

Pamela Berthel  
62 Long Pond Rd. S.

PZC 22. 15

Home is where the heart is

Home Sweet Home

Think about your HOME. The hard work you put in everyday – for years to attain it, and maintain it...or the time you are putting in right now to someday buy or build a home of your own

Tonight after another long day, you will go home

Take your shoes off, unwind, have dinner, relax

Spend time with family

Rest

And hopefully enjoy the sanctuary you've created for yourself and your loved ones.

This is a Sacred place.

Anyone that has a home to go to tonight is so, so fortunate in this world.

Anyone who has the luxury of owning more than ONE home in this world is even more fortunate.

Home isn't just a shelter, it is so much more.

We need to remember the value of a home and its role in our mental, physical and emotional well-being.

To some here, it may not seem like it at this moment, but we are in the midst of a crisis in our town.

Even if by not just enforcing our regulations, we are allowing homes to be turned into commodities.

We are taking for granted something very precious and important to our community.

Non-hosted STRs offer NO benefits to our neighborhoods, our town. None.

Ledyard is NOT a Tourist attraction. It is not a travel destination.

Look at the listings on Airbnb for Ledyard properties (That are actually Illegal by the way) and you will see them listed as Near Casinos, Mystic, and the Beaches. Not Ledyard.

This is a small town near good jobs in a beautiful area, and yes, near many attractions...it is a wonderful place to LIVE.

Non-hosted STRs take away just that. Places to Live...Especially Affordable Places to Live.

In good neighborhoods, with good schools and decent paying jobs nearby.

Take a moment and ask yourself...Ask a friend, family, ANYONE...if they were looking to buy a home and saw one next to a non-hosted STR property, would you buy it? Would you want to live there? Would you risk your hard earned savings? Or would you look elsewhere...and WHY is that?

This Matters!

This is what Planning and Zoning is all about right?

You are planning for what's ahead and protecting the stability of residentially zoned neighborhoods through zoning regulations.

If you were starting a business- you would do market research...make a biz plan, apply for permits, etc

When Buying a home, you do your due diligence

Get inspections, find out if it is say zoned residential, commercial or industrial perhaps?

Anyone that buys a home that is zoned residential and wants to turn it into a business or make a portion of the home a business, needs to go through zoning.

Ignorance is not an excuse to operate illegal STRs

Blatant disregard is more likely the case as it's "easier to ask for forgiveness than permission"

Anyone that wants to claim a financial hardship as their reason to make a SECOND Home into a non-hosted STR...I say, tell that to the families being displaced, those who can't find an affordable home to live in or even rent...

You could be helping your community by making your extra home available to long-term renters –

Rental Rates are at an all time High and Demand is at an all time High

You could Sell the home making it available to those seeking to live and work here

The housing market is at an ALL time High, and Demand is at an ALL time High

There are Wants and there are Needs.

Wanting to operate a commercial business STR is not a NEED, it is a WANT!

Apparently, People Want to operate Non-hosted Short Term Rentals, regardless of the negative impact on the neighbors of those properties.

People NEED Homes.

What lead you to purchase the 2<sup>nd</sup> home in the first place? Investment property? Do your homework or comply with the zoning regulations where you purchased the home...

Family inheritance...how fortunate. Perhaps you could still make a good supplemental income with a long term renter until you decide what to do with the extra property...without destroying the quality of life around it.

The STR ads mention "ALL the comforts of Home"

Ask the neighbors how comfortable it is to live next door when new lodgers arrive night after night.

Saying what's the problem? We use Airbnb and we are good guests and assume the majority of guests are ...if you've seen any news articles lately, you would know that is not the case.

In fact you may be hard pressed to find some articles as Airbnb for example goes out of their way to keep those stories out of the news.

They spend millions on marketing and PR campaigns to convince people they are "cracking down on violators, party houses, etc"

They have very deep pockets. IPO Billions, Growth surge and no plans on stopping...

Currently hosts 7 Billion Users Worldwide, is active in over 100,000 cities across 220 countries...aims for 1 billion guests annually by 2028!

Even if just Airbnb did "crack down" on violators and party houses...unfortunately, they aren't the only game in town...many other online STR listing platforms have no such policies or restrictions. Users can even create bogus accounts, use fake identities and hide the property location to avoid being found by local authorities and stopped.

(16 accounts vs 15?)  
VRBO - examples  
FIR listings  
Craigslist

Even in the Best Case scenario- a well- intentioned non-hosted STR operator will have guests that simply disregard the "house rules" or just don't care.

They are paying a lot of money and are Entitled to a Good Time!

When the Cat is Away the Mice will Play!

It happens over and over and ruins the days, nights, weekends, what have you while neighbors wait for hours for anyone to respond.

Mr. Sarita lives 2 ½ hrs away (for example)

Police called – 2 hrs to respond, then the host/owner...there goes another 2-3 hrs...according to his amended regulation application

That is simply too long to wait and resolve a nuisance...once too many times.

No cameras will deter people from doing what they want...especially after a few drinks while on Vacation...

If Mr. Sarita agrees with #9 on the zoning regulations, than non-hosted STRS would void that.

The newly adopted zoning regulations are the BEST tool in the Toolbox for our Town to get a grip on the STR situation. In my opinion it may not be strict enough, or would be if enforced.

Penalties daily. PemitS revoked. No Nonsense.

How did we get here?

What happened to the Golden Rule?

What happened to treating others as you would want to be treated?

I am opposed for SO Many reasons.

Residential neighborhoods were meant to be just that.

Places to Live, to come and go from work and school, to raise a family and plant roots in a community.

A Sanctuary.

If not take seriously, you can bet it will only be a matter of time before the house in your neighborhood, on your street, and even next door will be an empty shell. Staged for the transient vacationers to do as they please.

Owners will be unknown entities with lots of cameras- "for YOUR protection"

Infringing on your rights to privacy for yourself and your family

Perhaps we won't need those expensive schools anymore, or the teachers, nurses, trademen, etc town officials even?

Who will be able to afford to live here anymore to fill those jobs?

The long term renters being vilified by people WANTING to operate STRs  
Are the same people working those jobs!

Many of my neighbors are long term renters. One is a school teacher with a young son in school.

The other is a young woman who bought the house next door that was a 2<sup>nd</sup> home for a family that decided to run an illegal non-hosted STR that made my life absolutely miserable

I am SOOO Grateful that she was able to buy that home.

She is a naval officer, and has been deployed for over a year, serving our country.

I cut the grass for her and keep an eye on her home. She never asked me to, I just want to give something back.

It's just what good neighbors do.

She bought a home in a Residential neighborhood. When she returns home, she deserves to enjoy the peaceful sanctuary she bought for herself and that she fights for.

Remember why you approved the regulations in the first place.

I strongly whole heartedly oppose any amendment to the regulations that would remove the hosted only requirements of STRs in Ledyard, and I urge you to do the same.

There is NO Place Like HOME!

Thank You

REAL ESTATE

# The Airbnb Effect On Housing And Rent

**Gary Barker** Former Contributor

*I write about sales and rental property trends in the UK.*

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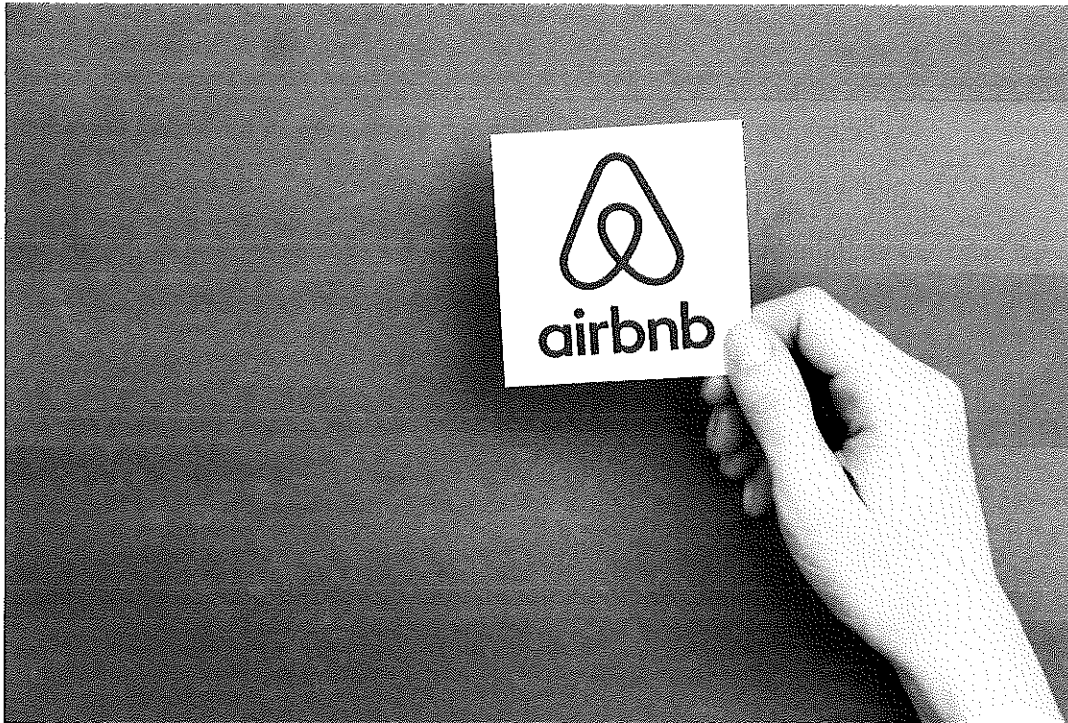
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Airbnb currently hosts over 7 million listings and is active in more than 100,000 cities across 220 ... [+] SHUTTERSTOCK

*The Wall Street Journal* reported earlier this month that Airbnb had recorded a \$322 million (£248.65 million) net loss in the first nine months to September in 2019. That's a considerable drop from

the \$200-million profit reported by the world's largest online marketplace for lodgings in 2018.

For a company with a valuation of \$31 billion, according to Pitchbook in 2017, it's a sign that the horn of this start-up unicorn might just be a carrot ahead of its hotly anticipated public IPO later this year.

However, although this is disappointing news for Airbnb stakeholders and investors, cities and countries around the world suffering from extended housing crises may celebrate its diminishing market influence.

The influence of the so-called 'Airbnb effect' on local housing markets has grown into a significant cause for concern, particularly when looking at its impacts on housing stock, prices and communities.

But even if Airbnb really is damaging local housing markets, can anything be done to stop the hugely popular, multi-billion-dollar juggernaut?

## **The cost of the world's largest holiday platform**

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By **Amy Danise** Editor

### **Best Pandemic Travel Insurance Plans**

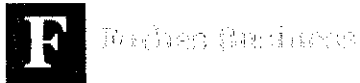
By **Amy Danise** Editor

Airbnb currently hosts over 7 million listings and is active in more than 100,000 cities across 220 countries and regions. It's not



lacking in vision either – Airbnb aims for 1 billion guests annually by 2028.

The platform is widely enjoyed for its access to holiday lets ranging from single rooms to entire properties, varying in quality and affordability, *and* offering a markedly different experience to that found in a hotel.



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Then there are the clear economic benefits for local economies that stand to gain from the increase in tourists supported with a wider variety of affordable and available holiday listings. Homeowners and landlords also benefit, as turning their rooms and properties into short-term lets can offer an alternative and lucrative source of revenue.

But in recent years the impact of Airbnb's service on local economics and rental markets has come under the spotlight. And analysis conducted by the Economic Policy Institute, a non-profit, non-partisan American think tank, found that the economic costs of Airbnb likely outweigh the benefits:

‘While the introduction and expansion of Airbnb into cities around the world carries large potential economic benefits and costs, the costs to renters and local jurisdictions likely exceed the benefits to travellers and property owners.’

The ‘Airbnb effect’ is to some extent remarkably similar to gentrification in that it slowly increases the value of an area to the detriment of the indigenous residents, many of whom are pushed out due to financial constraints.

Cities, popular ones especially, seem to fare the worst. In major cities such as Amsterdam, Barcelona, Edinburgh, and Los Angeles, studies on the ‘Airbnb effect’ have found that over-tourism facilitated by platforms such as Airbnb negatively impacts on house prices and communities.

The short-term rental sector is just as affected. Research conducted by the *Harvard Business Review* across the US found that Airbnb is having a detrimental impact on housing stock as it encourages landlords to move their properties out from out of the long-term rental and for-sale markets and into the short-term rental market.

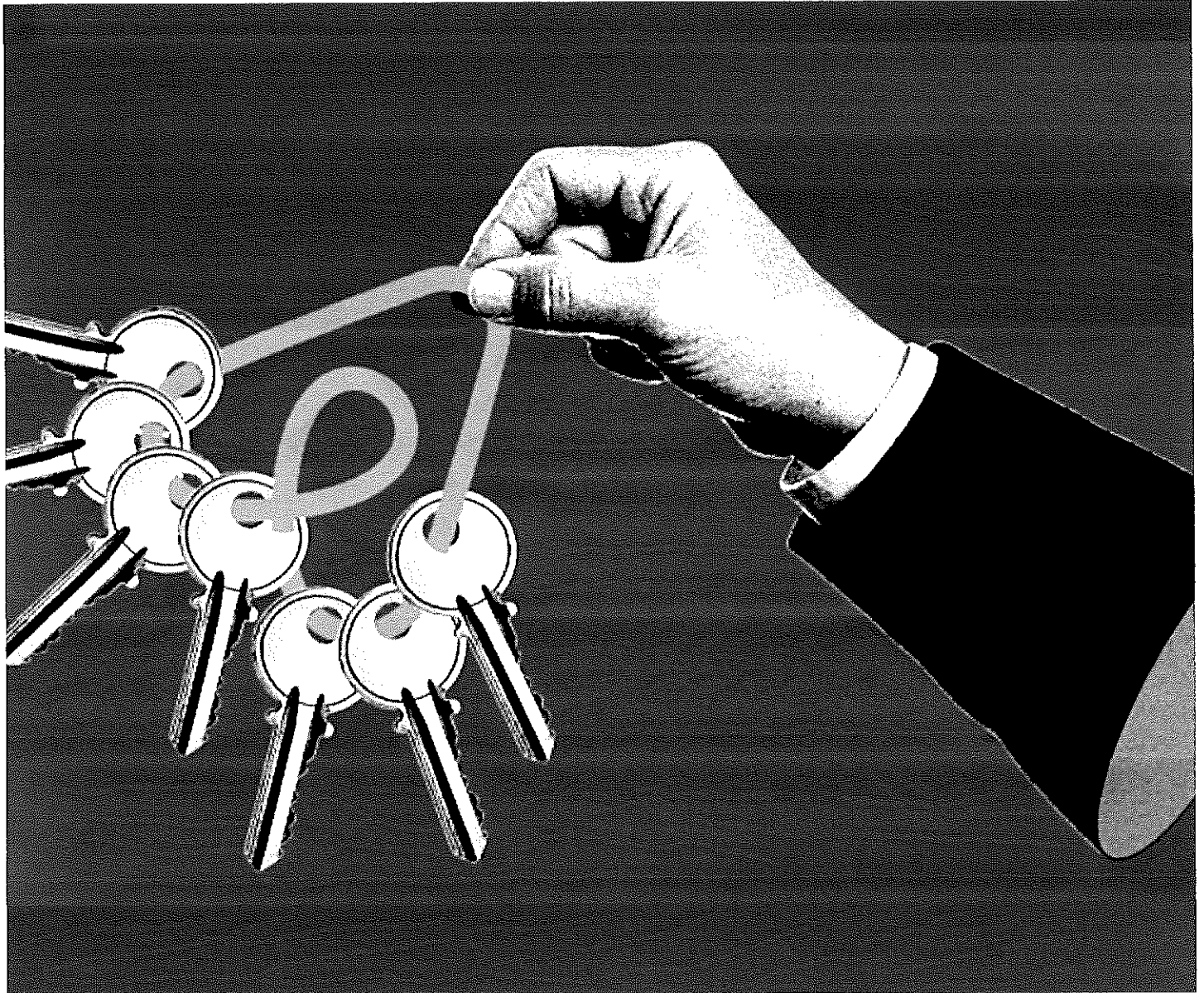
A separate U.S. study found that a 1% increase in Airbnb listings leads to a 0.018% increase in rents and a 0.026% increase in house prices. It might not seem like much on the surface but there’s a cost creep for those looking to rent long-term or buy.

It would be a mistake to say all markets are equal, but housing markets in the U.S. have a socioeconomic cousin across the pond, and for the city with the world’s highest number of Airbnb listings, it should indicate a warning.

**A case study: What’s happening in the U.K?**

REAL ESTATE

# Your Airbnb host probably isn't the person you think it is



A shadowy cadre of investors are swallowing up the short-term rental market and cities can't keep up. iStock; Rebecca Zisser/Insider



## Amid housing crises vacation towns limit short-term rentals

STEAMBOAT SPRINGS, Colo. — In the Colorado ski town of Steamboat Springs, motels line the freeway, once filled with tourists eager to pitch down the slopes or bathe in the local hot springs.

Now residents like Marc McDonald, who keep the town humming by working service-level jobs, live in the converted motels. They cram into rooms, some with small refrigerators and 6-foot-wide kitchens, or even just microwave kitchenettes. Others live in mobile homes.

Steamboat Springs is part of a wave of vacation towns across the country facing a housing crisis and grappling with how to regulate the industry they point to as a culprit: Short-term rentals such as those booked through Airbnb and Vrbo that have squeezed small towns' limited housing supply and sent rents skyrocketing for full-time residents.

"It's basically like living in a stationary RV," said the 42-year-old McDonald, who lives with his wife in a just over 500-square-foot converted motel room for \$2,100 a month — the cheapest place they could find.

McDonald, who works maintenance at a local golf course and bartends at night, and his wife, who's in treatment for thyroid cancer and hepatitis E, said they will be priced out when rent and utilities jump to about \$2,800 in November.

"My fear is losing everything," he said, "My wife being sick, she can't do that, she can't live in a tent right now."

Short-term rentals have become increasingly popular for second homeowners eager to offset the cost of their vacation homes and turn a profit while away. Even property investment companies have sunk hundreds of millions of dollars into the industry, hoping to pull a larger yield from tourists seeking their own kitchen, some privacy and a break from cookie-cutter hotel rooms.

When the pandemic opened the floodgates for remote work, Airbnb listings outside of major metro areas rose by nearly 50% between the second quarter of 2019 and 2022, the company said.

In six Rocky Mountains counties, including Steamboat Springs' Routt County, a wave of wealth flooded towns, with nearly two-thirds of 2020 home sales going to newcomers, most making over \$150,000 working outside the counties, according to a survey from the Colorado Association of Ski Towns.

Local governments — from Lincoln County on Oregon's coast to Ketchum in Idaho's Smoky Mountains — are grappling with how to regulate the \$74 billion industry they say fuels their economies while exacerbating their housing crises.

"There is not a day goes by that I don't hear from someone ... that they have to move. ... It's crushing our community."

## —Heather Sloop, a Steamboat Springs city council member

In June, the Steamboat Springs City Council passed a ban on new short-term rentals in most of town and a ballot measure to tax the industry at 9% to fund affordable housing.

"There is not a day goes by that I don't hear from someone ... that they have to move" because they can't afford rent, said Heather Sloop, a council member who voted for the ordinance. "It's crushing our community."

The proposed tax is strongly opposed by a coalition that includes businesses and property owners, the Steamboat Springs Community Preservation Alliance. Robin Craigen, coalition vice president and co-founder of a property management company, worries the tax will blunt any competitive edge Steamboat might have over other Rockies resorts.

"The short-term rental industry brings people to town, funds the city, and you want to tax it out of existence?" Craigen said. "It doesn't make sense."

Visitors booking on platforms like Airbnb spent an estimated \$250 million in Steamboat Springs in 2021, according to a coalition analysis of local data. If tourism dropped just 10%, local business in the town of some 13,390 residents would lose out on \$25 million.


Larger cities, including Denver and Boston, have stricter regulations, like banning vacation rentals in homes that aren't also the owners' primary residences. However, a federal appeals court in New Orleans struck down an ordinance Monday that had required residency to get a license for short-term rentals.

But smaller tourist destinations must strike a delicate balance. They want to support the lodging industry that sustains their economies while limiting it enough to retain the workers that keep it running.

"No one has found the perfect solution yet," said Margaret Bowes, executive director of the Colorado Association of Ski Towns, which tracks efforts to control short-term rental markets.

"The trajectory of the number of properties becoming (short-term rentals) is not sustainable," she said. "No one (working in) these communities" will be able to live in them.

Susana Rivera, a 30-year Steamboat Springs resident, tried living in the nearby town of Craig as a cheaper alternative. Every morning, she would drop her youngest child off at a friend's house before driving 45 minutes to her Steamboat Springs supermarket job.

 Susana Rivera prepares food in her apartment, Aug. 3, in Steamboat Springs, Colo. (Photo: Thomas Peipert, Associated Press)

In 2014 she left the grueling routine behind after getting off the waitlist for an \$800-a-month, two-bedroom apartment in a government-run affordable housing development. She fits her youngest child, a niece and nephew, and occasionally her mother and couch-surfing brother, into the unit.

The affordable housing program is one way local officials are trying to address the problem, but demand dramatically outstrips supply.

About 1,200 people signaled interest in 90 apartments in a new subsidized housing development, said Alyssa Cartmill, regional property manager for the Yampa Valley Housing Authority.

While the industry's major companies, including Airbnb and Vrbo, do not release comprehensive data publicly, figures from analytics firm AirDNA and the U.S. Census Bureau show nearly 30% of homes in Steamboat Springs are vacation rentals.

That's some 3,000 units removed from the Steamboat Springs' housing supply as the town's median monthly rent for a two-bedroom apartment reached \$3,100 in August, according to data from Zillow.

Median home prices showed a 68% jump to \$1.6 million since the beginning of 2020, pushing the quaint town's home values nearer to those of San Francisco, at \$1.8 million, according to company data.

A study commissioned by Airbnb found short-term rentals support 13,300 jobs in popular Rocky Mountains counties and, it argued, have little impact on housing prices. The real problem, it said, is that housing construction hasn't kept up with job growth. The report also found that only 3% of short-term rentals could be used as workforce housing based on their rental rate.

"This report underscores the integral role of short-term rentals in the Colorado tourism economy," Airbnb spokesperson Mattie Zazueta wrote in an email.


"Vacation rentals provide a diversity of accommodation options for visitors, help some vacation homeowners and residents afford their homes, and are a key revenue generator in local economies — providing jobs, income and taxes to local communities," Vrbo parent company Expedia Group said in a statement.

But the study didn't consider other options, like making homes that are out of reach for a single worker available to a group living together, said Daniel Brisson, a Denver University professor and director of the Center for Housing and Homeless Research.

The high prices are not merely displacing lower-income workers and their families, but also better-paid workers such as nurses and police officers.

The city's hospital, Yampa Valley Medical Center, is scrambling to find staff as the number of open positions grew from around 25 to 70 in the last few years, said hospital President Soniya Fidler.

"What keeps me up at night?" Fidler asked. "Will we be able to help the next trauma victim?"

 A motorist passes through a hillside community, Aug. 4, in Steamboat Springs, Colo. (Photo: Thomas Peipert, Associated Press)

Steamboat Springs Police Chief Sherry Burlingame spends her days finding housing and negotiating mortgage loans for prospective hires. Understaffed, the police department has cut back on services while response times have lengthened.

"We have overlooked what it takes to keep this community alive," Burlingame said.

The new Steamboat Springs ordinance creates three zones. The red zone, where new short-term rentals are prohibited, covers most of the city but those who have rented in the past 12 months can continue to operate. The yellow zone caps the number of new vacation rentals, while the green zone, set largely beneath the ski mountain, has no cap.

Oregon's coastal Lincoln County that is heavily reliant on tourism approved a ballot measure in November that would ban new short-term rentals and start a five-year phaseout of the rest in certain areas. After a lawsuit from vacation rental owners, the measure has been on hold and is pending in court.

Steamboat Springs, which studied what other municipalities have done nationwide, plans to monitor the effectiveness of its new regulations and tax increase, if it passes, and adjust if necessary.

For Sean Bailey, the new laws could not have come sooner. Bailey, who moved to Steamboat in 2019 and works at the outdoors store Big Agnes, squeezes into a bedroom in a mobile home that he rents for \$650 a month. He has been on a waitlist for three years to get one of Steamboat's affordable housing apartments.

"My bedroom acts as my living room, my dining room, my den, my office — all in this 12-by-12 space," Bailey said. Now, he said, even "low-income housing is being priced out of the water for a lot of us who are just trying to get by."

x

# DAILY INDEPENDENT

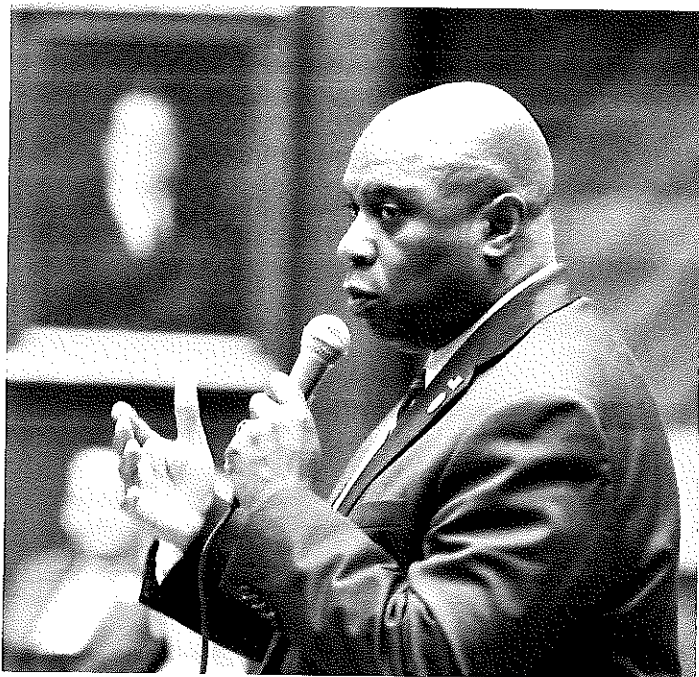
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MAIN MENU

2021 LEGISLATIVE SESSION

## Lawmakers want more local control for short-term rentals



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CAPITOL MEDIA SERVICES 2019 FILE PHOTO BY HOWARD FISCHER

**Rep. Walt Blackman, R-Snowflake, says 2016 legislation pushed by Airbnb and its other companies and supported by Gov. Doug Ducey has had a serious negative effect on neighborhoods. Blackman has introduced House Bill 2069 to put the law back the way it was prior to the change.**

Posted Tuesday, January 11, 2022 4:51 pm



**By Howard Fischer (mailto:hfischer@newszap.com)**

**Twitter: @azcapmedia (https://twitter.com/azcapmedia)**

PHOENIX — Some Republican lawmakers want to revisit — and repeal — the 2016 measure that stripped local governments of their ability to regulate short-term and vacation rentals.

Rep. Walt Blackman of Snowflake said the legislation pushed by Airbnb and its other companies and supported by Gov. Doug Ducey has had a serious negative effect on neighborhoods. So he has introduced House Bill 2069 to put the law back the way it was before changes were made.

His Senate seatmate, Wendy Rogers of Flagstaff, has identical legislation in Senate Bill 1026.



"But they want to take a sledgehammer to the thing," Mesnard said, rescinding all limits on what cities can and cannot forbid. "I'm not going to support that."

During hearings last year there was testimony about investors creating de facto hotels in residential neighborhoods, dividing up homes into multiple rooms being rented out by the night.

There have been estimates that up to 40% of residential properties in tourist destinations like Sedona are now vacation rentals. And Rep. John Kavanagh, R-Fountain Hills, who voted against the 2016 law, said it also is happening in places like Scottsdale.

"We don't want the federal government imposing on us," Blackman said.

Unsurprisingly, Airbnb is opposed to what Blackman and Rogers want and instead supports the more limited restrictions in the Mesnard bill, arguing that anything more would harm the tourism economy.



**Mr. Fischer, a longtime award-winning Arizona journalist, is founder and operator of Capitol Media Services.**

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## 1

The way to stop this out of control "vacation" rental or "airbnb" style of renting is to go back to residential zoned areas must rent for at least 30+ days guess it could be coined "semi long term vacation rentals" instead and let the hotels have the nightly rental scene where it is zoned appropriately for this kind of transient business not in residential neighborhoods that people actually pay mortgages to have and have HOA's to insure their neighborhoods are maintained for the benefit of the community.



## Airbnb Operator Sued by New York City in Fight Over Short-Term Rentals

A building near the East River in Manhattan was the site of one of the biggest illegal rental operations in the city in the past year, a lawsuit said.



By Mihir Zaveri

July 12, 2022

The five-story building near the East River in Manhattan was supposed to house eight residential apartments on top of a doctor's office, according to city records.

But city inspectors in recent years noticed people carrying suitcases in and out of the building. On one occasion, five guests told inspectors they were visiting from Italy. They said they had booked a six-day stay for more than \$3,000.

In a lawsuit filed in Manhattan State Supreme Court on Tuesday, New York City officials asserted that the building was in fact one of the biggest illegal hotel operations housing visitors in the past year.

The lawsuit was the first filed by the city targeting a short-term rental scheme identified through a new law that requires services like Airbnb to regularly report some information on hosts and transactions.

And it was the latest in a yearslong attempt by the city to stamp out illegal short-term rentals, which officials in many American cities say exacerbate the housing shortage by catering to tourists over residents.

New York State law largely bars apartment rentals for fewer than 30 days when the host is not present. And New York City officials have imposed several restrictions on the rental services over the years.

But thousands of homes that seemed to violate the rules continued to be listed on the companies' platforms.

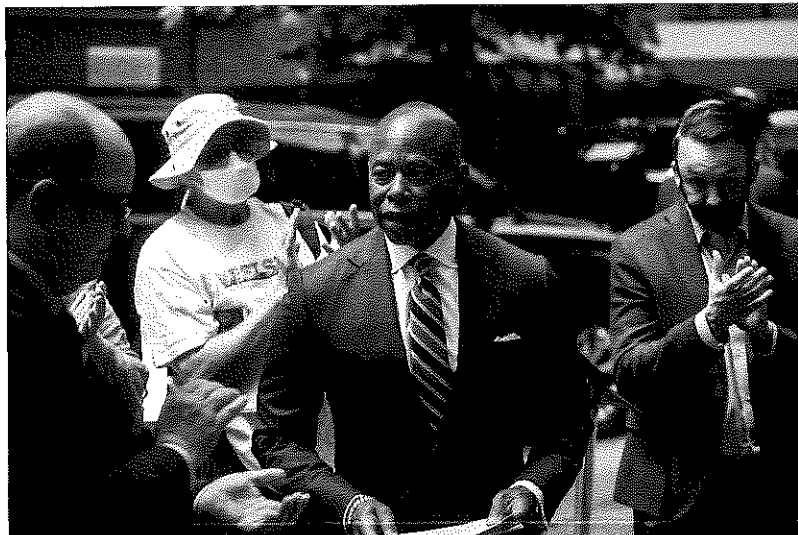
Mayor Eric Adams said the city was likely to bring additional lawsuits to compel hosts to follow the rules in an attempt to alleviate the housing crisis and aid the hotel industry, which has struggled during the pandemic.

"We are not going to let bad actors, despite their attitudes, they are not going to deplete our housing stock and our hospitality sector," Mr. Adams said at a news conference outside the building at East 51st Street and 1st Avenue.

The investigation found that the operators advertised the units through Airbnb and other online listing services, drawing in about \$2 million between 2018 and 2022 from visitors and violating laws that said the units in the building must be long-term residences, according to the lawsuit.

Inspectors also discovered faulty fire alarms and sprinklers, among other problems with the building.

Mr. Adams and other city officials also said the building owner and a broker who was running the operation repeatedly ignored violations issued by city inspectors.



The lawsuit, which seeks a court injunction to shut the operation down, was filed against Arron Latimer, a real estate broker; Apex East Management, the building owner; and Esther Yip, Apex's managing agent.

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Mr. Latimer did not respond to requests for comment. A woman who was reached by phone and identified herself as Ms. Yip said that she was not aware of the lawsuit and needed time to understand the allegations.

Nathan Rotman, Airbnb public policy regional lead, praised the city on Tuesday for "taking swift action on illegal hotel operators who flout the rules."

Eliminating illegal short-term rentals would make only a small dent in the city's housing shortage. But those rentals have still been a source of friction between the city and companies like Airbnb.

In 2018, Airbnb sued New York City after it tried to force Airbnb and other platforms to share more data about hosts, resulting in a settlement in June 2020.

The city said that the lawsuit filed on Tuesday was the product of an agreement reached in that settlement, in which Airbnb began sending some information on hosts and transactions to the city.

Christian Klossner, the executive director of the mayor's Office of Special Enforcement, which has spearheaded investigations into illegal hotels, said that his office estimates about 13,000 Airbnb listings were for illegal short-term rentals that were regularly being rented, based on data provided by Airbnb and the city's own analysis.

That number has come down in recent years, particularly as the pandemic depressed travel to New York City, which has long been one of Airbnb's most important markets.

Officials expect the number of listings for illegal rentals to drop further. Last year, the city passed a bill that would for the first time require hosts to register before renting out their homes for fewer than 30 days.

The measure, which goes into effect in January 2023, mirrored regulations in other cities, including Boston and Santa Monica, Calif.

Mr. Latimer is accused in the lawsuit of using more than two dozen fake host accounts to advertise different rentals. The city estimates more than 6,500 guests stayed at rentals he ran between 2018 and 2022.

Mr. Klossner said the city was able to match up the account information of several different host accounts to target Mr. Latimer. He said that the city believes Mr. Latimer is still operating and advertising illegal rentals through other sites.

Mr. Rotman, of Airbnb, said in a statement on Tuesday that the company had issued a cease-and-desist letter "months ago" to the operators of the illegal listings that were the subject of the lawsuit.

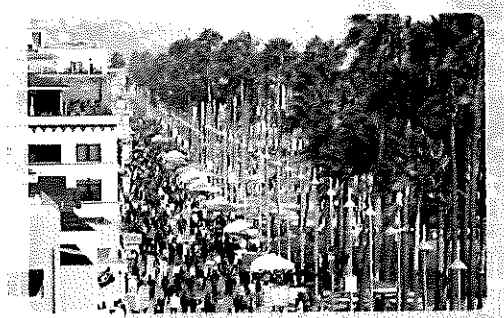
He said Airbnb wants to work with the city and state "to differentiate between the responsible hosts who should be protected under the law and operators of properties like this who have no place on our platform."



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# THE PROBLEM WITH COMMERCIALIZED SHORT TERM RENTALS

Though some hosts occupy their rentals and truly participate in the spirit of “home sharing,” a disproportionate number of rentals belong to commercial users who do not occupy their multiple property listings. Lack of enforcement allows these commercial ventures to wear down the economic and social fabric of residential neighborhoods in a variety of ways. Here are the realities that the optimistic propaganda of the “sharing economy” leaves out:



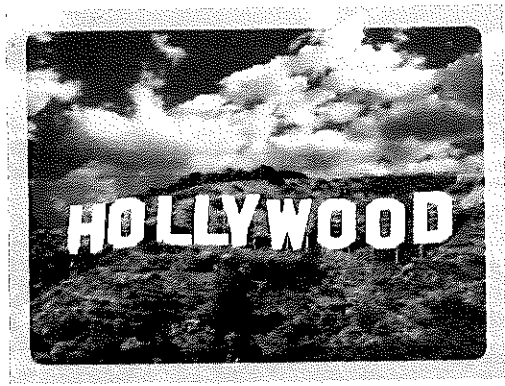
**1) Commercialized short-term rentals artificially inflate rental costs.** Commercial short-term rental operators have figured out how to profit from evading city laws and converting long-term living spaces (including those under rent control) into short-term rentals. That means fewer homes on the market for long-term renters, and landlords that can expect a

higher rent from tenants planning to operate a short-term rental. [More on that here.](#)



**2) Commercialized short-term rentals make it impossible for most families to live in their current neighborhoods.** As long-term residents get priced out of your neighborhood, who remains? Only those who already own a home (and don't rent it out short term). Goodbye new families. Goodbye young couples struggling to pay the rent. Goodbye students, artists, and anyone who can't afford to compete with

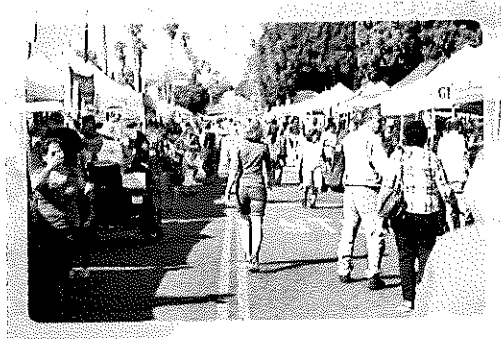
vacationers' budgets. **Goodbye neighborhood diversity, goodbye affordable/workforce/rent-control housing.**



3) **Illegal short-term rentals attract disruptive visitors.** This upsets the peaceful enjoyment of long-standing residential neighborhoods. Short-term renters have no stake in the community, and therefore no reason to care how the neighborhood around them suffers from their vacation activities. Zoning code laws keep hotels out of residential neighborhoods, and exist to accommodate the inevitable disruptions of tourism. Illegal short-term rentals ignore zoning restrictions

and make virtually any residence into a hotel/party house. One creative traveler made his Airbnb rental the site of an orgy.

Are you wondering just how many illegal short-term rentals (Airbnb, VRBO, Globe Properties, Flipkey, HomeAway, OneFineStay, etc.) are in your neighborhood? If you live in Venice Beach, CA, an area of 3.17 square miles, you share your residential neighborhood with approximately 1,000 to 1,500 listings, all of which are illegal in residential neighborhoods. Many of these are **NOT** shared homes; they are stockpiled apartments, houses, duplexes and condos that have been snatched away from the long term rental market.



4) **Commercialized short-term rentals are frequently operated without paying taxes that benefit the surrounding communities.** Illegal short-term rentals are unfair to the hotel industry and hotel workers: commercialized short-term rentals rarely follow fire and safety codes, provide worker benefits or pay transient occupancy taxes.



5) **Commercialized short-term rentals break city laws with impunity.** Airbnb did not become a multi-billion dollar company by facilitating true home sharing. This false impression is part of a carefully calculated misinformation campaign. In reality, short-term rental platforms make enormous profits from turning a blind eye to illegal, commercialized short-term rentals. Airbnb puts the responsibility to figure out the complicated maze of zoning codes and other municipal requirements squarely on the backs of the

inexperienced and uninformed residents using its services. Airbnb is now 10th in total lobbyist spending for the lodging/tourism industry, and they fund organizations dedicated to limiting regulation of these destructive practices.

**Does all of this frustrate you?** Sign the petition to stop short-term rental abuse.

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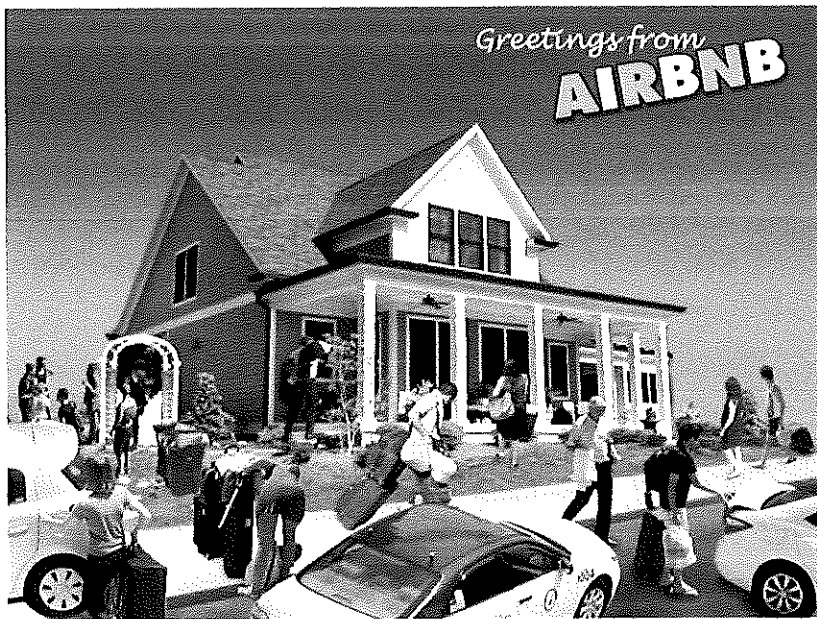
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## WHAT IS SHORT-TERM RENTAL ABUSE?



Note: the house shown is not an actual Airbnb house, but all the people, cars, and trash are real guests of an actual illegal Airbnb house in Los Angeles

*Short-term rental abuse occurs when opportunistic commercial ventures use online platforms such as Airbnb, VRBO, and Homeaway run multi-million dollar short-term rental businesses (See report for NY and Los Angeles, Addendum to LA report). These commercial users game the "home sharing" system: they operate*

*short-term rentals vacant of owners, solely occupied by transient renters. Here are short term rental abuse trends happening across Los Angeles right now:*

**1) Independent property management companies convert entire rent-controlled properties and other long-term housing into short-term rentals.**

Rent controlled properties exist to provide affordable housing options for families of all income levels, and to enable the families that already live there to remain. To such families, they are a blessing; to commercial short-term rental operators, they are an enticing business opportunity. These companies offer landlords well over market value (at least 20% more than their asking price) for a rent-controlled property, then advertise that property as a short-term rental. Families who need the long-term affordable housing lose it, and residential neighborhoods lose those families.

Management companies also obtain "master leases" from apartment owners that give them permission to sublet apartments. These commercialized management entities then work

around the thirty day legal minimum for rentals by offering thirty day leases and then prorating the rent to reflect a short-term stay.

**2) Individuals convert affordable housing using Airbnb, VRBO, and other online platforms.**

Individuals run the same sort of unethical business as the property management companies: they simply operate independently through sites like VRBO and Airbnb to turn affordable housing into a high-volume short-term rental business in a residential neighborhood.

**3) Real estate companies market their units directly to commercial short-term rental operators who convert them into short-term rentals.** These companies and individuals can and will pay more for a desirable property that they hope to convert. Historic and older properties under rent control are particularly vulnerable to this scheme.

**4) Tenants are being harassed and intimidated by unscrupulous landlords who wish to convert their Rent-Stabilized properties into short-term rentals and de facto hotels.**

Buy-outs are used to coerce lower income and vulnerable tenants out of their homes.

Tenants in Rent Stabilized properties are being wrongfully evicted to make way for more lucrative short-term rentals.

By unfairly terminating long-term tenancies and dedicating rental units to short-term stays, landlords evade the city's rent-control regulations and unfairly cash in on higher nightly rates. Some tenants are speaking out and fighting back.

These are just a few examples of an international, law-evading attempt to abuse the spirit of short-term rentals. The real future of online short-term rental sites is not the individual homeowner who rents out a bedroom or even his/her entire home on occasion. It's the professional developers and property managers with multiple rentals who grab up every available property and sell rooms every night of the week.

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# THE REAL DEAL

NEW YORK REAL ESTATE NEWS

## City settles two Airbnb rental lawsuits for \$1.2 million

*Cases filed several years ago net \$700,000 and \$516,203 from landlords*

New York

Aug. 11, 2021 08:00 AM

By Alexandra White





*Airbnb CEO Brian Chesky, 536 East 14th Street, Mayor Bill de Blasio and 412 West 49th Street (Getty, Google Maps)*

Landlords Rose King and Maxine Gilbert don't know each other, but according to their lawyers, they have something in common: ignorance of illegal Airbnb rentals in their buildings.

King was orchestrating the rentals, but claims she did not know they were illegal. Gilbert says she didn't know the rentals were going on at all.

City officials are dubious of those claims, but point to the bottom line: The city is getting six-figure settlements in each case.

The de Blasio administration sued King in 2017 and entities tied to Gilbert in 2018 and is to receive \$516,203 and \$700,000, respectively. It's the city's latest mallet strike in a painstaking game of Whac-a-Mole against whole-home rentals shorter than 30 days, which are banned by state law.

The city and affordable housing advocates argue that the illegal rentals remove crucial units from the city's already lean housing supply, raising costs for tenants, and compete with legitimate hotels.

The Office of Special Enforcement sued King and her affiliates for allegedly advertising and operating short-term rentals through Airbnb in three East Village buildings. And it sued the ownership entities of seven Gilbert buildings in Hell's Kitchen and their property manager, Big Apple Management, for failing to stop such rentals.

Although short-term rentals of apartments designated for permanent residency have been banned under the state's Multiple Dwelling Law

(<https://www1.nyc.gov/assets/buildings/pdf/MultipleDwellingLaw.pdf>) since 2010, the city has struggled to curtail them. But the lawsuits build case law against various schemes, laying a legal foundation for future cases no matter what method people use to try to beat the system.

Maxine Gilbert's lawyer, Adam Leitman Bailey, said Gilbert is paying the settlement with the city even though she was not aware that tenants were running an Airbnb business at her properties.

## **“Read**

- Tenant skipped rent for a year amid “parade” of illegal Airbnb guests: lawsuit
- City Council bill would tighten screws on Airbnb
- Where Airbnb lost the most listings during the pandemic

“These were professional operators who did this throughout the city and ran these gambits unbeknownst to my client,” said Leitman Bailey.

City officials said she could have figured it out.

“The owners have an obligation to ensure the buildings are operated lawfully, and the lawsuit was brought only after the owners and their management company received multiple rounds of violations for allowing the rentals,” said Christian Klossner, executive director of the Office of Special Enforcement, in a statement.

King, for her part, was actively renting out units in her apartment building through Airbnb, but her lawyers, Todd Spodek and Jeremy Feigenbaum, said she did not know she

was breaking the law. In court transcripts, King said she thought it was legal because Airbnb never stopped her.

But King had made an arrangement with a man named Bryan Chan, who set up 34 different host accounts in an apparent strategy to evade Airbnb's policy of not allowing users to list multiple addresses. The settlement payout of \$516,203 amounts to all the revenue reaped from the illicit rentals.

Her lawyer blamed the tech platform.

"The reality is that Airbnb profits while the individual landlords are forced into protracted litigation with the city," Spodek and Feigenbaum said in a statement. "Airbnb continues to skirt responsibility and forces the litigation costs on their hosts."

Airbnb's website (<https://www.airbnb.com/help/article/868/new-york-ny>) includes information on the laws of a host city, but does not prevent hosts from posting listings that violate them. Federal law protects technology companies from liability for these and other actions that customers take on their platforms.

Since last year, Airbnb has been required to share with the city information about short-term rental listings, which includes the address and nights booked. Airbnb did not respond to requests for comment.

Both lawsuits involved hosts who utilized false identities to list Airbnb rentals, but Airbnb has recently updated its identity verification program. The company says that 97.9% of its U.S. bookings (<https://news.airbnb.com/an-update-on-trust/>) are between a host and guest who have completed the identity verification process.

Still, rentals of fewer than 30 days when the owner or tenant is not present still happen routinely, city officials acknowledge, often to the dismay of landlords. Last month the Brodsky Organization sued a tenant (<https://therealdeal.com/2021/07/08/tenant-skipped-rent-for-a-year-despite-endless-parade-of-illegal-airbnb-guests-lawsuit/>) who they allege rented out an apartment on Airbnb using a false identity.

Not all short-term rental violations end in litigation with the city. Some only result in fines.

“Most of our lawsuits are brought after at least two rounds of inspections have determined that not only are they breaking the law but that they aren’t stopping once they have been told to,” said Klossner.

King’s properties were peppered with violations and she paid more than \$113,000 in administrative penalties prior to litigation and owes the city \$80,000, according to the Office of Special Enforcement.

Similarly, Gilbert paid more than \$46,000 in administrative penalties prior to litigation and owes the city more than \$300,000.

The city is still litigating against two tenants who operated a short-term rental business in two of Gilbert’s Hell’s Kitchen buildings.

Contact Alexandra White

CALIFORNIA TODAY

## California Officials Revisit Airbnb Rules Amid Pandemic Tourism Boom

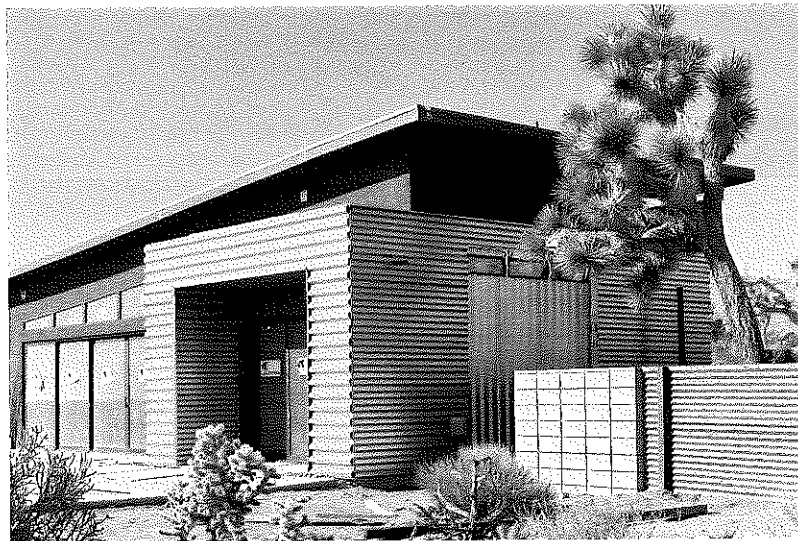
San Diego, Marin County, San Bernardino County and more have approved rules this year to restrict short-term rentals.



By Soumya Karlamangla

Published July 22, 2022 Updated July 23, 2022

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A new short-term rental property in Joshua Tree, Calif. Two years ago, Somewhere, a property development company, bought this piece of land for \$40,000. The listing is now renting for \$1,031 a night. Cody James for The New York Times

San Bernardino County officials temporarily stopped issuing permits last month for new Airbnbs and other vacation rentals over concerns that a tourism boom is pricing out locals in trendy desert getaways such as Joshua Tree.

Officials in Marin County instated a two-year moratorium this year on new short-term rentals in its western coastal communities. San Diego also approved a cap that is expected to cut vacation rentals in the city by nearly half.

Restrictions on home-sharing services in California are nothing new. Santa Monica, Sausalito and San Francisco, where Airbnb is based, have had such regulations for years.

But local officials in the Golden State appear to be increasingly revisiting these rules after demand for short-term rentals exploded during the pandemic and Americans chose to rent homes instead of hotels to ensure Covid bubbles or to have more space for remote work and relaxation.

Limits on short-term rentals, usually defined as a stay of 30 days or fewer, are often framed as a way to maintain affordable housing in California. It's a worthy cause in a state that has painfully high rents and that is home to more than half of the nation's unsheltered homeless population.

"Shortage of long-term housing, particularly on the coast, has reached a critical point," said Dennis Rodoni, a Marin County supervisor who represents coastal Marin, according to CBS News. "More and more working families are being displaced."

But the idea that a proliferation of short-term rentals is leading to higher rents for people looking for permanent housing is only partly true, experts told me.

In touristy areas, such as Joshua Tree and Venice Beach, some houses and apartments that were previously rented out for a year at a time have likely been converted to short-term rentals. That shift can limit the number of available long-term rentals and make it difficult for locals to stay in communities where they work and where their children go to school.

“It’s a supply-and-demand story,” said Richard K. Green, a professor at the University of Southern California and the director of the school’s Lusk Center for Real Estate.

But Green warned that it was unclear how many short-term rentals were actually previously leased to local residents. Many short-term rentals listed on sites like Airbnb may have always been vacation rentals, but weren’t as easily accessible or centralized before the emergence of these online platforms, he said. Others could be locals making some extra cash by renting out a room in their home or, when they’re out of town, the entire space.

Banning home-sharing services could “actually prevent some people from being able to afford living in some places,” Green told me.

In reality, restrictions on short-term rentals are often less about creating affordable housing and more about preserving the culture of cities, experts say. People don’t want their residential streets lined with visitors’ cars or tourists changing the vibe of their neighborhoods.

In Stinson Beach, one of the communities in Marin where new Airbnbs are now banned, locals worry about “the transition of a once hippieish, beachy town into more of an exclusive seaside playground,” The San Francisco Chronicle recently reported.

Indeed, the very communities that are strictly limiting short-term rentals are often the same ones that don’t want to create more housing in their communities, experts say.

If their primary concern was affordability for renters, “there’s a solution to that: build more housing,” said Michael Manville, an associate professor of urban planning at the U.C.L.A. Luskin School of Public Affairs.

“If you believe that the available supply influences the price renters face, the surest way to address that is to build apartments,” Manville told me. “The most uncertain way is to limit short-term rentals.”

That may be possible in urban hot spots. But in some affected vacation areas, it’s not necessarily easy to build a lot more housing.

In Stinson Beach, nestled between the ocean and steep hills, additional development is constrained by coastal protections and a lack of room to build.

In Joshua Tree, environmentalists worry that development is threatening the western Joshua trees themselves. They are pushing to permanently protect the trees as an endangered species, which would make construction more difficult. And because tourist demand is so high, investors are seeing bigger returns from building short-term rentals than other types of housing.

#### **For more:**

- Airbnb recently announced a permanent ban on parties.
- The areas where short-term rentals were most profitable in 2021.
- California’s housing crisis and the fight over 20 townhomes.

## **If you read one story, make it this**

Gov. Gavin Newsom is poised to sign legislation that would provide a minimum award of \$10,000 to residents who successfully sue makers of illegal guns.

## **The rest of the news**

- **Big Ten:** Gov. Newsom is demanding answers from U.C.L.A. on how the move to the Big Ten Conference will benefit all student-athletes, The Associated Press reports.
- **Crypto campaign donations:** Candidates for state and local offices in California will soon be able to accept cryptocurrency campaign donations, The Associated Press reports.
- **Bees:** The California Department of Pesticide Regulation has proposed rules that would restrict the use of four pesticides that are harmful to bees, CalMatters reports.
- **Homegrown meat:** California became the first state to invest millions in the lab-grown meat industry, The San Francisco Chronicle reports.



STONINGTON  
CONNECTICUT

Published on *Stonington CT* (<https://www.stonington-ct.gov>)

[Home](#) > Summary of the Community Meeting on Short-Term Rentals

## Summary of the Community Meeting on Short-Term Rentals



Stonington's "Community Conversation" meetings are utilized to offer residents different ways to engage outside of the more traditional format of formal Town Meetings. Too often we see the more formal Town Meetings put people into For and Against segments, and they do not help facilitate civil discourse and can lead to less productive outcomes.

On Monday, June 20, 2022, a "Community Conversation" was held to get input from residents on the issues surrounding Short-Term Rentals (STRs) in Stonington. While this is a challenging issue, community members deserve to be further engaged so that the diverse views on this topic can be better understood by all.

This meeting was the first community engagement on this topic in over five years. To re-engage, Monday's meeting posed five questions to attendees and input was captured through participants' written responses. Attendees were then asked to review all responses, and put a star next to no more than two responses per question. This was a way to gauge which ideas and/or concerns were most prevalent to the attendees.

Stakeholders were encouraged to attend in-person to offer their views, but input was also accepted ahead of the meeting. The summary below is our best attempt to capture the key points raised under different questions from both in-person attendees and those that shared their input ahead of the meeting. **We continue to welcome input ahead of the next meeting**, and that can come in the form of emails, phone calls or in-person meetings. Any input received before July 19<sup>th</sup> will be summarized, as needed, and added to the below. All input received outside of the Community Conversation is captured in a separate segment below, to help differentiate the input process.

The next meeting will be on July 20<sup>th</sup> from 5:30pm to 7:30 pm, at the Velvet Mill. For this meeting, we plan to continue to explore new formats; the plan is to have small group discussions and then offer each group a chance to summarize their discussion with the larger group. Depending on the outcome of this meeting, there will likely be further informal and formal meetings on this topic. To share views, ask questions, or provide further input please contact the Director of Economic and Community Development, Susan Cullen, [scullen@stonington-ct.gov](mailto:scullen@stonington-ct.gov) or First Selectman Danielle Chesebrough at [dchesebrough@stonington-ct.gov](mailto:dchesebrough@stonington-ct.gov).

**SUMMARY OF INPUT RECEIVED AT THE IN-PERSON MEETING** *(items that had two stars or more; or similar items written more than once are represented. Photos of the entire responses are*

attached)

## **Benefits**

- Supports local economy, including home cleaners and maintainers, landscapers. Also support for other local businesses, such as restaurants and shops.
- Improvements to property (investments put into landscaping and homes).
- Rental income helps residents stay in their home when on fixed income and/or covers rising costs.
- Offers flexible and affordable stays for people traveling to the region, including families who want to stay together affordably.
- Allows landlords to offer less expensive rental to long-term renter, while offsetting costs by STR unit that can charge more.

## **Concerns**

- No taxes for Town, only State.
- Noise; Parking; Security and Safety Code violations.
- Erodes neighborhood feel.
- May reduce affordable home availability.
- Could reduce property value.
- Landlords unresponsive to neighbors' concerns, no accountability of owners; particularly when the SRT is run by a business.
- Don't do a one sized fit all solution that negatively impacts the STR who are aren't causing problems.

## **Town Actions**

### **The Town Should . . .**

- Restrict "party houses".
- Ensure home capacity limits are not exceeded.
- Enforce current rules on noise and parking.
- Only allow STR in owner occupied dwelling.
- Take an action; don't kick can down the road.
- Make owners number available to adjacent neighbors; provide guidelines on expectations for guests.
- Put a limit on how many STR can be on a block or certain area.
- Track drinking and driving incidents.

### **The Town Should Not . . .**

- Negatively impact STR that have no record of disturbances/no new regulations.
- Require owner-occupancy.
- Ban short term rentals.
- Restrict time on the rental.

## **What Did We Miss?**

- Consider permits as a way to manage safety and security.
- There is a stigma; the vast majority of STR are local, hardworking people who rent their properties respectfully and responsibly.
- Seniors are using STR to stay in their homes, if they can't stay, they might sell to new residents who are loud with lots of cars.
- Require parking be provided by the STR owner for guests.



- Historically, communities like Mystic and the Borough had mixed use homes (boarding house, etc.) and STR are an evolution of this, which allow longtime residents to stay in their homes despite rising taxes.






## **SUMMARY OF INPUT RECEIVED OUTSIDE OF MEETING**

- Introduce a regulation, such as: Short-term rentals are defined as a business (and therefore prohibited in residential zones) if rentals of less than one week occur more than twice in any year.
- Consider introducing a regulation, such as: For a building where the owner is a full-time resident, the owner may rent rooms or apartments in that building for any time period in a year but must provide off-street parking. For a building where the owner is not a full-time resident, the owner may have two sub-lets per year.
- Do not require owner occupancy. This could put people in unsafe situations, particularly the most vulnerable in these types of situations.
- Consider owner-led enforcement to defray administrative costs? E.g. an association of local STR operators that reports to/works with the municipality and provides templates for best management and comms practices / communicates with operators receiving initial complaints - perhaps even providing guidance.
- Consider restricting the number of STRs one can own, rather than taking them away from what you would probably call, "mom and pop" in any other situation.
- Limit the number or percentage of houses in a neighborhood that can become STR's.
- Town should: require off-street parking for owners and guests; prohibit events at STRs (i.e. large parties, food trucks, music with speakers); limit the number of STR's owned by an individual or business; limit the number of days per year that a unit can be occupied by short-term guests. The Town could grandfather in existing STR's, so as to not put local landlords out of business.
- The Town should require that all STR's be registered so that the town can determine just how many currently operate in Stonington. A stiff fine for non-compliance should motivate STR owners to register.
- The Town should require that the owner live on the STR property for most of the year. A six- or three-month minimum rental period for new STR's might discourage individuals and business entities from buying multiple properties for use as STR's.
- With the advent of Airbnb, the short-term housing market has exploded and starter homes are off the market almost as soon as they are listed. They'll likely stay off the long-term housing market for decades unless municipalities take action.
- The cause of housing unaffordability, is not due to short-term rentals. Housing unaffordability in the United States is caused by many things including wage stagnation, rising costs of building materials, and land use policies. As a planner, I'll speak on the land use policies in Stonington and how they inadvertently add to this growing issue. The Town of Stonington should consider a variety of amendments to its Zoning Regulations to address this problem. Firstly, duplexes and accessory dwelling units (ADUs) should be permitted by-right in all zones that allow single-family zoning. Secondly, setbacks and arbitrary sidelines should be reduced or removed to increase the potential density of lots. Thirdly, parking minimums in downtown and denser zones should be removed altogether to further increase potential density that could support affordable housing solutions. A prohibition on short-term rentals may stop some developers from parceling off a larger condominium unit, but it will also displace long-term residents who use these services to pay their ever-increasing property taxes. The better and more equitable solution would be to revise the zoning ordinance to better accommodate a wider range of housing solutions, one where all can benefit.
- An article in Forbes magazine examined "The Airbnb Effect on Housing and Rent." It concluded that "The Airbnb effect is to some extent remarkably similar to gentrification in that it slowly increases the value of an area to the detriment of the indigenous residents, many of whom are pushed out due to financial constraints."

- A study published in Harvard Business Review concluded that Airbnb's, where owners live on the property, don't have as much of an impact on affordable housing as those with non-resident owners.
- STRs have an added pressure of social media/Airbnb reviews to take special care of their space and now with all the competition, even more care is taken!
- Feel they harm the small residential sections of Town and detract from property values. Outlawing them might not be possible, but they should be regulated and taxed and should meet the same safety standards that hotels are required to maintain.
- Be cautious of adding regulations that will add to the workload of the Stonington Police Department.
- 'Property managers' work for the owners and are often not responsive when problems arise.
- Non-Owner Occupied STR should not be allowed in residential neighborhoods. They are commercial rental properties.
- Venue Destination STRs, those with 8 or more occupancies, should not be allowed in residential neighborhoods. These are commercial ventures.
- STRs were once an asset to a community has morphed into a detriment. It is time to rein-in the STR practices and give the residential neighborhoods back their quality of life.
- Short term rentals artificially inflate non-rental properties, who have no intention now or in the future of renting. This imposes an unfair burden of higher property taxes on non-rental properties.
- I currently don't rent my house out but it was part of the consideration I made when purchasing my home as a future option when I am out of town for work or when going on vacation with my family. The truth is CT is extremely expensive to live and we all deal with it. The town should not interfere with its residence ability to make money and definitely should NOT be putting regulations in place where we would have to pay for permits or pay some additional taxes for this. No permits, no additional taxes, no regulations.
- The homes that I've seen purchased for short-term rentals have ALL been updated and look way nicer than they did before. The yards have been cleaned up, the homes have been painted or resided, and all look much nicer.
- Fire concern- Many of these STRs advertise having Fire Pits for the guests to use, gather around and socialize; there are no requirements for the installation, setbacks and use of Fire Pits in the Stonington Building or Zoning regulations. you should consider having guidance for Fire Pits in the town's regulations. Many communities in Connecticut have this in place already.
- We've found Stonington attracts guests looking to return again, which is ideal for us, as we would like to build a model of renting to the same five families every year and along with them, further building social capital in the community. This model of returning guests seems to be true of others we know who rent out their house.
- We have built an extensive 'What To Do Guide' for people to eat out, shop, and visit local sites -- supporting and stimulating the local economy with a special focus on small businesses. To further support small businesses, we give guests who stay a bottle of wine from Saltwater Farm Vineyard and have stocked the house with local soaps from the Main Street Soap Emporium to name a few examples.
- Other positive models we have seen include: -Atlanta: a limit of two and you must reside in one -New Bern, NC: a limit of one every 250 feet and it must include off street parking - Colorado Springs: non-owner-occupied units are not permitted in single-family zoning districts, and must be 500 feet from each other in all other districts. Owner-occupied units must be lived in at least 185 days.

**Attachment**
 [actions.pdf](#)
**Size**

160.63 KB

Attachment	Size
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 <a href="#">benefits.pdf</a>	203.18 KB
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 <a href="#">non-actions.pdf</a>	133.57 KB
 <a href="#">str_june_meeting_summary.pdf</a>	177.45 KB

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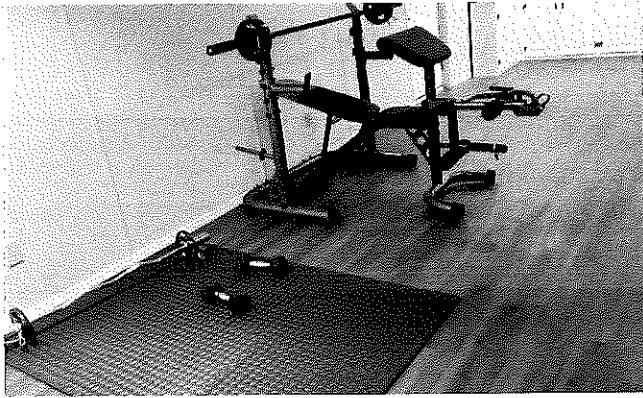



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2,500 sq. ft. 5 bedrooms 3 bathrooms 2,600 sq. ft. 4 bedrooms 3 bathrooms 2,600 sq. ft.

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What makes us perfect is the fact our property is minutes away from Mystic.

Which is deemed 1 of the top tourist attraction in the whole state.

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Our property can sleep 8 people. Minutes away from the casino. No parties or loud music after 10 pm.

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 **Hosted by Natacha Laguerre**

**Policies**  
Cancellation policy


\$412 night

⊕ Add dates for total pricing

Check in Check out 4 guests

Check availability

⊖ Free cancellation up to 14 days before check-in

 **Natacha Laguerre**  
Contact host

Property # 2028635  
Report this property

**Become a Vrbo host**  
and earn extra money.  
[See how](#)

Type here to search

Raining now 2:46 PM 9/6/2022




https://www.vrbo.com/2032635?adultsCount=4&noDates=true&unitId=3405548

About | It's time to | Amenities | Reviews | Instructions | Map | It's just what I needed | Host


## Rooms & beds

Bedrooms: 4 (1, 1, 1, 1)


**Bedroom 1**  
King




**Bedroom 2**  
Queen



**Bedroom 3**  
Queen




**Bedroom 4**  
Twin Single (2)




Bathrooms: 2, Half baths: 1


**Bathroom 1**  
Toilet, Shower



**Bathroom 2**  
Tub, Toilet, Shower




**Bathroom 3**  
Bath




Spaces


Kitchen




Deck/Patio




Porchette




Living Room



Lawn/Garden



Outdoor play area



\$412 /night

Add dates for total pricing


Check in:  Check out:

Guests:

4 guests

Check availability

Free cancellation up to 14 days before check-in

 **Natacha Laguerre**  
Contact host

Property # 2032635  
Report this property

Become a Vrbo host  
and earn extra money

See how

2:48 PM 9/12/2022

https://www.vrbo.com/2032635?adultsCount=4&noDates=true&unitId=3405548

About | It's time to | Amenities | Reviews | Rooms & Beds | Map | It's just what I needed | Host

## Map

Ledyard, Connecticut, United States of America  
Data: © OpenStreetMap contributors, © Mapbox

What's nearby

1. Maple Grove Vineyards 1.4 mi
2. Shedd's Hill State Park 2.9 mi
3. Cheshire Forest 3.0 mi
4. Foxwoods Forest 4.1 mi
5. Tiger Creek Forest 4.1 mi
6. Lake effect 4.1 mi

1-6 of 12

Map Satellite

Ledyard

Free cancellation up to 14 days before check-in

 **Natacha Laguerre**  
Contact host

Property # 2032635  
Report this property

Become a Vrbo host  
and earn extra money

See how

2:48 PM 9/12/2022



\$412 /night

## Rates & availability

September 2022							October 2022						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
													1 \$750
1 \$750	2 \$750	3 \$750	4 \$750	5 \$750	6 \$750	7 \$750	8 \$750	9 \$750	10 \$750	11 \$750	12 \$750	13 \$750	14 \$750
15 \$750	16 \$750	17 \$750	18 \$750	19 \$750	20 \$750	21 \$750	22 \$750	23 \$750	24 \$750	25 \$750	26 \$750	27 \$750	28 \$750
29 \$750	30 \$750						31 \$750						

Travel restrictions

### Additional information about rental rates

Cleaning Fee	\$200
Pet Fee	\$50

Hosted by **Natacha Laguerre**

Member since 2012

Languages: English, French

Contact host



⊕ Add dates for total pricing

Check in

Check out

Guests

Check availability

Free cancellation up to 14 days before check-in



**Natacha Laguerre**  
Contact host

Property # 2023535

Report this property



# Town of Ledyard Property Summary Report

## 1909 CENTER GROTON RD

PARCEL ID:	82-430-1909
LOCATION:	1909 CENTER GROTON RD
OWNER NAME:	LAGUERRE NATACHA + BERTHONY

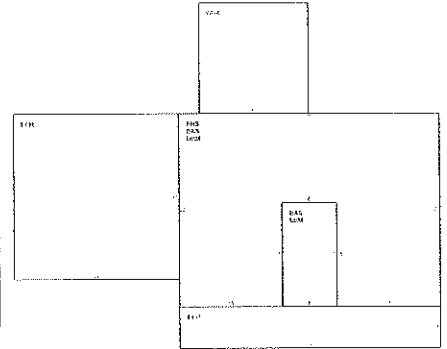


### OWNER OF RECORD

LAGUERRE NATACHA + BERTHONY

1909 CENTER GROTON RD

LEDYARD, CT 06339



LIVING AREA:	1630	ZONING:	R60	ACREAGE:	6.55
--------------	------	---------	-----	----------	------

### SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
KELLEY LORI KRISTINE + JENNIFER R	476/ 124	26-May-2010	\$0.00
KELLEY LORI KRISTINE	318/1036	10-Oct-2001	\$0.00
POLLACK LORI K	297/ 172	24-Jan-2000	\$0.00
POLLACK HOWARD D + LORI K	283/ 570	23-Sep-1998	\$196,700.00
WETHERBEE MARK LLC	276/ 757	13-Feb-1998	\$31,500.00
BARON MARK E + ROBERT A	256/ 743	25-Jan-1996	\$0.00
BARON ROBERT A+ MARK E+ EDDY J	246/ 682	28-Oct-1994	\$0.00

### CURRENT ASSESSED VALUE

TOTAL:	\$214,830.00	IMPROVEMENTS:	\$152,950.00	LAND:	\$61,880.00
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### ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2021	\$214,830.00	\$152,950.00	\$61,880.00
2020	\$214,830.00	\$152,950.00	\$61,880.00
2019	\$183,960.00	\$125,090.00	\$58,870.00
2018	\$183,960.00	\$125,090.00	\$58,870.00
2017	\$183,960.00	\$125,090.00	\$58,870.00



# Town of Ledyard Property Summary Report

## 1909 CENTER GROTON RD

PARCEL ID:	82-430-1909
LOCATION:	1909 CENTER GROTON RD
OWNER NAME:	LAGUERRE NATACHA + BERTHONY

### BUILDING # 1

YEAR BUILT	1998	ROOF STRUCTURE	Gable/Hip
STYLE	Cape Cod	ROOF COVER	Asphalt Shingl
MODEL	Residential	FLOOR COVER 1	Carpet
GRADE	Ave-Good	FLOOR COVER 2	NULL
STORIES	1.5	HEAT FUEL	Oil
OCCUPANCY	Single Fam M01	HEAT TYPE	Hot Water
EXT WALL 1	Vinyl Siding	AC TYPE	None
EXT WALL 2	NULL	BEDROOMS	3 Bedrooms
INT WALLS 1	Drywall/Sheet	FULL BATHS	2
INT WALLS 2	NULL	HALF BATHS	1
		TOT ROOMS	7



### EXTRA FEATURES

DESCRIPTION	CODE	UNITS
1.5STFireplace	FPL2	NULLxNULL (1.00 UNITS)
Extra Bath Fix	BTH	NULLxNULL (1.00 UNITS)

### EXTRA FEATURES

DESCRIPTION	CODE	UNITS
Pool- Round	SPL4	24xNULL (24.00 DIAMETER)

Host since 2016 on VRBO

[Home](#) [About](#) [Policies](#) [Reviews](#) [Help](#) [Contact Us](#)

## About this rental

**House** | **6 bedrooms** | **3 bathrooms** | **Spaces**

Bedroom 1: King Bed  
Bedroom 2: Queen Bed  
Bedroom 3: Queen Bed  
Bedroom 4: Queen Bed  
Bedroom 5: Queen Bed  
Bedroom 6: Queen Bed

Cot-style farmhouse circa 1750, boasting 3600 sq ft on 2 acres. 4 Bedrooms on the first floor with 2 full baths, 3 Bedrooms on the 2nd floor with 1 en-suite full bath, large living room and dining room that seats 12. The backyard is a wonderful space for outdoor events. 5 minutes to Casino, Winery, Lyrice airport and beaches.

Host will be available via text or phone.

The Town of Ledgerd, located New London County, sits along the Thames River in the southeastern corner of the state. Incorporated in 1836, the town of Ledgerd was named after Colonel William Ledgerd, a Revolutionary War soldier killed at the Battle of Groton Heights.

**Gateway Entrance on Sheple's Rd**  
**Pretty parking Dr car off street**

[View less](#)

---

**Hosted by Stephanie Sun**  
Owner • Superhost

---

## Policies

### Cancellation policy

**100% refund of amount paid** if you cancel at least 30 days before check-in. If you have upcoming trips, you can manage or cancel your booking in your travel account.

**50% refund of amount paid** (minus the service fee) if you cancel at least 14 days before check-in. [View upcoming trip](#)

**\$399** /night  
W 4 nights

+ Add dates for total pricing

Check In	Check Out
10/10/22	10/14/22

[Check availability](#)

Free cancellation up to 30 days before check-in

Contact host

Property # 282248

[Report this property](#)

https://www.vrbo.com/2320616?adultCount=4&noDates=true&unitId=2024924

Home Policies Amenities Reviews House rules Map Rates and pricing Help

## Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

## House rules

☒ Check in after: 4:00 PM ☐ Check out before: 11:00 AM

- Children allowed
- Pets allowed
- Events allowed
- No smoking
- Max guests: 15
- Maximum age of primary center: 25

## Still have questions?

Get a fast response about property amenities, check-in times, and general questions

[Chat now](#)

Hello

**\$399** night  
W 4 (2 P) x 2

4 guests

[Check availability](#)

☒ Free cancellation up to 30 days before check-in

[Contact host](#)

[Property # 2320616](#)

[Report this property](#)

**Become a Vrbo host**  
and earn extra money

[See how](#)

## Amenities

- Internet
- Air conditioning
- Pets welcome
- Fireplace
- TV
- Satellite or cable
- Washer & dryer
- Parking
- No smoking
- Heater

[View all 41 amenities](#)

Type here to search

Raining now

3:15 PM 9/5/2022

https://www.vrbo.com/2320616?adultCount=4&noDates=true&unitId=2024924

Home Policies Amenities Reviews House rules Map Rates and pricing Help

A 4

### Wedding Weekend

3.5 ★★★★★ 10/24/2021  
Susan H.

Overall the accommodations were great. We have a little difficulty finding the correct door to enter as there is really no garage and the code was incorrect that was going to us. Also we had to bring in huge boxes that had been delivered to the house prior to us coming which blocked the door that we were to enter. Besides that we enjoyed the house. Thanks you

10/24/2021

### Fun, relaxing stay

5 ★★★★★ 10/24/2021  
Tanner C.

My friends and I had a good time at this historic property. Great open plan, powerful A/C in each room, and cozy despite being from the 1750s. Close proximity to casinos and other fun activities. Wouldn't come back again

10/24/2021

1-2 of 2

## Rooms & beds

Bedrooms: 6 (4, 1, 1)

**Bedroom 1**  
Queen

**Bedroom 2**  
Queen

**Bedroom 3**  
Queen

**\$399** night  
W 4 (2 P) x 2

4 guests

[Check availability](#)

☒ Free cancellation up to 30 days before check-in

[Contact host](#)

[Property # 2320616](#)

[Report this property](#)

**Become a Vrbo host**  
and earn extra money

[See how](#)

Type here to search

Raining now

3:16 PM 9/5/2022

https://www.vrbo.com/2322610?adid=624&noData=true&unitId=2894924

About | Reviews | Amenities | Policies | Rooms & beds | Map | Price availability | Host

**Bathrooms: 3**

**Spaces**

Kitchen
 Living Room
 Lawn/Garden

**Map**

Ledyard, Connecticut, United States of America  
 Detailed location is created after booking

**What's nearby**

1. Mather's Pond Park and Meadow Pond
2. Mather's Pond Park
3. Foxwoods Resort Casino
4. Ledyard High School
5. Lake of the Pines
6. Tanger Outlets Foxwoods

\$399 a night  
 4 guests

Add dates for total pricing  
 Check in:   
 Check out:   
 Type in dates

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 2322610

Report this property

Become a Vrbo host and earn extra money. See how

Type here to search

Raining now 3:17 PM 9/6/2022

https://www.vrbo.com/2322610?adid=624&noData=true&unitId=2894924

About | Reviews | Amenities | Policies | Rooms & beds | **Map** | Price availability | Host

**Rates & availability**

September 2022
 

S	M	T	W	T	F	S
		7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October 2022
 

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

\$399 a night  
 4 guests

Add dates for total pricing  
 Check in:   
 Check out:   
 Type in dates

Check availability

Free cancellation up to 30 days before check-in

Contact host

Property # 2322610

Report this property

Become a Vrbo host and earn extra money. See how

**Additional information about rental rates**

Cleaning Fee	\$500
Pet Fee	\$200
Additional Guest Fee	\$50
Property Damage Insurance	\$79

Hosted by Stephanie Sun  
 Superhost since 2016

Type here to search

Raining now 3:17 PM 9/6/2022

# Town of Ledyard Property Summary Report

230 IRON ST

PARCEL ID:	56-1110-230
LOCATION:	230 IRON ST
OWNER NAME:	229 IRON ST LLC

## OWNER OF RECORD

229 IRON ST LLC

587 BECK ST

BRONX, NY 10455

LIVING AREA:	0	ZONING:	R60	ACREAGE:	5.82
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## SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
KNOWLES LOUISA C	340/ 279	31-Oct-2002	\$0.00
KNOWLES LOUISA C	339/ 893	28-Oct-2002	\$0.00
KNOWLES LOUISA C + RUSSELL JR	245/ 426	30-Aug-1994	\$0.00
KNOWLES LOUISA C	00080/0412	16-Dec-1970	\$0.00

## CURRENT ASSESSED VALUE

TOTAL:	\$40,950.00	IMPROVEMENTS:	\$0.00	LAND:	\$40,950.00
--------	-------------	---------------	--------	-------	-------------

## ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2021	\$40,950.00	\$0.00	\$40,950.00
2020	\$28,980.00	\$0.00	\$28,980.00
2019	\$27,650.00	\$0.00	\$27,650.00
2018	\$27,650.00	\$0.00	\$27,650.00
2017	\$27,650.00	\$0.00	\$27,650.00

# Town of Ledyard Property Summary Report

## 230 IRON ST

PARCEL ID:	56-1110-230
LOCATION:	230 IRON ST
OWNER NAME:	229 IRON ST LLC

## BUILDING # 1

YEAR BUILT	0	ROOF STRUCTURE	NULL
STYLE	NULL	ROOF COVER	NULL
MODEL	Vacant	FLOOR COVER 1	NULL
GRADE	NULL	FLOOR COVER 2	NULL
STORIES	NULL	HEAT FUEL	NULL
OCCUPANCY	Vacant M00	HEAT TYPE	NULL
EXT WALL 1	NULL	AC TYPE	NULL
EXT WALL 2	NULL	BEDROOMS	NULL
INT WALLS 1	NULL	FULL BATHS	NULL
INT WALLS 2	NULL	HALF BATHS	NULL
		TOT ROOMS	NULL

VRBO Listing in Ledyard

8 Heath Spur

owner: Brian Mason

Listed by House Mystic

VRBO

Mythic, Connecticut, United States of America

Check in: 6/25/22 Check out: 6/26/22 4 guests

United States of America / Connecticut / Ledyard

**Cheerful 4 Bdrm with Pool Near Casinos & Beaches**

Share Save

\$508 night

Add dates for total pricing

Check in: 6/25/22 Check out: 6/26/22 4 guests

Check availability

Free cancellation up to 14 days before check-in

Contact host

Property # 2945661 Report this property

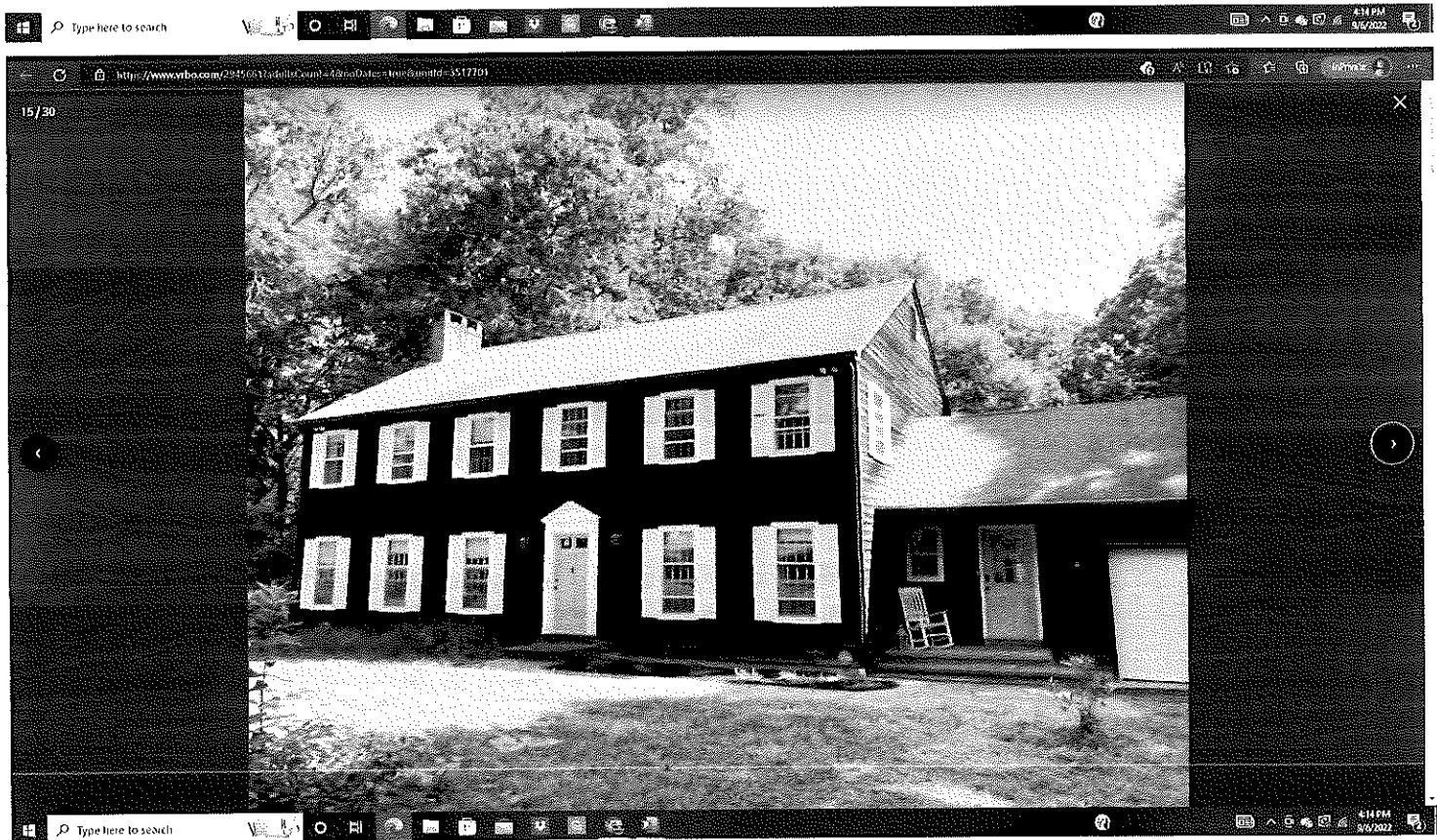
IMMERSE IN CABIN CULTURE

Watch Now

About Photos Amenities Reviews Rental details Maps Travel tips & more

Know before you go

Check Good restrictions here



Home away from home

Welcome to our large Mid-century modern home. **Ready to entertain your entire group? Located just in Leford, this Colonial home is a 5 minute drive to Fort-walton, 14 minutes from Hangerman, 77 minutes from Mystic Aquarium and 23 minutes from Westerville, Rhode Island.**

This grand home comes with a pool, sunroom, hot tub spa, basketball hoop. This home will have all the amenities you need (fully stocked coffee/tea bar, big screen TV, high speed WiFi)

The space

UPPER LEVEL

The 4 bedrooms are furnished with a total of 5 king beds and beautiful floor-screen TV's where you'll be able to enjoy free slingTV or you can easily sign into Hulu, Netflix or any other streaming services of your choice. For those traveling with tiny tots, we also provide a pack and play, for your comfort, located in one of the bedroom closets.

There are two full bathrooms equipped with body wash, shampoo, hair dryer, and makeup towel

In the closet outside of the Primary bedroom, you can find an iron, ironing board and garment steamer

MAIN LEVEL

Inside the fully stocked kitchen, you'll find double ovens, gas stove with range and dishwasher. You'll also find all the silverware, pots, pans and plates you need to cook yourself dinner from scratch. I am a big coffee and tea fan and provide the following: a Keurig Machine with 5 complimentary pods for your enjoyment as well as a French press (coffee included) There is also an electric kettle with an assortment of teas

Just off the kitchen is a dining room ready for a feast. The huge table will comfortably hold 10 without loss of space due to the accompaniment of the beautiful buffet serving table

The living room is furnished with a gorgeous (72 inch) flat-screen TV and large sofa, perfect for a cozy night in around the fireplace. You may also gather in this space for an evening of cards and board games if your competitive heart desires

The Study has space for the working professional and bookworm alike. You can also sit comfortably in this space to enjoy a view of the lush green backyard in the summer or the beautiful snowfall during the New England winters

The Sporthouse is equipped with an in-ground hot tub and wood burning stove to keep warm during the winter months. This space provides 3 walls of windows to relax and take in the view. The hot tub season is opened from Mid September to Mid April

**\$508** night

⊕ Add dates for total pricing

Check In:  Check Out:

4 guests

Check availability

Free cancellation up to 14 days before check-in

Contact host

Property # 2945661

Report this property

IMMERSE IN CABIN CULTURE

Watch Now

ABOUT

provides 3 walls of windows to relax and take in the view. The hot tub season is opened from Mid September to Mid April

The house is equipped with air conditioning and a best controlled heating/cooling system. Please let us know what temperature you'd like to have at your arrival and we'll set that for you

OUTDOORS

Through the French doors off of the kitchen, you can walk out into the backyard oasis. Here you can take a dip in the pool, lounge on the deck, or grab a bite around the large outdoor table cooked from the pellet grill

CHILD FRIENDLY

The house is child friendly and equipped to host babies and kids. One travel crib (pack and play with changing table), 1 baby tub, children's dinnerware, table and chairs

Guest access

You are going to have access to the entire property.

Other things to note

**Please make sure to ONLY FLUSH TOILET PAPER into the toilet. Even items marked as "flushable" such as baby wipes should NOT be flushed as they can damage the septic system and cause major disruption to your stay.**

There is absolutely no smoking inside the house. A \$250 cleaning fee would be charged

PARKING

Cars must be parked in the driveway only. The driveway can hold 4-5 cars. Under no circumstances drive on the backyard as the septic system would be crushed

In an effort to maintain a secure premises, the house is equipped with 8 exterior cameras. The cameras are ONLY on the exterior, and there are no cameras on the inside

If you book the house for a long period and wish to have the house cleaned (at your expense) by a professional company, do not hesitate to let us know and we will arrange that for you

Viewless

Hosted by House Mystic

**\$508** night

⊕ Add dates for total pricing

Check In:  Check Out:

4 guests

Check availability

Free cancellation up to 14 days before check-in

Contact host

Property # 2945661

Report this property

IMMERSE IN CABIN CULTURE

Watch Now



https://www.vrbo.com/2945661?adultsCount=4&noDates=true&unitId=3517701

Home Policies Amenities Bookings Reviews & ratings Maps & location history Help

### Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

### House Rules

**Check in** after 4:00 PM  
**Check out** before 11:00 AM

Maximum overnight guests: 10  
Minimum age to rent: 21

Children allowed: ages 0-17  
Pets allowed: 1 pet of any size

No events allowed  
No smoking allowed

Show more

### Still have questions?

Get a fast response about property amenities, check-in times, and general questions.

Chat now

Property # 2945661

Report this property

### Amenities

Swimming pool  
Internet  
Air conditioning

Hot tub  
Pets welcome  
Fireplace

TV  
Parking  
Heater

View all 63 amenities

Type here to search

4:19 PM 9/6/2022

https://www.vrbo.com/2945661?adultsCount=4&noDates=true&unitId=3517701

Home Policies Amenities Bookings **Rooms & beds** Maps & location history Help

### Rooms & beds

Kitchen  
Living Room

Deck/Patio  
Lawn/Yard/Garden

### Map

Ledyard, Connecticut, United States of America

Devised from map data of the following:

#### What's nearby

Rank	Name	Distance
1	Mary's Farm Vineyards	1.4 mi
2	Marshmeadow Pequot Nation and Parkways	2 mi
3	Foxwoods Pequot Casino	2.7 mi
4	Tanger Outlet Foxwoods	2 mi
5	Love Affair	2.1 mi
6	Ledyard High School	2.4 mi

1 of 12

### Rates & availability

September 2022 October 2022

Type here to search

4:20 PM 9/6/2022

# Town of Ledyard Property Summary Report

## 8 HEATH SPUR

PARCEL ID:	30-920-8
LOCATION:	8 HEATH SPUR
OWNER NAME:	MASON BRIAN



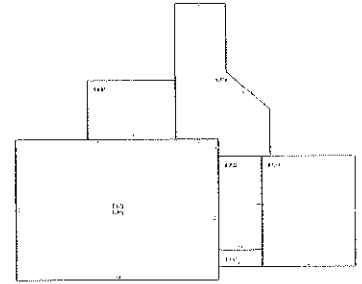
### OWNER OF RECORD

MASON BRIAN

8 HEATH SPUR

LEDYARD, CT 06339

NOT  
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D



LIVING AREA:	3388	ZONING:	R40	ACREAGE:	1.38
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### SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
BEERBAUM RONALD H	502/ 113	14-Sep-2012	\$273,000.00
CARTUS CORPORATION	500/ 811	06-Aug-2012	\$298,500.00
BOURASSA DARRYL J + MARITZA V	290/ 48	29-Apr-1999	\$305,000.00
COOK FLOYD J	290/ 47	29-Apr-1999	\$0.00
COOK FLOYD J + NANCY I	00156/0459	19-Aug-1986	\$0.00

### CURRENT ASSESSED VALUE

TOTAL:	\$250,880.00	IMPROVEMENTS:	\$204,820.00	LAND:	\$46,060.00
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### ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2021	\$250,880.00	\$204,820.00	\$46,060.00
2020	\$250,880.00	\$204,820.00	\$46,060.00
2019	\$256,340.00	\$215,390.00	\$40,950.00
2018	\$256,340.00	\$215,390.00	\$40,950.00
2017	\$256,340.00	\$215,390.00	\$40,950.00

# Town of Ledyard Property Summary Report

## 8 HEATH SPUR

<b>PARCEL ID:</b>	30-920-8
<b>LOCATION:</b>	8 HEATH SPUR
<b>OWNER NAME:</b>	MASON BRIAN

### BUILDING # 1

<b>YEAR BUILT</b>	1975	<b>ROOF STRUCTURE</b>	Gable/Hip
<b>STYLE</b>	Colonial	<b>ROOF COVER</b>	Asphalt Shingl
<b>MODEL</b>	Residential	<b>FLOOR COVER 1</b>	Hardwood
<b>GRADE</b>	Ave-Good	<b>FLOOR COVER 2</b>	NULL
<b>STORIES</b>	2	<b>HEAT FUEL</b>	Oil
<b>OCCUPANCY</b>	Single Fam M01	<b>HEAT TYPE</b>	Forced Air-Duc
<b>EXT WALL 1</b>	Clapboard	<b>AC TYPE</b>	Central
<b>EXT WALL 2</b>	NULL	<b>BEDROOMS</b>	4 Bedrooms
<b>INT WALLS 1</b>	Drywall/Sheet	<b>FULL BATHS</b>	2
<b>INT WALLS 2</b>	NULL	<b>HALF BATHS</b>	2
		<b>TOT ROOMS</b>	8



### EXTRA FEATURES

DESCRIPTION	CODE	UNITS
2ST Fireplace	FPL3	NULLxNULL (1.00 UNITS)
Extra FPL open	FPO	NULLxNULL (2.00 UNITS)
Brick Flue	FLU2	NULLxNULL (1.00 UNITS)
Jacuzzi	JAC	NULLxNULL (1.00 UNITS)

### EXTRA FEATURES

DESCRIPTION	CODE	UNITS
Inground Pool	SPL1	NULLxNULL (648.00 S.F.)
Cabana- good	BTH2	NULLxNULL (336.00 S.F.)

## VRBO Listing by : House Mystic

Appears to be located on Eska Drive in Ledyard according to map provided on VRBO

http://www.vrbo.com/2243531?adults=4&noDates=true&unitId=2028140

Get the app Trip Boards Log in Sign up Help Feedback USD (\$) EN List your Property

Mystic, Connecticut, United States of America

United States of America · Connecticut · Ledyard

### Cozy Home Near Foxwoods, Mohegan Sun and Mystic

Share Save

**\$450** nightly  
★ 4.0 (15) · Wonderful

Add dates for total pricing

Check In: 10/1/22 Check Out: 10/3/22  
4 guests

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 2243531  
Report this property

Become a Vrbo host and earn extra money. See how

14 photos

About Reviews Amenities Photos Map Price availability Host

**Know before you go**  
Check Covid restrictions here

Type here to search

http://www.vrbo.com/2243531?adults=4&noDates=true&unitId=2028140

Share Save

### Damage and Incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

### House Rules

Check in after 4:00 PM  
Check out before 11:00 AM

Maximum overnight guests: 9  
Minimum age to rent: 30

MAX GUESTS = 9

Children allowed, ages 0-17  
No pets allowed  
No events allowed  
No smoking allowed

Show more

### Still have questions?

Get a fast response about property amenities, check-in times, and general questions

Chat now

### Amenities

Swimming pool  
Internet  
Air conditioning  
TV  
Washer & dryer  
Parking  
No smoking  
Heater

**\$450** nightly  
★ 4.0 (15) · Wonderful

Add dates for total pricing

Check In: 10/1/22 Check Out: 10/3/22  
4 guests

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 2243531  
Report this property

Become a Vrbo host and earn extra money. See how

Map

Ledyard, Connecticut, United States of America  
Detailed location provided for better looking

What's nearby

1. Mystic Seaport	0.2 mi
2. Mystic Seaport Guest Museum and Research	2.3 mi
3. Foxwoods Resort Casino	25 mi
4. Sayon Guest Farm	25 mi
5. Lake of the Clouds	26 mi
6. Ledyard High School	29 mi

1 - 6 of 12

Map Satellite

Check availability

Free cancellation up to 60 days before check-in

Contact host

Property # 2245501  
Report this property

Become a Vrbo host  
and earn extra money.  
See how

Rates & availability

Additional information about rental rates

Cleaning Fee \$200

Hosted by House Mystic  
Member since 2017  
Languages: English  
Contact host

It's easy to contact hosts and keep track of all your messages when you have a Vrbo account.  
Sign in | Create an account

Check availability

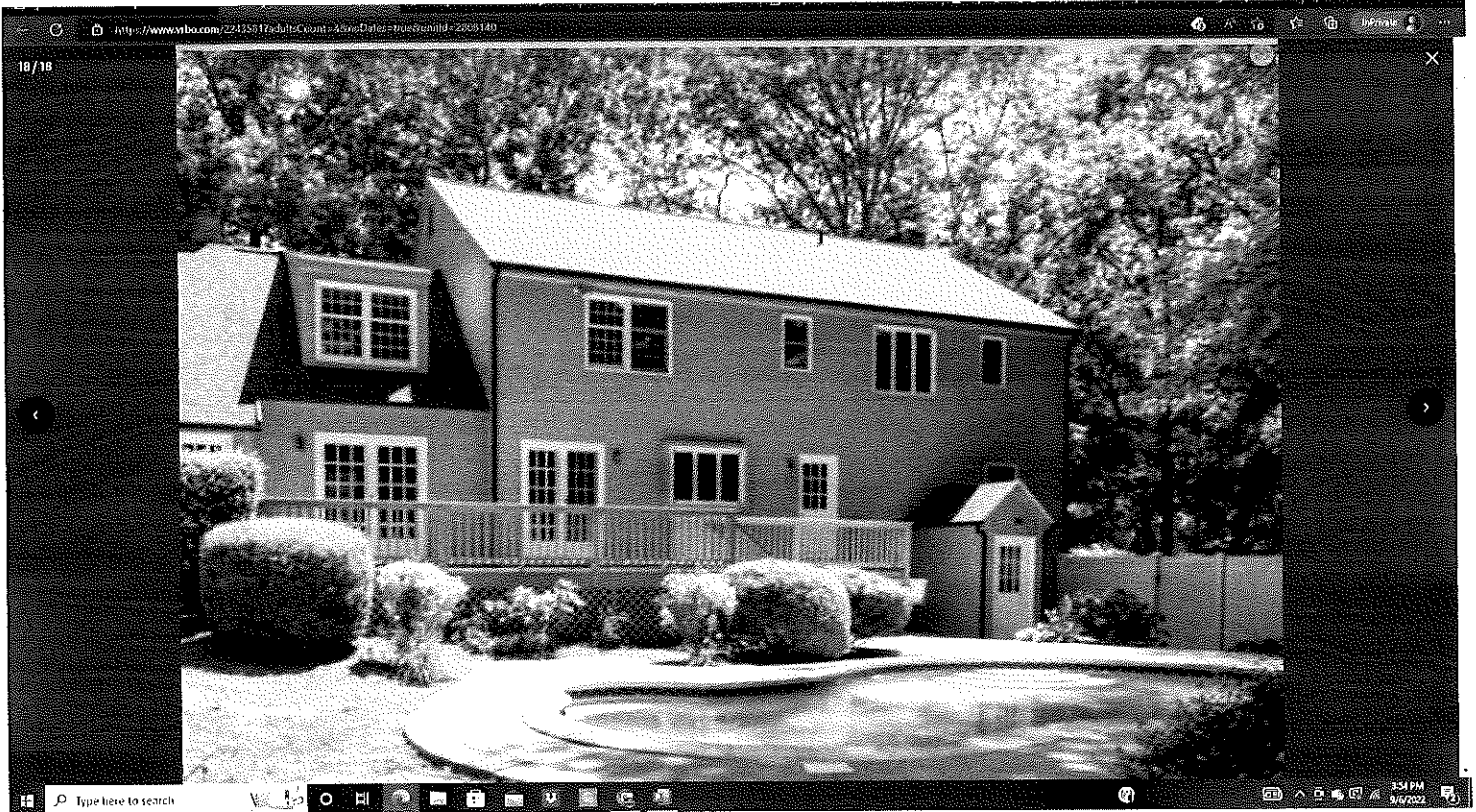
Free cancellation up to 60 days before check-in

Contact host

Property # 2245501  
Report this property

Become a Vrbo host  
and earn extra money.  
See how

Image of inground pool in backyard on VRBO



(could not precisely locate  
on Google Maps -)  
Saved photo for GIS map or  
other possible records to verify

New VRBO Listing in Ledyard,

No Address—Located near Colonel Ledyard Hwy

Host name : House Mystic

Web capture: <https://www.vrbo.com/2985513?adultCount=4&noDates=true&unitId=3554553>

Draw Erase Share

Get the app Trip Boards Log in Sign up Help Feedback USD (\$) EN List your Property

My account Home About Us Privacy Policy Terms of Use Help

Chic Petite Maison

100% refund of amount paid by owner at least 14 days before check-in

\$400 USD \$0 New listing discount

Check availability

Free cancellation: up to 14 days before check-in

Property # 2985513 Report this property

Become a Vrbo host and earn extra money See how

13 photos

Know before you go Check out more about this place

Type here to search

Raining now 2:11 PM 9/2/2022

Web capture: <https://www.vrbo.com/2985513?adultCount=4&noDates=true&unitId=3554553>

Draw Erase Share

About this rental

House 5 bedrooms 2 bathrooms

100% refund of amount paid by owner at least 14 days before check-in

50% refund of amount paid by owner at least 30 days before check-in

No refund of amount paid by owner at least 60 days before check-in

Hosted by House Mystic

Policies

Cancellation policy

100% refund of amount paid by owner at least 14 days before check-in

50% refund of amount paid by owner at least 30 days before check-in

No refund of amount paid by owner at least 60 days before check-in

For more information, please contact the property owner or host.

100% refund of amount paid by owner at least 14 days before check-in

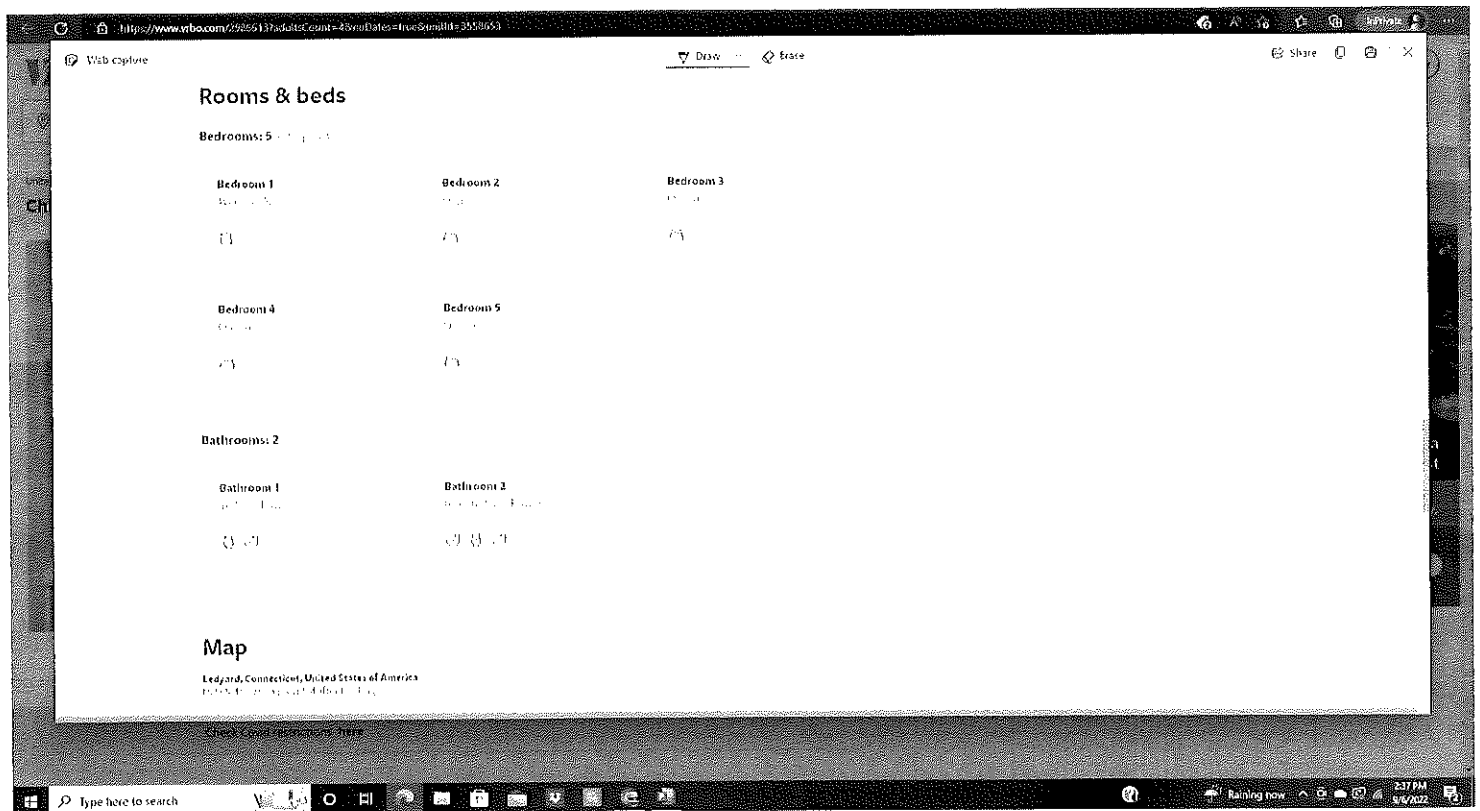
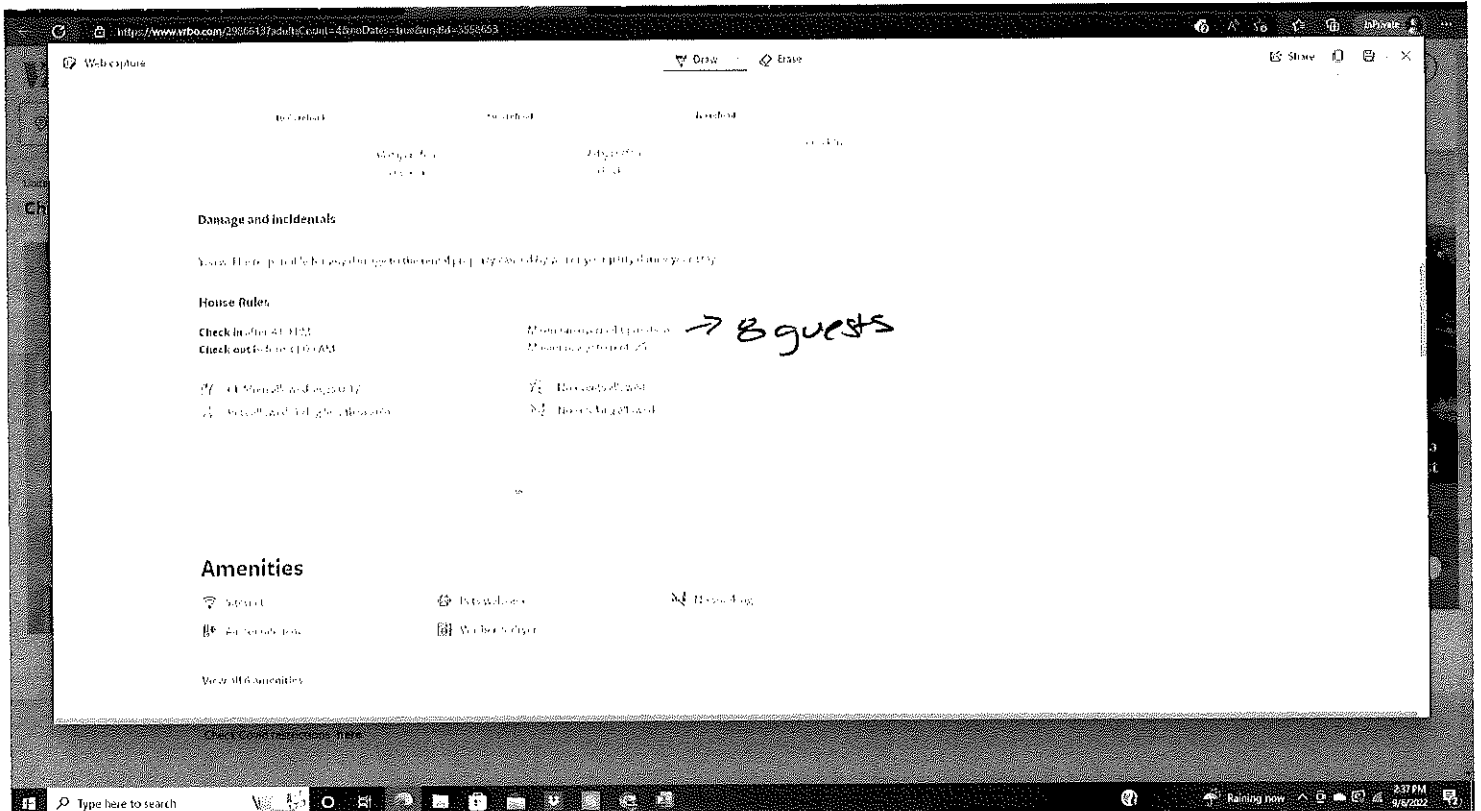
50% refund of amount paid by owner at least 30 days before check-in

No refund of amount paid by owner at least 60 days before check-in

For more information, please contact the property owner or host.

Type here to search

Raining now 2:48 PM 9/2/2022





[Home](#)
[Destinations](#)
[Experiences](#)
[Rooms & beds](#)
[Map](#)
[Privacy & Safety](#)
[Host](#)

[\\$400/night](#)  
 New listing discount

Add dates for total pricing  
 Check in:  Check out:   
 Guests:  Adults:  Children:

[Check availability](#)  
 Free cancellation up to 14 days before check-in  
 Contact host  
 Property # 2370513  
 Report this property

Become a Vrbo host  
 and earn extra money.  
[See how](#)

## Map

Ledyard, Connecticut, United States of America  
 Detailed location provided after booking

What's nearby  
 1 Old Mystic Village 25 mi  
 2 Mystic Aquarium & 44-minute for Exploration 27 mi  
 3 Charles W. Morgan at Mystic Seaport 23 mi  
 4 Mystic Seaport 31 mi  
 5 Mystic Seaport & The Museum of American Folk Art 29 mi  
 6 Mystic Pier Escalade Bridge 32 mi

1 - 6 of 12 [>](#)

## Rates & availability

September 2022  
 S M T W T F S  
 1 2 3 4 5 6 7 8 9 10 11 12

October 2022  
 S M T W T F S  
 1 2 3 4 5 6 7 8 9 10 11 12

[Home](#)
[Destinations](#)
[Experiences](#)
[Rooms & beds](#)
[Map](#)
[Privacy & Safety](#)
[Host](#)

[\\$400/night](#)  
 New listing discount

Add dates for total pricing  
 Check in:  Check out:   
 Guests:  Adults:  Children:

[Check availability](#)  
 Free cancellation up to 14 days before check-in  
 Contact host  
 Property # 2370513  
 Report this property

Become a Vrbo host  
 and earn extra money.  
[See how](#)

## Rates & availability

September 2022  
 S M T W T F S  
 1 2 3 4 5 6 7 8 9 10 11 12

October 2022  
 S M T W T F S  
 1 2 3 4 5 6 7 8 9 10 11 12

Additional information about rental rates  
 Cleaning Fee \$150  
 Pet Fee \$40

Hosted by House Mystic  
 Member since 2012  
 Languages: English  
 Contact host

# Town of Ledyard Property Summary Report

## 4-F LONG POND RD

**PARCEL ID:** 73-1360-4-F  
**LOCATION:** 4-F LONG POND RD  
**OWNER NAME:** JONES DAVID + PAMELA

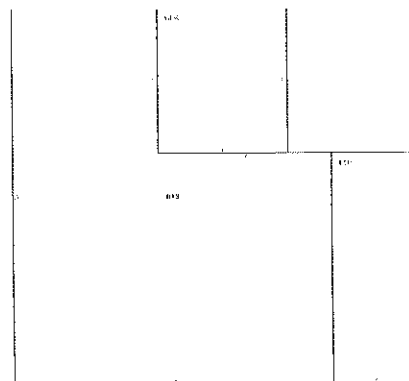


### OWNER OF RECORD

JONES DAVID + PAMELA

7 ASH ST

STONINGTON, CT 06378



**LIVING AREA:** 452 **ZONING:** R60 **ACREAGE:** 0.00

### SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
FISTERE ROBERT T	00011/0453	01-Dec-1926	\$0.00
JONES DAVID + PAMELA	248/ 355	05-Jan-1995	\$0.00

### CURRENT ASSESSED VALUE

<b>TOTAL:</b>	\$29,050.00	<b>IMPROVEMENTS:</b>	\$29,050.00	<b>LAND:</b>	\$0.00
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### ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2021	\$29,050.00	\$29,050.00	\$0.00
2020	\$29,050.00	\$29,050.00	\$0.00
2019	\$24,640.00	\$24,640.00	\$0.00
2018	\$24,640.00	\$24,640.00	\$0.00
2017	\$24,640.00	\$24,640.00	\$0.00

# Town of Ledyard Property Summary Report

## 4-F LONG POND RD

<b>PARCEL ID:</b>	73-1360-4-F
<b>LOCATION:</b>	4-F LONG POND RD
<b>OWNER NAME:</b>	JONES DAVID + PAMELA

### BUILDING # 1

<b>YEAR BUILT</b>	1924	<b>ROOF STRUCTURE</b>	Gable/Hip
<b>STYLE</b>	Camp	<b>ROOF COVER</b>	Asphalt Shingl
<b>MODEL</b>	Residential	<b>FLOOR COVER 1</b>	Pine/Soft Wood
<b>GRADE</b>	Average +	<b>FLOOR COVER 2</b>	NULL
<b>STORIES</b>	1	<b>HEAT FUEL</b>	Coal or Wood
<b>OCCUPANCY</b>	1 Fam NL M01	<b>HEAT TYPE</b>	None
<b>EXT WALL 1</b>	Clapboard	<b>AC TYPE</b>	None
<b>EXT WALL 2</b>	NULL	<b>BEDROOMS</b>	1 Bedroom
<b>INT WALLS 1</b>	Plywood Panel	<b>FULL BATHS</b>	1
<b>INT WALLS 2</b>	NULL	<b>HALF BATHS</b>	0
		<b>TOT ROOMS</b>	2

