

Determination of Problems with Short-term Rental permissions in Lander

Planning Commission meeting notes from Sept 4, 2025

The members defined the problems as:

- 1. STRs may grow to reduce the attainable housing stock**
- 2. There is a fear of new/transient faces and a feeling that there will be a change in character in the neighborhoods when STRs are permitted**
- 3. Members feel their decisions may be deemed arbitrary and capricious when placing conditions on individual applicants.**

Possible solutions to the potential reduction of housing stock include requiring that the home is a primary residence as evidenced by IRS forms, limits on # within the city, limits on # by individual zone type.

Possible solutions discussed for the fear of change include requirement for primary residence, requirement for local, in-town ownership or ADU, Conditions on STRs can vary to better meet each zoning type and not allowing any more STRs.

Possible solutions to stop the perception of arbitrary conditions include better defined/tighter codes, refined definitions, adding business licensing, and adding conditions to be met to the application.