



MEMORANDUM

TO: Village of Aurora
COPY: Kathy Spencer, LaBella Associates
FROM: Wes Pettee, AICP
DATE: October 31, 2023
RE: Regulation of Short Term Rentals

LaBella Associates has prepared the information below at the request of the Mayor appointed Short Term Rental committee in order to provide documentation with regard to Short Term Rentals (STRs) and their limitation via zoning requirements. Many communities within New York State, as well as across the United States, are facing the issue of Short Term Rentals and need to address this issue in a fair and equitable way. Specifically, the challenge before the Village of Aurora is to strike an appropriate balance which allows homeowners to determine the use of their property for Short Term Rental, while maintaining the integrity of the Village as a functioning community and municipal entity in accordance with New York State law.

Our experience with other communities and our research into the Short Term Rental issue indicates that there is no single established or generally-recognized guideline or methodology to address the limitation of Short Term Rentals. Municipalities have generally accommodated short-term rentals in certain residential districts, subject to standards and licensing requirements that are designed to minimize or avoid negative community impacts. For example, it is not uncommon for a community to limit the number of days per year a residence may be used as a hosted / un-hosted short term rental. However, the method of managing short term rentals in one community should not simply be replicated in another community. It is important that a municipality understand their own unique challenges, planning priorities and characteristics while assembling regulations to manage these uses.

Considering the Village of Aurora, LaBella's approach was to analyze the specific housing characteristics and demographic factors in the Village to assist with determining reasonable Short Term Rental regulations. Specifically, LaBella reviewed US Census Data to understand the Village of Aurora's population and various housing characteristics. The Village has a small population of 607 persons according to the 2021 ACS (American Community Survey). More than 57% (348) of the Village's population resides in college housing. A total of 255 persons reside in the Village not in college housing.

In looking at housing vacancies, the US Census notes a total of 13 vacancies attributable to seasonal, recreational or occasional use in 2010. Comparatively, the 2021 data shows 56 vacancies attributable to seasonal, recreational or occasional use. This reflects more than a 400% increase in vacancies attributable to seasonal, recreational or occasional use in just over a ten-year period.

Recognizing the above population and housing characteristics combined with the expanding Short Term Rental opportunities that property owners may seek to take advantage of, the



Village's approach to limit the number of un-hosted Short Term Rental permits is a justified method to preserve the health and welfare of the community, as well as character of existing neighborhoods.

The un-hosted Short Term Rental concept lends opportunity for non-residents of the Village to potentially undermine the viability of the Village as it currently exists, if such Short Term Rentals are not regulated. Less than 50% (255) of the Village's population resides in full-time residential housing (non college). Unchecked un-hosted Short Term Rentals may result in further reducing this limited population, which the community depends upon for volunteering and serving the variety of functions required for the Village to exist. Full-time residents are needed to maintain community health, provide for enhanced public safety, share municipal costs, participate in Village government, and support community organizations.

Lastly, un-hosted Short Term Rentals may lead to instances of complaints related to noise, traffic, trash, trespassing, and parking. A concentration of un-hosted Short Term Rentals would likely alter the fundamental character of a small Village, changing it from a residential to a quasi-commercial character.

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