

February 14, 2023

Re: Bill 6-23; ZTA 23-01

Housing-Shared Economy Rental/Access Residential Uses Sharing Economy Rental
#Sharing Economy #Private Pool Rental

Dear Councilman Jawando, Mr. Elrich and all Council Members,

I am providing written testimony for the record for the public hearing on this matter and ask that it be made part of the record.

As a resident, long standing taxpayer, and homeowner in Montgomery County, I write in opposition to both measures referenced above for a number of common-sense reasons, some of which are listed below:

- 1) Degradation of property values in communities
- 2) Inability to enforce any prescribed “rules” or “standards” established by the County, ensuring that problems may or may not be addressed by “authorities” after the fact
- 3) Potential to degrade the safety of community homeowners and their families
- 4) Reality of increased noise, crime, overcrowding, parking problems, possible illegal activities
- 5) Interfering with residents’ rights to peace and enjoyment of home property
- 6) Increase in non-residents/transients who are not community stakeholders roaming about in neighborhoods
- 7) Opportunity for underage alcohol and drug use/criminal activity by non-residents, even if prohibited
- 8) Problem with absentee homeowners, despite application process, when homes are rental units
- 9) Non-feasibility of enforcement: you have established some standards, but who is going to enforce them? (Answer: no one)
- 10) Measure allows for up to 120 days/year—one third of the year!
- 11) Problem of getting affected neighbors’ “signatures” for the use—signature gains awareness, but not necessarily “approval” or “agreeing” of the activity in neighboring homes (I know after serving over 10 years on an HOA)
- 12) Increased opportunity for destruction of property
- 13) Increased problems between and among affected neighbors/collateral damage to community spirit

We live in a County with MANY resources that people can use—parks, pools, dog parks. People do not lack access to these amenities and, regardless of whether “people are already doing it,”

this proposed legislation is not the way to address what the County is ultimately trying to do: expand regulation over behavior that already may be unallowable under current common-sense zoning, and which actually should be STOPPED.

Home ownership is the primary source of pride for many; the attainment of a special goal for many who have worked hard for decades and made Montgomery County their home. My husband and I are among those who pay heavy taxes and contribute within our community. There are resources at every turn in our County; it does not have to be found and should not be found in my or my neighbor's backyard. Our zoning MUST provide for the protection of people in their neighborhoods, not changed to bring about the degradation of property and an increase in transient behavior by non-stakeholders. Our backyards our extensions of our homes, for use by homeowners and their families for a weekend get together; not for large groups of people for 12 hours a day for up to 120 days of the year!

This is such a bad idea that has so much OBVIOUS potential to cause harm, collateral and unintended damage and problems for homeowners in the County that the County Council should be united and out ahead of this and put a stop to it gaining any traction.

Respectfully submitted,

Maureen Ruppert Whippen

Clarksburg, MD