

# Short Term Rental Survey

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## SURVEY RESPONSE REPORT

27 June 2023 - 13 March 2024

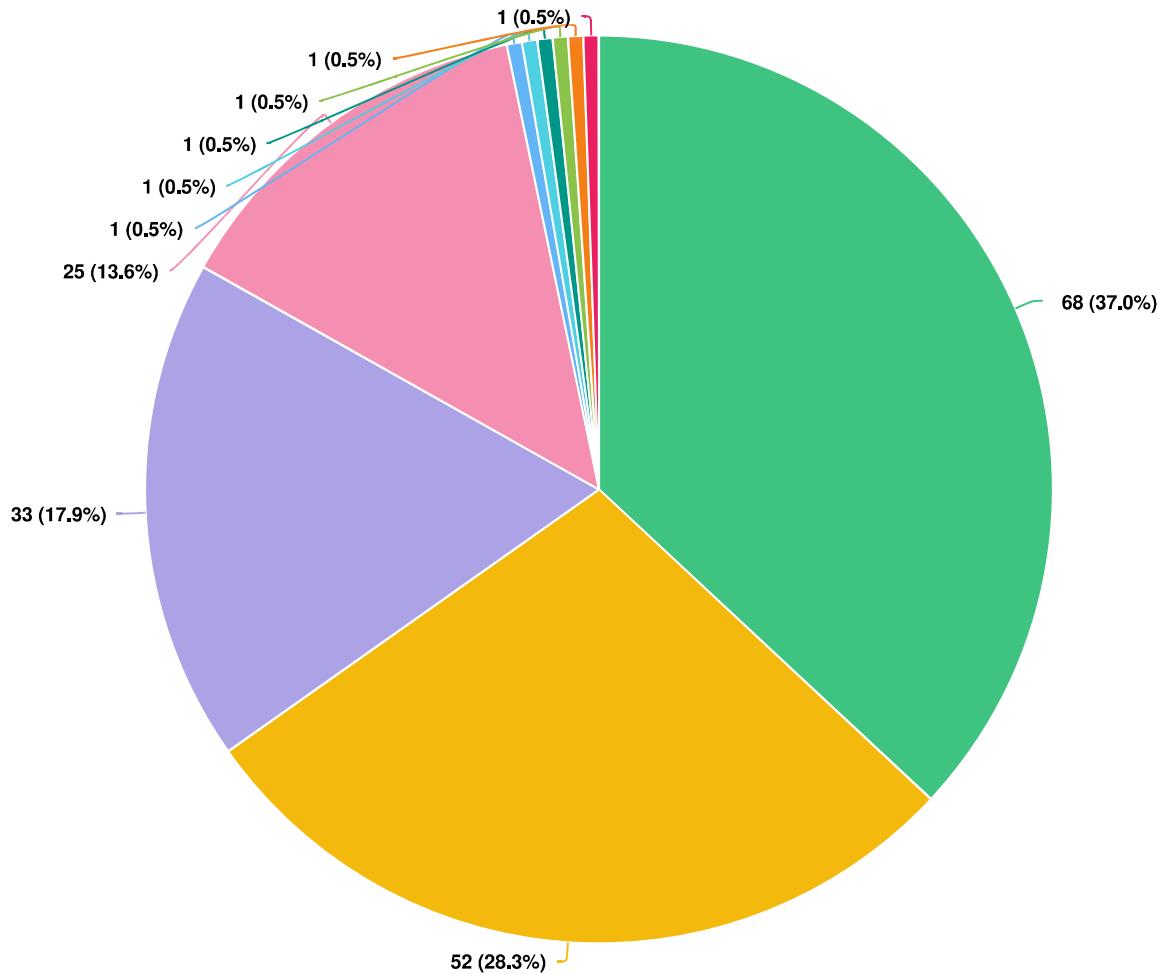
**PROJECT NAME:**  
Short Term Rentals

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## **REGISTRATION QUESTIONS**

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Q1 | ZIP Code



**Question options**

- Escondido, CA 92029      ● Escondido, CA 92025      ● Escondido, CA 92027      ● Escondido, CA 92026
- Valley Center, CA 92082      ● Fallbrook, CA 92028      ● San Marcos, CA 92069      ● Palomar Mountain, CA 92060
- Del Mar, CA 92014      ● San Diego, CA 92131

Mandatory Question (184 response(s))

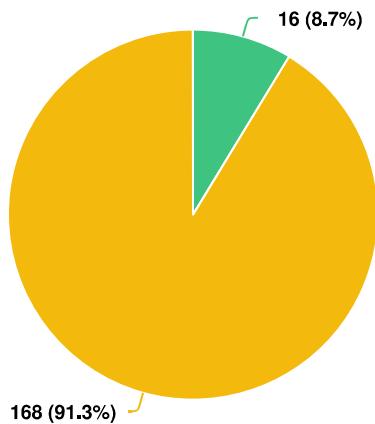
Question type: Region Question

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## SURVEY QUESTIONS

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**Q1 | Do you operate a short-term rental in the City of Escondido?**



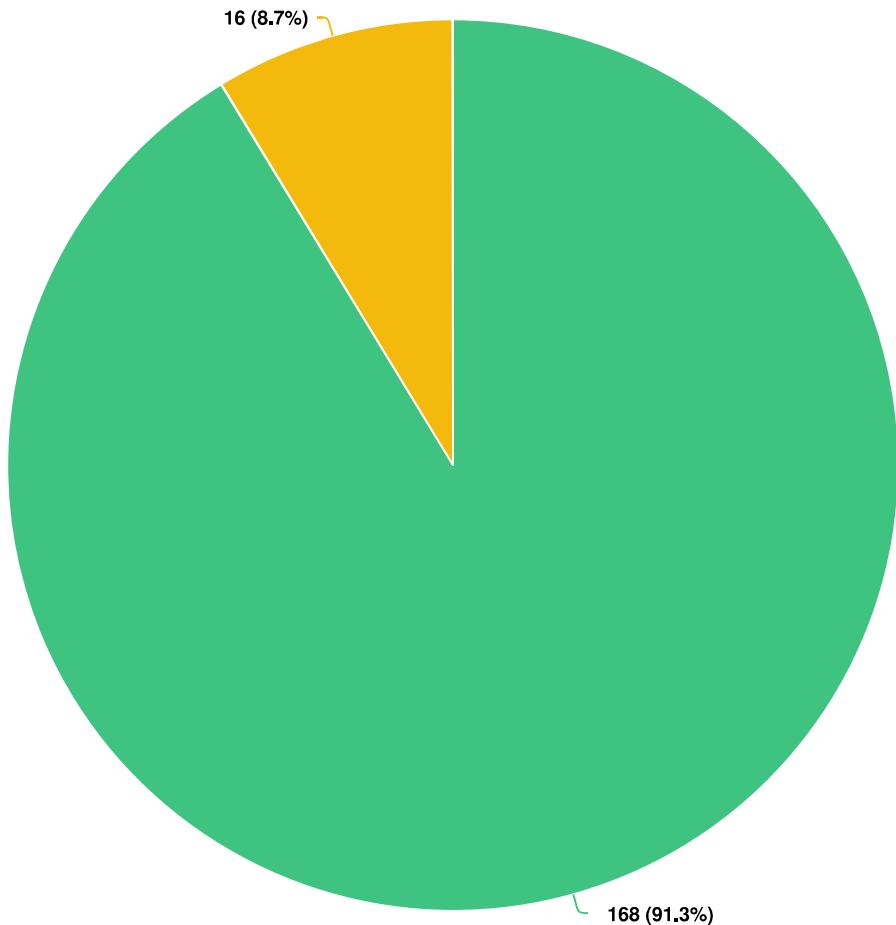
**Question options**

● Yes   ● No

*Optional question (184 response(s), 0 skipped)*

*Question type: Radio Button Question*

**Q2 | Are you a resident of the City of Escondido?**

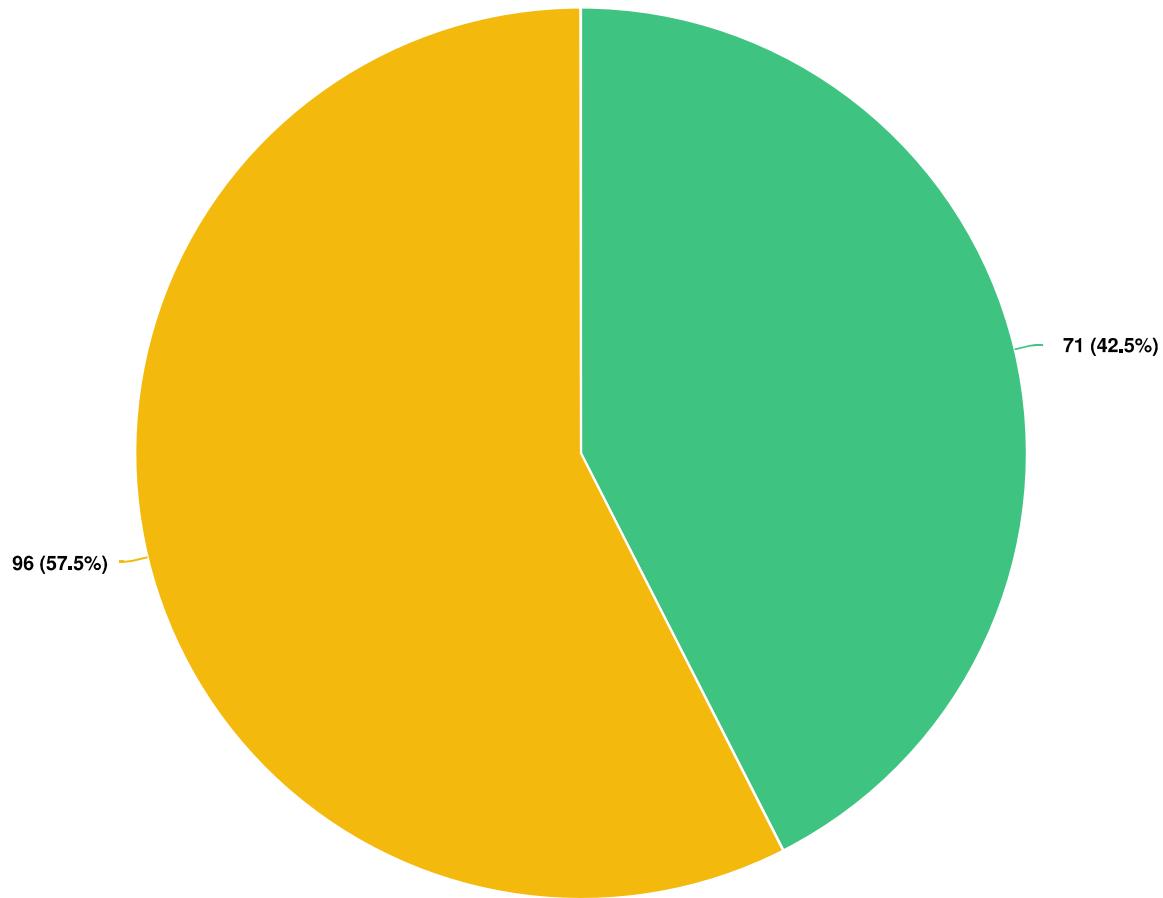


**Question options**

● Yes    ● No

*Optional question (184 response(s), 0 skipped)  
Question type: Radio Button Question*

**Q3 | Have you had any complaints or issues with short-term rental properties in your neighborhood?**



**Question options**

● Yes   ● No

*Optional question (167 response(s), 17 skipped)  
Question type: Radio Button Question*

**Q4 | What policies are most important to you in the City's short-term rental regulations?**

OPTIONS	AVG. RANK
Noise limits and quiet hours	3.28
Occupancy limits	4.93
Notifications to neighbors when a short-term rental permit is issued with owner contact information	5.11
Restrictions on the use of a short-term rental for residential uses, e.g. a prohibition on events such as wedding receptions	6.03
Parking	6.57
Maximum time for an owner or agent to respond to complaints	6.85
Contact information clearly displayed on a short-term rental unit	6.94
Fines and enforcement	7.22
Reporting of complaints	7.45
Minimum duration of stay requirements	7.58
Trash	7.75
Safety requirements	7.97
Requirements that an owner or agent check-in guests	8.15
Other (please describe in the next question)	8.64

*Optional question (171 response(s), 13 skipped)*

*Question type: Ranking Question*

There is a wide range of opinions and concerns regarding short-term rentals (STRs) in Escondido. Here's a summary of the main points expressed:

#### **1. Support for STRs:**

- Some respondents believe that allowing STRs will bring in more revenue for the city and support the local economy.
- They argue that Escondido has much to offer visitors and becoming a destination place would prompt action to maintain the city's attractiveness and integrity.

#### **2. Regulation and Concerns:**

- Many respondents advocate for regulations to address various concerns such as noise, safety, parking issues, and the impact on residential neighborhoods.
- Suggestions for regulations include obtaining contact information for guests, zoning considerations, occupancy limits, quiet hours enforcement, and distinguishing between individual owners and corporate investors.
- Concerns were raised about the negative impact on housing affordability, disruption to communities, property values, and safety, especially in neighborhoods with schools or families.
- Some suggest limits on the number of STRs per area or neighborhood and stricter enforcement measures for noise and behavior violations.
- There are calls for differentiation between whole-property rentals and rentals of rooms within owner-occupied residences.

#### **3. Opposition to STRs:**

- Some respondents outright oppose STRs, citing concerns about the housing shortage, neighborhood disruption, decreased property values, and commercial activities in residential areas.
- Calls for outright bans on STRs, especially in single-family residential neighborhoods, were expressed.

#### **4. Revenue Generation and Taxes:**

- Some suggest taxing STRs to generate revenue for the city, addressing deficits, and funding other issues like affordable housing.
- Concerns were raised about fairness in taxing individual owners compared to larger corporations.

#### **5. Desire for Local Input and Control:**

- Several respondents emphasized the importance of community input in decisions regarding STR regulations, suggesting options like neighborhood voting or notification of STR permits.

#### **6. Enforcement and Accountability:**

- There are concerns about the effectiveness of enforcement and the accountability of property owners and rental agencies in addressing complaints and violations.
- Calls for strict enforcement measures, including fines and penalties, were made to deter disruptive behavior and ensure compliance with regulations.

#### 7. **General Sentiments:**

- Some respondents feel that STR regulations should not overly restrict property owners' rights, while others prioritize neighborhood peace and safety over individual property rights.
- Concerns were raised about the potential negative impact of STRs on the character and quality of life in residential neighborhoods.