/10/2024 13:46	We have lived on lake take as a family for over 70 years. Since 2002 ever since there has been short term rentals the quality of the lake has gone down. We cannot enjoy the lake because of the decorative lights that stay on 24 hours a day. We have no privacy and they don't care. When there was a fire band we asked the air BNB renters to Put out their fire they said you You have insurance don't you			Yes	Issues related to noise, parking, or trespassing	No			Somewhat disagree	Full-Time Resident	Mason County Homeowner	
1/10/2024 12:48	1/10/2024 12:51	Opposed. I think the rules should be regulated by the property owner and not the county.		believe short term rentals have many benefits that not everyone sees. Helping the economy out here is a huge plus	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner	
1/10/2024 13:06	1/10/2024 13:08	There should be no more restrictions on STRs than any other rental in Mason County such as hotels & motels. I have knowledge of have more rules than most hotels & motels.			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner	
1/10/2024 14:48	1/10/2024 14:54	Short term rentals bring vibrant and economic dollars to Mason County who otherwise may not have visited the area. Maybe encouraging them to set quiet hours and parking limits to look out for all community members.	Challenges being welcomed and embraced by the community. Benefits being able to share my home and the beautiful area with others who may not have had an opportunity to experience it.	Short term rentals are vital to boosting Mason County's reputation and economy within the Pacific Northwest	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree		
1/10/2024 18:09	1/10/2024 18:09	Yes, a limit on the number of STRs in an area is probably a good idea, as well as health inspections for septic systems. Because jobs, property and spend time in short community which is very popular and has been overrun with STRs. Too many of them completely change the neighborhood and the town.		Please protect our water and our environment! We live right along Hood Canal, within the Hood Canal 6 zone, there have been and are still problems. When people who are not familiar with using a septic system come into a home, they need to be educated on how to treat it and how to take care of it. A short term renter could inadvertently do some serious damage that goes beyond the individual property.	Maybe	Availability and affordability of long term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e., environmental issues)	No			Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner	
1/10/2024 18:06	1/10/2024 18:06	Limit the number or size allowed		The North Shore and South Shore roadway infrastructure does not have the capability of handling more traffic	Yes		No			Neither agree nor disagree	Other (Business owner, land owner, etc.)	Do not reside in Mason County	
1/10/2024 18:10	1/10/2024 18:13	Nope. They are wonderful for our neighborhood and downtown Shelton. Bringing in new people and more \$\$		If people want to visit Mason County and stay here, that's great! We should be proud of showing off our part of the world! It will help the economy as we look to strengthen our community. They shop, eat and play while on vacation. This brings money straight into the pockets of local business owners so they can support their family.	No		No			Strongly agree	Full-Time Resident	Mason County Homeowner	
1/10/2024 18:20	1/10/2024 18:27	Nope. Why? What regulations? They are awesome!! It was able to stay on a lake that I spent time at growing up when I was 16		Amberlins are amazing. How you stayed at one? Especially in Mason County. Bet you and your family and friends loved it! And if you haven't, you should try it. It allow you to really experience the beauty of the PNW.	No		No			Strongly agree	Other (Business owner, land owner, etc.)	Do not reside in Mason County	
1/10/2024 18:12	1/10/2024 19:20	Yes there should be limits on the number within a specific area, they should be registered as a business and taxed appropriately, neighbors should always have a phone number and an email so they can contact the owners directly, there should be limits to the number of people allowed to stay and precautions should be taken to insure injuries will not be allowed to happen there and the number of days they can rent there a month. Short term rentals should not be allowed in residential areas.		Please act quickly before it gets any further out of control or someone gets injured.	Yes	Issues related to noise, parking, or trespassing	No			Strongly disagree	Full-Time Resident	Mason County Homeowner	
1/10/2024 20:39	1/10/2024 21:04	I am in favor of allowing property owners to utilize short term rentals but there should be methods for impacted neighbors and association to file claims against the landlords/guest that violate codes, laws, HOA's, trespassing, bands, traffic, parking, environmental detriments and create hazardous situations thru small claims courts for every proven incident. Audio, video and drone investigations evidence is being the main methods to file claims and complaints.		How to enforce rules and violations, allow impacted neighbors and associations easy ways to prove that case	No		No			Somewhat disagree	Full-Time Resident	Mason County Homeowner	
1/10/2024 18:09	1/11/2024 6:12	I am personally opposed to regulation of STRs because I believe in protecting private property rights. Regulating the right to rent infringes on those rights. Some safety or health inspections are necessary, though, to ensure that the residential occupancy is consistent with health and safety standards.	Our house is remote and the property management company and renters keep it occupied and better protected and prepared for winter weather conditions when we can't be there.	There has always been vacation rental in Mason County. The main difference now is the ease of renting on different online platforms and the more prevalent property management services to serve owners and renters. In summer especially, these visitors contribute significantly to the local economy. If this creates demands on local services, the county should consider raising tourism taxes collected by performers like Airbnb.	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree		Mason County Homeowner
1/11/2024 8:54	1/11/2024 8:59	oppose regulations. A STR is a rental and should have the same rules as a long term rental.			No		No			Strongly agree	Full-Time Resident	Mason County Homeowner	

Start Date	End Date	Mason County is developing regulations, which specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you support regulations which is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? More than one answer may be chosen.	Do you own or host a short-term rental STR?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?	
1/1/2024 8:11	3/1/2024 8:33	I have experienced short term rentals at all 3 of my homes and by the rental next to my Hood Canal waterfront cabin has been the most problematic. At least my neighbors home in Seattle is an owner occupied rental, and Palm Desert requires a minimum 30 day rental. At my Canal Cabin I have seen people taking cookies off shelves from the beach, visitors by incessant loud parties and the constant fear of septic issues and overflow from our shared septic. Please ban short term rentals for the sake of community development, neighborhood peace of mind and to improve the safety and health of Hood Canal.	There is no benefit to Mason County unless there will be either a tax or registration fee on all short term rentals (shorter than 30 days)	Yes	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
1/1/2024 8:21	1/1/2024 8:42	I think it is important to have regulations on STRs in Mason County. Concern is change of homes from single family residence permanent residence to the use of homes to make money. It not only takes more homes out of the number available for long term rentals or home ownership. Noise becomes more of a factor for neighbors as groups gather to party with no concern for those living near by. Over use of septic systems which leads to pollution of the aquifer, lakes and Puget Sound. There needs to be the number of people or a STR is set by what the septic system was built for, and equal or to equal inspection of the septic system needs to be enforced. Do we really need more places for people to stay and visit in Mason Co. If so additional motels could be built. Houses need to be used as homes.		Maybe	Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Full-Time Resident	Mason County Homeowner		
1/1/2024 9:44	1/1/2024 9:46	Short term rentals have too many negative effects on the surrounding area to be allowed. In the event these rentals are allowed to continue, the owners should be made to pay the entire cost of any emergency services (fire, police) required at said location.	no	Yes	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Full-Time Resident	Mason County Homeowner		
1/1/2024 11:46	1/1/2024 12:13	I oppose additional regulations. Short-Term Rentals are already subject to state overnight pursuant to RCW 64.37. Operators must pay all local, state and federal taxes including occupancy, sales, lodging, and other fees to which an owner or operator of a hotel is subject to RCW 64.37.020. Consumer safety provisions include providing emergency contact information, complying with building codes, including fire exit escape routes, and including maximum occupancy limits, RCW 64.37.030. Violations include civil infraction penalties, RCW 64.37.030(3). STRs register with the state and provide notice of sufficient liability insurance, which includes a minimum of one million dollars in coverage, RCW 64.37.040-050. Subjecting STRs to additional regulations at the county level is therefore unnecessary and redundant. It also subject the county to potential litigation and create prevention legal conflicts between state and local jurisdictions that will also lead to additional costs for the county. Additional regulations that a homeowner does with their property is also in direct conflict with fundamental beliefs many citizens have in Mason County. It also undermines the economic benefits associated with increased tourism and concerns about safety and health is not supported by data. Additional regulations would not resolve the issue, and would be difficult or overly burdensome and expensive to enforce.	The benefits have included additional income that I have directly re-invested in the community. Our contractors all live in the community and all maintenance related materials are purchased in Shelton and Hood Canal. We also give referrals for local businesses to all of our guests, who spend a significant amount of money in the community. Prior to STRs being available, the community had limited accommodations and so guests are now able to book longer stays and thus spend more money in the community. The only challenge we have faced is having one neighbor making rude comments to several of our guests, and the neighbor is unable to explain why. We have had several hundred guests over the past several years, and we have not had a single issue involving health or safety, noise, trespass, or criminal activity.	No	As a local attorney, please see my response to Question 1, especially as it relates to the legal issues. From a political perspective, I consider myself a moderate or left-leaning Democrat who is generally a proponent of reasonable and necessary regulation. In this case the additional regulation would be unnecessary and redundant. I also find that it is in deep conflict with what I understand to be a conservative-leaning community. Many conservatives express views that support individual liberties, and that the government should take a hands-off approach as much as possible, especially as it pertains to regulating land use, business and the economy in general. I would therefore be a contrabandist for a conservative with such views to be a proponent of additional regulation on STRs.	No	Yes, I own and/or host STR(s) within Mason County, WA	Apartment	Live on property where short term rental is located	Strongly agree			
1/1/2024 11:31	1/1/2024 12:40	What is the liability of other homeowners in an HOA? Short term rental owners should be responsible for impacts and repairs/costs to HOA and infrastructure, i.e., security, water, road, property damage is that through their own insurance and not the HOA?		Maybe	Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat agree	Full-Time Resident	Mason County Homeowner		
1/1/2024 12:13	1/1/2024 12:33	All have proper business licensing and insurance coverage. Not entitled to use designated community areas even if owners are members, or have to have proper insurance coverage. Lack of adequate police/traffic enforcement for increased STRs. Lack of control/understanding on how to inspect/regulate/enforce STR laws/regulations. Inspections are the ones impacting the most and they have no recourse/feedback.		Yes	Yes	Safety, cleanliness, and control	No		Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
1/1/2024 13:37	1/1/2024 13:46	Number of occupants, guest's and pet allowed on premises. Length of stay?		Maybe	Maybe	Noise ordinance should be considered? Use of property should be considered. Trespassing on neighbors land, beach, lake or shoreline should not be allowed.	No		Neither agree nor disagree	Full-Time Resident	Mason County Homeowner		
1/1/2024 15:07	1/1/2024 15:11	Yes there should be regulations. Limits within the area and regulations. Safety is a big issue for us with renters not knowing no. Lim regulations during extreme dry periods in the summer.		Yes	Yes	Don't allow.	No		Strongly disagree	Full-Time Resident	Mason County Homeowner		
1/1/2024 15:33	1/1/2024 15:39	I support regulations on Airbnb renters filling their coolers with system and claim because they do not have to go the public property for system and claim. Airbnb renters should not get their fishing rights the owners have. I have seen hundreds full of coolers for renters. Once the renters use the amazing shellfish resources where they rent, they come back and rape and pillage the oyster beds.		Yes	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Seasonal/Part-Time Resident	Mason County Homeowner		
1/1/2024 15:43	1/1/2024 15:44	Safety		Yes	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Seasonal/Part-Time Resident	Do not reside in Mason County		
1/1/2024 16:05	1/1/2024 16:05	believe no regulation on it is financially beneficial to bring in people to our community.		No	No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly agree	Full-Time Resident	Mason County Homeowner		
1/1/2024 18:20	1/1/2024 18:25	Want to be sure to preserve the beauty and quiet of the shoreline and beaches. Think fees should be imposed these uses regulated by county.		Maybe	Maybe	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner		
1/1/2024 21:46	1/1/2024 22:01	in completely in support of developing strict specific rules for regulating short term rentals.		Yes	Yes	Large groups rather than number listed on websites. STR not following guidelines/rules of area (ie camping during TOTAs burn ban). Imposing fines and penalties for beyond limits. Noise and lack of courtesy for homeowners. Area used for large group meetings/team building often associated with alcohol use and abuse--primarily increases as the dry goes on. Total lack of respect for families and homeowners who have been here for generations.	No		Somewhat disagree	Full-Time Resident	Mason County Homeowner		
1/1/2024 9:26	1/1/2024 9:29	Noise regulations with strict enforcement is absolutely necessary.		Yes	Yes	Look at Palm Springs STRs as a model for noise and behavior policy.	No		Somewhat disagree	Full-Time Resident	Mason County Homeowner		
1/1/2024 10:05	1/1/2024 10:05	I oppose any regulation. So far there are no issues with short term rentals and they bring in business to the region. So short term rentals are good for the region.		No	No	We are able to own our cabin long term (hopefully for generations) while allowing STR when we are unable to enjoy Hood Canal. We have a great night camp with local employees that we rely on to ensure our property is safe and comfortable for guests and surrounding neighbors.	No	Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
1/1/2024 10:05	1/1/2024 11:04	don't think there should be restrictions on STRs in Mason County. These regulations violate property rights, preventing Mason County home owners from using their homes or land how they see fit. Additionally, short term rentals/tourism boosts our local economy and brings investment capital into the community/improving properties. Without STR as an option, there are higher prices for vacationers and more inconvenience stays for families.		No	No		No	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree	Mason County Homeowner	
1/1/2024 11:49	1/1/2024 11:53			No	No		No		Strongly agree	Full-Time Resident	Mason County Homeowner		
1/1/2024 11:10	1/1/2024 11:54	Short Term Rentals are a commercial use of residential land, and must be regulated in the same manner, and held to the same restrictions as a motel, hotel, etc. In rural neighborhoods with close proximity to one another, Short Term Rentals have a negative impact on existing residential neighborhoods, increased traffic, use of common areas, fire risk, sanitation concerns. Short term rentals should not be allowed within HOAs without a super majority of the ownership/members approval. It is unfair for the few to financially gain at the expense of many.		Yes	Yes	Short term rentals should be allowed in communities where the intent was described in the local planning (example: The Bents). On properties where there is not shared community properties, and ample space as to no impact surrounding neighbors. To clarify between Short Term Rentals (Transient guest to commercial) and Tourist or Team (30 days or longer with residency)	No		Strongly agree	Full-Time Resident	Mason County Homeowner		
1/1/2024 12:04	1/1/2024 12:11	I have toward no restrictions at all. I consider usage of personal property a basic right of ownership. I don't see the argument for safety or health inspections if the STR is professionally managed. Perhaps for privately run STRs?	It has been challenging at times to care for our home given its remote location. We have retained local help to keep an eye on things. The benefits is that we low our home and wish to be enjoyed by others via STR.	No	No	New restrictions to STR increases county service costs, harms property values and drives tourism dollars elsewhere. Not a fan.	No	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly agree		
1/1/2024 12:04	1/1/2024 12:11	Short term rental offered properties have a state regulated \$1 million minimum liability insurance requirement. Airbnb, VRBO, Booking.com, etc. provide additional \$1 million of coverage. I think the minimum liability coverage for a single family property is \$250,000 per the state. STR offered properties have substantially more liability coverage for guests than guests/friends/family at non-STR's properties. If health, safety, etc. is the primary concern of these regulations, what data does the county have that proves STRs have more issues than non-STRs? For issues, how much time and taxpayer resources does it take to get a non-STR property compliance than a non-STR? I suspect data is overwhelming against non-STRs since STRs already have self-enforcement and self-insurances. For example, unlike non-STRs, STRs always face immediate public negative reviews by guests and cancellations of future reservations based on recent bad reviews. Also, STRs face enforcement and suspension by Airbnb/VRBO for bad reviews, especially if it relates to health and safety. Also, non-STRs have little incentive to fix, maintain and improve their properties to meet current codes (and old codes), if they personally don't care or don't have the money. STRs have motives to maintain the property for financial reward unlike a non-STR who doesn't care. These facts should result in additional regulations upon non-STR properties, or additional regulations on STR offered properties when the data hasn't established a problem worse than non-STRs. For example, the health department has a list of septic problem properties and I think financial grants to bring them into compliance. How many of those are STRs? And if some are non-STRs, how long and difficult did it take to bring them into compliance?		No	No	think the state STR regulations were well done and don't infringe upon property rights or discriminate. More liability insurance protects guests, STR operators and local governments (more liability coverage \$1.2 million means potentially injured or dissatisfied guests don't need to sue the county for potential health/safety issues raised by inspectors or code enforcement)	No	Yes, I own and/or host STR(s) within Mason County, WA	Single Family Home	Live on separate property	Strongly disagree		
1/1/2024 12:48	1/1/2024 12:11	do not oppose - it brings much needed tourism to the local area to bring in revenue for the county and Union, WA including Shelton, WA.		No	No		No		Strongly disagree	Full-Time Resident	Mason County Homeowner		
1/1/2024 12:36	1/1/2024 12:33			No	No	People love visiting Mason County	No		Strongly agree	Full-Time Resident	Mason County Homeowner		
1/1/2024 12:36	1/1/2024 12:38	Not at all		No	No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Yes, I own and/or host STR(s) within Mason County, WA	Somewhat disagree	Full-Time Resident	Mason County Homeowner		
1/1/2024 12:40	1/1/2024 12:44	There should be only long term rentals. Our experience with the short term clients is they just don't care. There are noisy inappropriate and detrimental to our natural environment. We have seen people having sex and seen them take coolers full of shellfish.		Yes	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No	Single Family Home	Live on property where short term rental is located	Strongly disagree			

Start Date	End Date	Mason County is developing regulations, what specific rules or restrictions do you think should be imposed on short-term rentals (e.g., limits on number of STRs in an area, safety and health inspections, etc.) or if you oppose regulations what is your reasoning for this stance?	What challenges or benefits have you experienced as a short-term rental host in Mason County?	Is there any additional feedback or concerns you would like to share regarding short-term rentals in Mason County?	Have you been negatively impacted by, or do you have concerns about, short-term rentals (Airbnb, VRBO, HomeAway, etc.) in Mason County, West Virginia?	If you answered YES or Maybe to the previous question, which of the below best describes the impacts or concerns? (More than one answer may be chosen.)	Do you own or host a short-term rental (STR)?	What type of short-term rental property do you own and/or host?	Do you live on the property where you host short-term rentals, or is it a separate property?	Short-term vacation rentals can benefit the economy of Mason County?	Are you a full-time resident, seasonal/part-time, or other (e.g., business owner, etc.)?	What best describes your residency?
1/12/2024 13:31	1/12/2024 13:38	Limit on number of STRs in an area.	Very small lake water community that is being over taken by STRs instead of long term homeowners who care about our little community.	Yes	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Neither agree nor disagree	Full-Time Resident	Mason County Homeowner	
1/12/2024 13:33	1/12/2024 13:41	Perhaps restrictions - Not allowing in established neighborhoods, for instance. Having short term rentals require a permit or some form of licensing to be allowed to operate. Health and safety inspections, like you would have for other rentals or lodging places, would help as well.	The sense of community within established neighborhoods is eroded by short-term rentals.	Yes	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Neither agree nor disagree	Full-Time Resident	Mason County Homeowner	
1/12/2024 13:37	1/12/2024 13:54	1. Parking restrictions. Vehicles should be limited to parking on the owners property and not permitted to block access to neighbor property. 2. County noise, barking, and fire regulations must be posted and violations. Should be subject to a fine on the owner of the property. 3. There should be an easily accessible reporting system for neighbors to report violations for parking etc. that the county will attend to promptly and also fining the owners appropriately. 4. There should be restrictions on the number of occupants on one property, as well as a limit on the number of rental properties in a neighborhood.	hood Canal is a relatively fragile ecosystem, and a treasured one. Many of the properties have been in people's families for many years. We want the area to stay accessible for people to enjoy which may include some short-term rentals but if people are using their properties as a tax write-off, as a money maker, primarily, and in a way that deteriorates the environment or causes difficulties for their neighbors, they should have to pay a strict penalty. We have a neighbor who recently bought a property and is using it as a write-off of their business, and a short-term rental which involves large group parties that create a great deal of noise, beach fires when there was a fire ban, unsafe boating practices, and unlawful shellfish harvesting in our otherwise quiet and responsible neighborhood.	Yes	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat agree	Seasonal/Part-Time Resident	Mason County Homeowner	
1/12/2024 14:03	1/12/2024 14:04	Limit the number of persons to what the septic system can handle. Only that.			No		No		Somewhat agree	Full-Time Resident	Mason County Homeowner	
1/12/2024 15:06	1/12/2024 15:07	I don't think any specific rules or restrictions should be imposed. I believe in personal property rights. Any rules or restrictions would limit and damage these rights.	I am able to showcase the beauty of Mason County, and also afford my home, which supports Mason County property tax and values (among other economic benefits)	No	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
1/12/2024 15:41	1/12/2024 15:45	I think short term rentals such as airbnb are a win for property owners and renters. I have only had good experiences as a renter and neighbor.	No challenges at all	No	No		Yes, I own and/or host STR(s) within Mason County, WA	Vacation Home	Live on separate property	Strongly agree		
1/12/2024 15:50	1/12/2024 15:51			No	No		No		Strongly agree	Full-Time Resident	Mason County Homeowner	
1/12/2024 15:42	1/12/2024 16:13	I would not be opposed to some safety and health inspections to ensure that the rentals are safe for occupancy.	Running periodically helps pay the very high mortgage. In addition, I feel good that my house is occupied by people who appreciate the beauty of the canal and area, and I appreciate the property management team looking after the upkeep of my property when I'm not there. I was unsure at first if I wanted to rent, but renting has turned out to be very positive. I haven't had one bad experience.	I might be a revenue generator for Mason County to raise tourism taxes on platforms like Airbnb.	No		Yes, I own and/or host STR(s) within Mason County, WA	Single-Family Home	Live on separate property	Strongly agree		
1/12/2024 15:12	1/12/2024 17:21	LIMITS PLEASE!!!!!! Yes on inspections! Limit use of days as they are taking our natural resources. Water!!!! We are all on well systems drawing from the same source. This was a summer community and now our water resources are being depleted all year long with large amounts of people each week - Beach walks taking shells. STRANGERS in our beach! We have been residents in Mason County for 70 years. We have a lovely strip of beach with generational properties and have known the families on the beach for generations. We are neighbors and a community.	Our MAJOR concern is the SAFETY in the neighborhood. My young girls used to run, forrest walk, beach walks, and swim freely on the shores of Canal inlet. Now I have to watch them constantly due to having COMPLETE STRANGERS on our beach next door to our home. If I lived next to Adorbrook, I would expect this. We feel like we live next to a hotel now with people checking into the VRBO every 2-4 days!!!! They also leave our fire gates. There is absolutely no safety. They can see where we store our water equipment. We have had to completely alter our way of life - for the safety of our home and family. The VRBO/RENTERS have questions for us when we are on the beach. We have had to numerous times remove them on quiet hours. They don't know when there is a burn ban and have fires in the fire pit during "burn bans on the summer!!!! I have seen the VRBO/RENTERS with binoculars from the VRBO dock watching my CHILDREN swim in front of our home. We have had adults floating out front of the home drinking - wearing inappropriate swim clothing - it has ruined our tranquil beach life for the last 60 years and neighborhood. The owners used their cabin DUE time last summer. They proudly bought the property as a way to make money for themselves. Even our neighbor who also lives on the beach asked them if they planned to rent out the property and they said NO! The septic alarm went off multiple times and the neighbor on the other side of the rental had to constantly walk over and try to turn it off. We think they will be building more space so they can accept more people during the summer!!!! We have been lucky so far their heart hasn't been a total fire. I worry constantly about our well water supply because they are using the water supply year round. It is a tragedy for our community and neighborhood. Most of the VRBO owners live in Seattle or elsewhere and use this as a way to afford them a lifestyle/ vacation home that is beyond their means. It is not fair for the neighbors to pay the price - period!!!!	Yes	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
1/12/2024 17:21	1/12/2024 17:30	I am against STR primarily because of the noise from party people who often have little respect for the neighbors.		Yes	Yes	Issues related to noise, parking, or trespassing	No		Neither agree nor disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
1/12/2024 16:33	1/12/2024 19:12	Opposition.		Yes	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Strongly disagree	Seasonal/Part-Time Resident	Mason County Homeowner	
1/12/2024 19:33	1/12/2024 19:42	I think there should be a limit on the frequency a STR can be rented out to minimize the impact on a neighborhood. Especially if a neighborhood/community has a high number of STR.	I am not opposed to STR. But do not like that people buy property only for that purpose as an investment. I think it can drive up the housing price and affect lower income buyers.	No	No		No		Somewhat disagree	Seasonal/Part-Time Resident	Do not reside in Mason County	
1/12/2024 19:43	1/12/2024 19:44	Limit # of STRs in an area. Pump out septic systems more often. Hour noise limits that are enforceable.		No	No	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No		Somewhat disagree	Full-Time Resident	Mason County Homeowner	
1/12/2024 21:30	1/12/2024 23:32			Yes	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing	No		Somewhat disagree	Seasonal/Part-Time Resident	Do not reside in Mason County	
1/7/2024 19:18	1/7/2024 19:19			Yes	Yes	Issues related to noise, parking, or trespassing	Yes, I own and/or host STR(s) within Mason County, WA					
1/5/2024 11:30	1/5/2024 13:39	I oppose regulation because anytime someone tries to get ahead in Mason County the county tries to over regulate them. Not many years ago the county was encouraging people to have short term rental to bring commerce to Shafter.		No	No		Yes, I own and/or host STR(s) within Mason County, WA					
1/5/2024 14:07	1/7/2024 19:27	oppose STR because non residents often are a disturbance and have no accountability.		Yes	Yes	Issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	Yes, I own and/or host STR(s) within Mason County, WA					
1/3/2024 14:23	1/5/2024 18:25			Yes	Yes	Availability and affordability of long-term housing, issues related to noise, parking, or trespassing, issues related to septic and water (i.e. environmental issues)	No					
1/10/2024 4:09	1/10/2024 4:10			No	No		Yes, I own and/or host STR(s) within Mason County, WA					
1/12/2024 4:03	1/12/2024 4:06	Oppose regulations. The regulations already in place are enough.		No	No							