

Who we are:

Short Term Rental Owners Association of Georgia

STROAG

We represent property owners and their right (in accordance with the Georgia Constitution) to utilize their property in any manner consistent with its general intended use.

We are aware that representatives of the city spoke with members of the Blue Ridge Lodging Association. They represent STR managers not owners.

We can only presume that the contributions they made to the ordinance have been provided with full permission from the owners of the homes they manage.

We are formally requesting that those contributions be identified (on a 'markup' copy of the ordinance). This is standard practice for the development of any bill or potential ordinance and serves as record of the contributions of all parties.

*Our Purpose and Desire is to work in communities to build relationships with neighbors, leaders, and business owners to expand economies and preserve a sense of place.*

We develop methods of STR self-regulation to prevent, resolve, and address **verifiable** complaint and problems.

Wherein this cannot be done, we work with local leaders to create remedies for verified problems.

What we expect of small governments:

That any problems/complaints be verifiable, well documented, and chronicled in order to serve as evidence for government action and data-driven positive change.

An opportunity to participate in the development or change of any ordinance or policy and to have full information at least 5 days before any substantive change in order to communicate to our members and

None of that has happened here.

Regarding the current ordinance:

We consider this ordinance an extreme violation of private property rights. What it essentially does is restrict the property rights of owners outside the central business district (CBD). This impacts a lot of homeowners. Given the nature and extent of this 'taking' of private property rights, common decency and good government would, at minimum, require the city to: (and we are formally requesting)

1. State, in writing why this is necessary. Specifically, provide us with evidence for this need including complaints, 911 calls, etc. etc.
2. Advertise in the local organ that this is going to be done. This should include a street address map of the city limits demarcating the CBD

3. Notify all residents outside the CBD of this change and the removal of their property rights (by letter).
4. Allow residents 30 days from the post date of the letter for residents to respond to the 'taking' of this right.

We plan to have a 3<sup>rd</sup> Blue Ridge STROAG meeting in regard to the city's ordinance in which a 'markup' will be prepared and provided to the council, the legislative delegation, and the local organ. This is our process.

We will then schedule a meeting in which the mayor and council can go over verified problems and we will provide solutions. This meeting should be held after a reading of the current ordinance.

Should the council decide to change the ordinance, we will expect to be notified via our Executive Director, Pam O Dell to the email: [pam.o.dell@cityofblue-ridge.com](mailto:pam.o.dell@cityofblue-ridge.com).

Thank you for your service and we look forward to working together,

Steve Guello, President- STROAG