

From: [Sheila Liermann](#)
To: [Participate](#)
Subject: Short-Term Rentals
Date: Saturday, December 4, 2021 10:36:25 AM

Hi City of Ketchum Council:

Thank you for thinking outside the box to help with our affordable housing problem. I understand limiting short-term rentals in the hopes that it will create long-term rental housing.

I would like to suggest that the ordinance is not retroactive and isn't applied to people who already own rental property. Here's why. I am a real estate broker and I have clients who have bought condos with the idea of retiring here. In the meantime, they are occupying their condo part-time, and then rent short-term to help offset expenses.

It does not seem fair to now penalize people who made a major investment in our community based on then existing conditions. Frankly, it feels a bit harsh. Moreover, it feels discriminatory as the units most affected are older units (i.e. without sprinkler systems) and less expensive units. I have already had clients call me with a sour taste in their mouth towards Ketchum.

Perhaps people who buy after a specific date in the future would be subject to the new ordinance?

Thanks for your consideration.

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