

MINUTES
HOUSE BUSINESS COMMITTEE

DATE: Thursday, March 07, 2024

TIME: 1:30 PM or Upon Adjournment

PLACE: Room EW41

MEMBERS: Chairman Clow, Vice Chairman Crane (Crane)(12), Representatives Crane(13), Palmer (Johnson), Barbieri, Dixon(1), Andrus, Furniss, Mitchell, Cornilles, Ehlers, Lanting, Petzke, Redman, Berch, Green, Rubel

**ABSENT/
EXCUSED:** None

GUESTS: The sign-in sheet will be retained in the committee secretary's office; following the end of session the sign-in sheet will be filed with the minutes in the Legislative Library.

Chairman Clow called the meeting to order at 1:30 p.m.

MOTION: **Berch** made a motion to approve the minutes of the February 7, 2024 and February 13, 2024 meetings. **Motion carried by voice vote.**

MOTION: **Rep. Berch** made a motion to approve the minutes of the February 15, 2024 and February 19, 2024 meetings. **Motion carried by voice vote.**

**UNANIMOUS
CONSENT
REQUEST:** **Rep. Crane (12)** explained there is new legislation to replace **H 647** and made a unanimous consent request to **HOLD H 647** in committee. There being no objections, the request was granted.

H 506: **Rep. Redman** presented **H 506**, explaining the legislation clarifies existing Idaho law protecting the private property rights of Idaho homeowners by ensuring the right to rent their property is maintained. This legislation protects property owners by allowing local governments to regulate short-term rentals only in cases where it is in the interest of public health and safety. In addition, the legislation calls for safety disclosures by property owners and allows for local jurisdictions to license short-term rentals.

Rep. Redman introduced **Max Pond**, Idaho Realtors who explained how **H 506** clarifies existing law relating to short-term rentals.

Max Pond introduced **Melissa Radford**, CDA Vacation Rental Alliance and Idaho Vacation Rental Association, who explained how their members are experiencing discrimination of short-term rentals. Ms. Radford shared how local governments are not following the legislative intent of the current short-term rental statute.

Chairman Clow opened the legislation to public testimony.

Testifying **in opposition** of **H 506**, **Kelley Packer**, Executive Director, Association of Idaho Cities explained **H 506** removes municipalities' ability to regulate short-term rentals in their communities. She shared a one-size-fits-all approach does not work. Ms. Packer explained different municipalities have varying needs and local governments balance the needs of permanent residence with those who are visiting. Ms. Packer stated the current code is working.

Testifying **in opposition** of **H 506**, **Jade Riley**, Idaho Resort Cities Coalition explained the municipalities worked with previous legislation to maintain neighborhood integrity, doing what works best for their locality. Mr. Riley stated short-term rentals have higher incidences of public safety issues. Mr. Riley expressed concern the legislation reduces public safety regulation. He shared the legislation removes the municipalities' ability to deal with problem short-term rental properties. Mr. Riley explained how out-of-state short-term rental owners have impacted their communities and believes current code is working.

In response to committee questions, **Mr. Riley** shared he has information about the percentage of short-term rentals owned by out-of-state investment companies.

Testifying **in support** of **H 506**, **Kathi Izattf, Jeremy Radford, Stacey Armstrong, Marissa McPherson, Dan Scott, Daniel Murphy, Heather Christensen, Roy Bunderson, Cammi Vanderbeek, Cathleen Curtiss, Kelly Hill, James Buatti, Kyle Osborn, Robert Lantz, Lynn Bradescu, Brent Peterson, and Cara Hipwell**, shared their experience with short-term rental properties. They explained how local governments have enacted excessive ordinances which have negatively impacted short-term rental property owners.

Testifying **in opposition** of **H 506**, **Robert S. Giles**, Mayor, City of McCall, **Dan Gookin**, City Council, City of Coeur d'Alene, **Allan Songstad**, Bonner County Planning Commission, **Randy Benglan, Lynda Bruington, Danielle Titus, Pamela Larsen, Kenneth Deibert, Jonathan Spendlove**, City of Twin Falls and Idaho Chapter, American Planning Association, **Jeremy Grimm**, Mayor of Sandpoint, **Rick Fereday**, and **Nick Bohnstedt**, shared their experience with short-term rental properties. They expressed concern about health and safety issues with short-term rentals. They explained local municipalities are best equipped to regulate short-term rentals and believe the current code is working.

In closing, **Rep. Redman** thanked everyone for their testimony and shared the goal of the legislation is to prevent discrimination against short-term rentals and secure private property rights.

MOTION: **Rep. Crane (13)** made a motion to send **H 506** to General Orders.

Reps. Crane (12), Crane 13, and Redman declared a Rule 80 stating a possible conflict of interest.

Speaking to the motion, committee members thanked citizens for their testimony, noting they have had an abundance of communication with stake holders for weeks leading up to today's meeting. Committee members expressed both sides of the issue have merit, but voiced concern the legislation needs more work. Committee members shared the desire for discussions to happen at the local level to find compromise.

ROLL CALL VOTE: Roll call vote was requested. **Motion carried by a vote of 17 AYE and 0 NAY. Voting in favor of the motion: Reps: Clow, Crane (12), Crane(13), Palmer (Johnson), Barbieri, Dixon(1), Andrus, Furniss, Mitchell, Cornilles, Ehlers, Lanting, Petzke, Redman, Berch, Green, Rubel. Voting in opposition to the motion:none. Rep. Redman** will sponsor the bill on the floor.

ADJOURN: There being no further business to come before the committee, the meeting was adjourned at 3:26 p.m.

Representative Clow
Chair

Michelle A Anderson
Secretary