

March 7, 2023

**Re: Bill 6-23, Housing - Sharing Economy Rental**

Members of the County Council:

My name is Clint Sandford and I live in Silver Spring, Maryland. I am writing to support Bill 6-23, which recognizes Sharing Economy Rentals. This bill would bring the hourly rental of a home's amenities, such as a pool, into the County's regulatory fold.

I started renting my pool with the Swimply app in July of 2020. Since then I have hosted 400 times to a variety of guests, including families looking for a private swim, children's birthday parties, personal celebrations, and friend gatherings. It is truly amazing to see a kid's face light up when they see the pool. And families are my most often repeat guests. My rental offers a getaway for friends and family alike to enjoy a resource they wouldn't otherwise have access too. To date I have had no issues, nor complaints about the sharing of my home. I am cautious to ensure appropriate hours for my guests and keep excess noise to a minimum. All of my guests have been respectful of the surrounding neighbors.

I started renting my pool because I noticed I was only using my pool about 30% of the time. In addition, when I began renting during the start of COVID I took note that most of my neighbors did not have access to a neighborhood pool because they relied on public pools that were closed at that time. Renting my pool has been a benefit for me and helped me offset the costs of maintaining my pool which I still enjoy, and it has also allowed me to get to know my community. Furthermore, it has been an asset to my guests who want private access to a pool, an amenity they do not have themselves.

I have only two concerns. First, the bill restricts each rental to 6 adults. Not only is this hard for me to regulate as guests do not pay a different fee based on age and thus many times I will not know the exact number of adults versus children attending the rental, but more so this will have a chilling effect on home amenity rentals. And while the County's regulations have the same restrictions for short-term rentals that is only for the number of guests who are lodging at the home, it does not restrict the number of guests who may come over to the home to enjoy the amenities. Therefore, I would hope the County would revisit this restriction and treat these home sharing rentals equally. Finally, for concerns surrounding nuisances, the limits on rental hours and the ability to lose one's license due to improper behavior will help ensure that these rentals will not be a blight to Montgomery County.

Second, it is unclear why a sharing economy rental would need an inspection and a short-term rental would not. Why would a full home in which renters have full access without the homeowner on site be less of a concern than a home's amenities when a host is on site? It is also ambiguous as to what the County would be inspecting, would it be the full home or just the space? Are there standards which must be met for each space and if so what are they? Again, as a home amenity host, I simply request equal treatment to other home sharing rentals. It

would make the most sense to have the regulations match what already occurs for a short-term rental.

I thank you for your time and respectfully ask that you address the concerns above and pass Bill 6-23 in order to ensure the sharing economy continues to thrive in Montgomery County, Maryland.

Sincerely,

Clint Sandford