



CITY OF BRIGANTINE

Vince Sera, Council-at-Large

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Hon. Valerie Vainieri Huttle
Assemblywoman
State of New Jersey
1 Engle St.
Suite 108
Englewood, NJ 07631

Re: A - 4441 State Regulation of Short-Term Rentals

Assemblywoman Huttle,

I am writing to express my opposition to A-4441. While I believe your intentions for regulating short-term rental are good, I fear that your bill would create significant enforcement and economic issues for the City of Brigantine and other municipalities like it.

Over the past few months, the Brigantine Economic Development Committee has worked on creating a similar local ordinance to A-4441 that would expand our current rental registration and inspection program and make it specific to short-term rentals. After this ordinance was introduced, our rental inspection office contacted the city manager to let him know that they would never be able to properly enforce the proposed ordinance. They explained that they did not have the staffing or the resources to do what was being asked of them under the short-term rental ordinance. They believed having separate ordinances for long and short term rentals was too complicated and would create a situation where property owners would just declare their rental as being long-term to avoid the extra fees associated with being a short-term rental. Their recommendation was for us to streamline the process and regulate all rentals under the same ordinance. This way every rental property goes through the same process and pays the same fee. Based on their recommendations, we abandoned our short-term rental ordinance and amended the existing rental ordinance.

The other concern I have with the bill is the cap on the number of days and the limit on the number of units a host may operate. As a shore community, our local economy depends on tourism. One of the greatest challenges we, and many other shore communities, face is the availability of land for hotels. In fact, we only have two small hotels in the whole city. So the only way we can accommodate all of our summer guests and visitors is through the accessibility of short-term rentals. If you impose limitations on the number of days and units that an owner can rent his/her property, then you will severely limit our city's ability to provide lodging for our summer guests and visitors. This will limit the number of people who choose to come to our island and support our local businesses. Our businesses need people to thrive and our city is working very hard to attract more people to the island. The limitations your bill places on short-term rentals will place a financial hardship on our local economy.

For the reasons I have stated, I am respectfully requesting that you reconsider your position on A-4441 and leave the regulation of short-term rentals under local control so that each municipality can have the ability to create the local ordinances and regulations that best meet their individual needs.

Sincerely,

Vincent Sera
Councilman-at-large
City of Brigantine