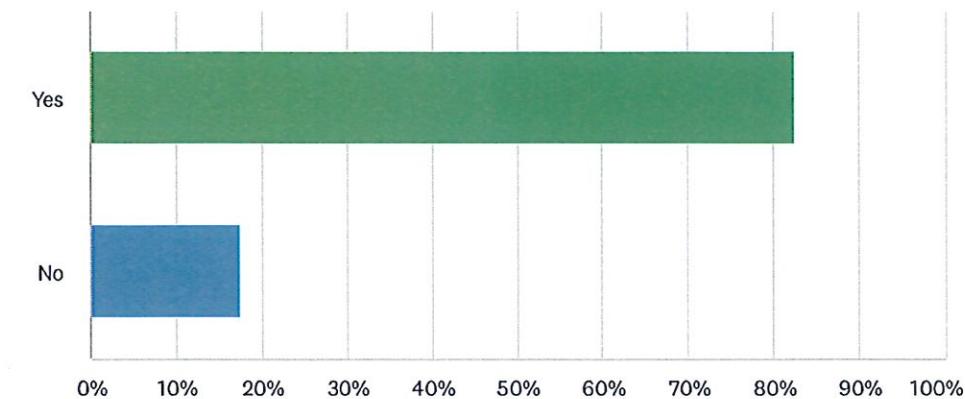


Q1 Have you had a client that considered buying a property in the City of Lake Ozark who decided not to purchase after learning of the code that restricts nightly and weekly rentals?

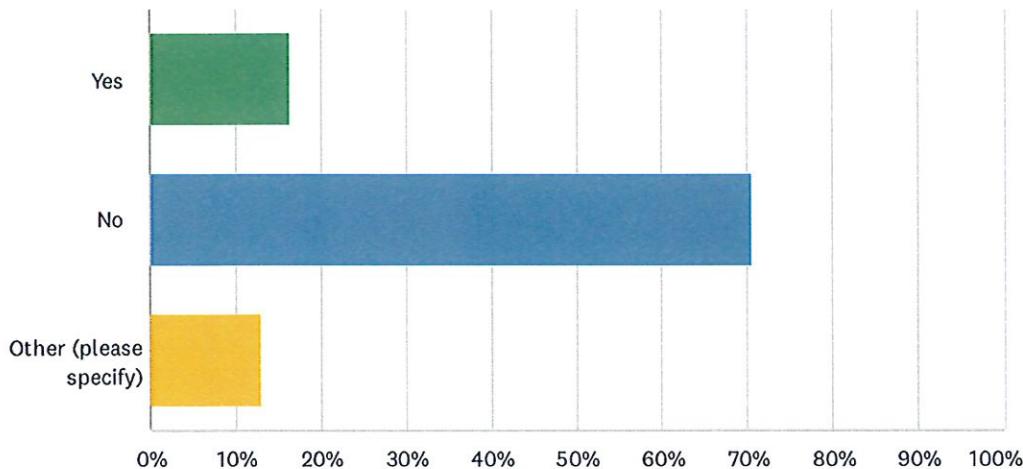
Answered: 200 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	82.50%	165
No	17.50%	35
<b>TOTAL</b>		<b>200</b>

## Q2 Do you feel property values of owners adjacent to or down the street from a property being used as a nightly or weekly rental will decline?

Answered: 201 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	16.42%	33
No	70.65%	142
Other (please specify)	12.94%	26
<b>TOTAL</b>		<b>201</b>

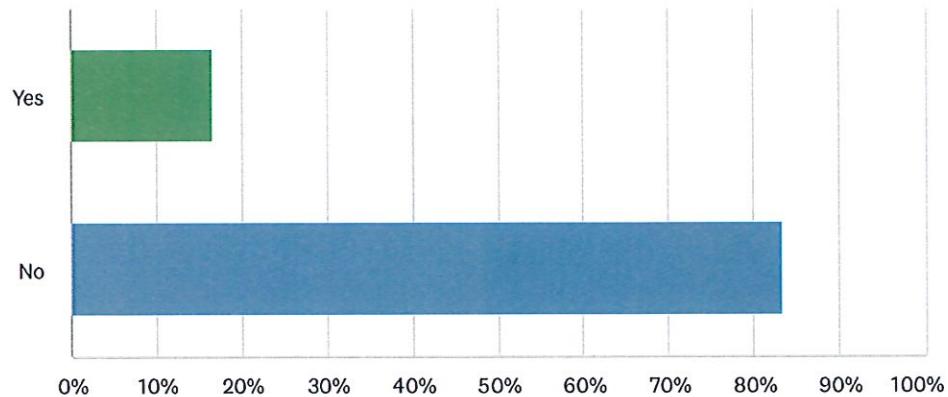
#	OTHER (PLEASE SPECIFY)	DATE
1	Depends on Mgt of rental	11/9/2022 11:30 AM
2	They will increase	11/9/2022 11:10 AM
3	I feel that the economy plays a bigger factor in where property values will go over rather how a home is used.	11/9/2022 10:56 AM
4	somewhat, depends on the renters and owners how they will continue to care and keep the property clean	11/9/2022 9:40 AM
5	I think that depends in the homeowner and how well renters are vetted.	11/9/2022 9:07 AM
6	You can argue this for both yes and no.	11/9/2022 9:02 AM
7	Possibly.	11/9/2022 8:57 AM
8	Not sure	11/6/2022 4:57 PM
9	Possibly, but it all depends on the situation of the buyer and the actions of the property manager of the rental property.	11/3/2022 2:26 PM
10	Yes and No. You're going to lose potential buyers who are "Full-Time." How many is the question.	11/3/2022 10:27 AM
11	As long as those who are renting the property out leave guidelines and ask the temp renters to sign a quiet use agreement. We have 2 vrbo's in our cove and some of these renters don't understand they are in a residential area. People who live here full time have jobs and don't	11/3/2022 10:09 AM

need renters shooting off fireworks on a Tuesday night at 1:00 am. Yes this happens. Plus they get loud and drunk and party all night.

12	No, they usually increase because now the property can be used as an income property at a higher price.	11/3/2022 10:08 AM
13	I feel that until we have enough long term rentals to supply to our full time employees adding more to the nightly rental program should be placed on the back burner!	11/3/2022 2:25 AM
14	NO, I believe it increases property value as many can only use their 2nd home on occasion it gives people an opportunity to get full use out of their property, enjoy a new venture and gives them extra funds for improvements on their properties. This will help to increase the value around them as well	11/2/2022 7:59 PM
15	I feel it will do the opposite. When investors are assessing a property, cash flow and cap rate are huge factors when determining an offer price. Higher cash flow/cap rate typically result in a higher property value.	11/2/2022 7:59 PM
16	No, As long as the rental rules help protect the neighbors from loud noise at night and excessive partying.	11/2/2022 6:49 PM
17	Very possibly, depending on the quality of the tenants allowed and the screening process.	11/2/2022 4:22 PM
18	I think there is the potential for that. But I also feel it's up to property owners in a subdivision to vote on restrictions not the city.	11/2/2022 3:56 PM
19	Depends on management of the properties but that is the same as a non renter not taking care of their home.	11/2/2022 2:55 PM
20	Possibly	11/2/2022 2:31 PM
21	No, as long as the property is well maintained.	11/2/2022 2:17 PM
22	Quite the opposite; typically sellers lose out on at least 75% of the buyers if their property is unrentable; we have more investor type buyers than we do "regular" buyers.	11/2/2022 2:09 PM
23	Some owners may believe that short term rentals in their neighborhoods can be detrimental.	11/2/2022 2:06 PM
24	I think it depends on how well the tenants are screened	11/2/2022 2:03 PM
25	property values would increase if nightly/weekly rentals would be allowed	11/2/2022 1:59 PM
26	Generally, in a few instances that would apply to condominiums only with poor Onsight management	11/2/2022 1:55 PM

### Q3 Do you feel our residential neighborhoods will decline in quality due to the lifting of the nightly and weekly restriction?

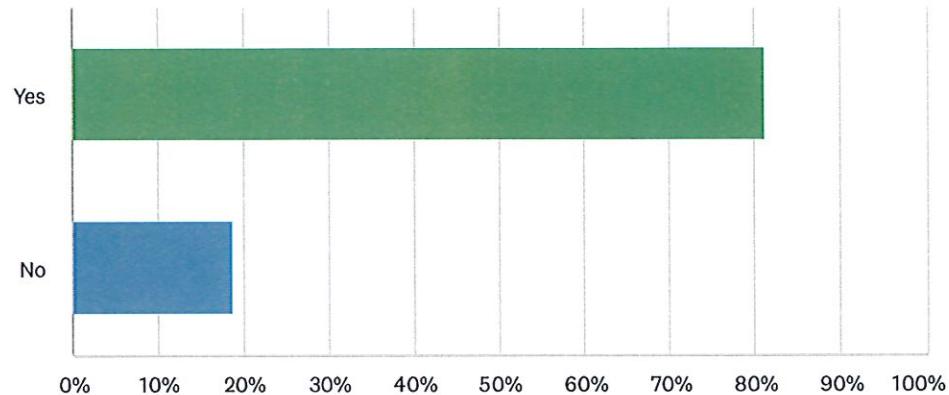
Answered: 198 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	16.67%	33
No	83.33%	165
<b>TOTAL</b>		<b>198</b>

## Q4 Are you supportive of the City of Lake Ozark's initiative to amend the code that restricts nightly and weekly rentals?

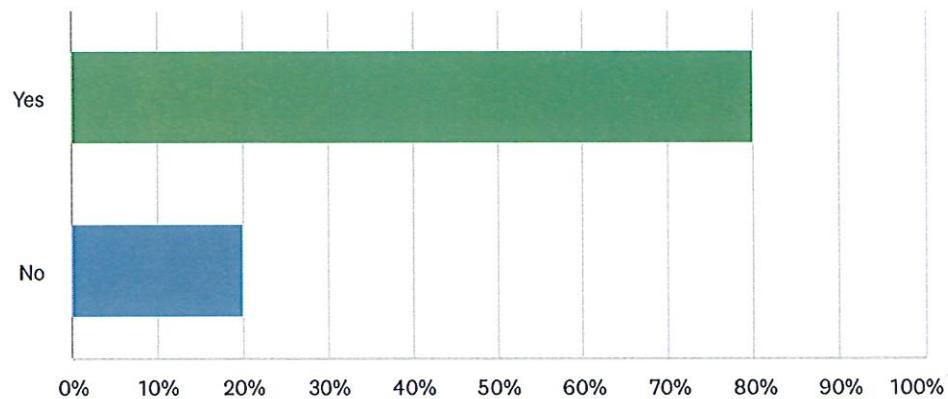
Answered: 198    Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	81.31%	161
No	18.69%	37
<b>TOTAL</b>		<b>198</b>

## Q5 Is it your opinion that this type of restriction is unconstitutional?

Answered: 195 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	80.00%	156
No	20.00%	39
TOTAL		195

## Q6 Please list additional comments here.

Answered: 66    Skipped: 135

#	RESPONSES	DATE
1	The City should not infringe on this. It should be up to the subdivision HOA to determine that since they would vote on that in their areas.	11/10/2022 3:54 PM
2	Summerhaven condos is zoned r1 Why	11/10/2022 11:45 AM
3	I do think lifting restrictions in the city limits will increase property values for home owners. I would like to see HOA's and subdivisions given the opportunity to put in verbiage to prevent nightly rentals in areas in which full time residents would like to not be neighbors to such.	11/9/2022 2:35 PM
4	I think it is about time that the city of Lake Ozark amend the dated ordinance that not only restricts property owners rights, but also creates a potential litigation risk for the city.	11/9/2022 11:31 AM
5	I do not think it should be governed by the city but rather specific subdivisions so buyers can choose.	11/9/2022 11:30 AM
6	There is currently no enforcement for those not abiding by their ordinance already.	11/9/2022 11:10 AM
7	I feel current residents know what they bought either in a place that allows VRBO or in a location that does not allow it so I see this opening up a can of worms either way. The first start was to increase cash to repair the roads and now its unconstitutional so I am conflicted. Communities now wishing to allow VRBO use will have to now spend money to create HOA for their neighborhood.. and they also bought not having an HOA in place. I am for each homeowner being able to do with their property as they see fit and for each HOA to keep its rules in place because owners had the info of the HOA when they purchased. I would prefer the city goes for Grants on Infrastructure to get roads fixes or use a portion of the taxes we all already pay for this improvement. I personally want to see the City of Lake Ozark to get affordable housing in place either as rentals or to be purchased under 250K for our younger class of people that work here full time usually at 2 to 3 jobs to afford the rental rates.	11/9/2022 10:56 AM
8	This strikes me as an effort to use the BDAR membership as an additional platform to promote an agenda that is potentially beneficial to a very specific group of people. Realtors, I was at the P&Z meeting and I can state categorically the the overwhelming majority of attendees were absolutely opposed to the proposed amendment, myself included and I am a realtor and have been in the business for a very long time as well. I find it curious that the BDAR has chosen to allow the use of this platform to promote the political agenda of the mayor. At the meeting the mayor professed that he was in no way promoting the agenda as a realtor but more in his position as Mayor. If that is the case than I believe it to be unfair and possibly outside the association mission statement to help the mayor promote here. If he is not promoting this amendment for the benefit of realtors than I suggest it is unfitting to use this site as a political platform. If the association is going to use this platform for specific political promotion than I request the opportunity to post a letter of opposition in response to the mayors obvious attempt to garner favor for his proposition on this venue. It would seem to me that yet another politician who claims to have no personal interest in promoting an amendment with such obvious opposition, might have a different agenda to be working so very hard to gain support for it. This is a professional site to be used for the betterment of its members and not a place for any politician to quietly purvey the membership out of the view of the public eye. I believe the association should remove this posting and refrain from gathering information that could only serve to help the mayor promote his agenda	11/9/2022 10:04 AM
9	Many clients screen home listing based on the Ability to rent their property if they choose. They may or may not decide to do so... But they want the option.	11/9/2022 10:03 AM
10	Based on this logic all zoning ordinances are unconstitutional. This is a ridiculous argument.	11/9/2022 9:56 AM
11	Nightly rentals do not affect the neighborhood negatively. I have lived in my current on water home for 22 years and have had good experience with nearby rentals. In fact the VRBO's generally are better maintained to attract more income than just "weekend getaway homes" I very much support rescinding the current ordinance and allowing nightly rentals.	11/9/2022 9:56 AM

12	Same question as above, value and decline are the same thought process. Renters should be available to our community with restrictions and guidelines. Homeowner would need to maintain their property, much like the septic system, if complaints come in they should be held accountable. The value could be stable.	11/9/2022 9:40 AM
13	It affects Real Estate agents jobs. Our pay is affected by this outcome. Clients fall in love with a home, to not only lose out on a home they want, but the agent loses a paycheck simply because of bad ordinance laws.	11/9/2022 9:39 AM
14	Properties located where nightly rentals are allowed are generally more valuable and easier to sell in the Lake area. I've even had several clients that had no intention of renting their homes, yet still wouldn't buy in Lake Ozark because of this restriction. They felt the restriction would limit their pool of buyers should they decide to sell in the future.	11/9/2022 9:39 AM
15	I live in a neighborhood that have nightly rentals. The renters know the rules and if there is an issue it is addressed. Homeowners should be able to rent, lease or do whatever they want with their property. The homeowners pay their taxes and mortgage payment it belongs to them not their neighbor or the city!	11/9/2022 9:34 AM
16	License your host. There are really bad hosts out there that create poor experience for guests and neighbors. Have a license requirement.	11/9/2022 9:29 AM
17	HOA's should decide nightly rental policies, not cities.	11/9/2022 9:14 AM
18	I'm torn between this issue. I believe it is unconstitutional however most homeowners don't live here and either don't care or don't want to know the negative impact this can have on a neighborhood. We aren't the average area with average renters. Nightly rental is much different than long term.	11/9/2022 9:07 AM
19	Although I am in support of this change, I feel there needs to be a system established for the small few that take advantage of nightly rental communities. There are other tourist areas around the country that have better systems. We can follow their best practices. [REDACTED]	11/9/2022 9:02 AM
20	The Lake is over saturated with STR's. Enough.	11/9/2022 9:01 AM
21	Anyone who thinks this is good for the community is a greedy idiot. If nightly rentals are permitted I will sell my million + home and move on. Rental units should be in commercial areas that are properly zoned	11/9/2022 9:00 AM
22	This initiative came into play because of a limited amount of condominium projects that had poor on-site management to control a few weekend and holiday party goers.	11/9/2022 8:59 AM
23	I was sorry to hear that you received such a negative response from locals at the last meeting. I know some neighborhoods in the Lake Ozark area struggle with parking and rentals would affect them more, but the right to offer rentals should be the homeowners and I believe that you are doing right by the homeowners to fight to lift the restriction of short-term rentals. Thank you!	11/7/2022 2:33 PM
24	I am selling a home for a couple who used their home for 5 years as a rental property, and then were told to "cease and desist" renting, as they had decided it was not good for the community, altho homes down the street were still nightly rental homes. How is that possible???	11/7/2022 11:54 AM
25	This is a very difficult discussion to have. As a REALTOR, I try to do all I can to protect individuals and their right to use their property as they see fit. However, if I had a VRBO next to my house, and the owner had a history of renting to bad tenants, I would certainly be seeking legal action against that person. I would also NOT want to live next to a VRBO, since I would be subject to that person's discretion as to who they would rent to. If you were to legalize vacation rentals, I would also consider some type of language that would allow for adjacent property owners to report issues with vacation rentals (tenants being noisy, parking in the streets or in other people's driveways, etc) to the police or city and the owner of the rental to be subject to a very hefty fine. This would allow for rentals, but also make rental owners very subjective of who they rent to so they do not incur a hefty fine that could ruin their ROI on the property. Would be happy to discuss further. - Justin Farrell with John Farrell Real Estate Company.	11/3/2022 2:26 PM
26	It's a property owners rights question. No owner should EVER be restricted from accepting guests into a residence that they rightfully own. Furthermore guests and invitees just like	11/3/2022 1:09 PM

owners are already restricted from "illegal activities" so any issues that may arise out of allowing vacation guests is already codified in statutes. For example, disturbing the peace, creating a public nuisance, trespassing, property damage, etc. are already illegal. In scenarios where renters are a problem, a law already exists to address it. If someone doesn't want to be in the proximity of vacationers they should not live at Lake of the Ozarks.

27	I see a series of issues surrounding this ordinance prohibiting nightly rentals in Lake Ozark. It's common knowledge that some owners rent nightly and will continue to rent nightly, ordinance or not. The City has no realistic chance to enforce this ordinance. That's exactly why some owners rent, they know it's going to be safe. The claim neighborhoods will suffer from "Parties" is a myth. Lake Ozark is the only chartered organization that doesn't allow it yet where is all the harm in all of the other communities? Owners currently are permitted to let people use their buildings without collecting rent. Those visitors aren't disruptive. The ordinance should be an equal one, if you can't collect rent but you can let visitors use the property, what's the difference? Please remember, the reason the change is proposed is to be able to use the revenue to help repair the roads. Lake Ozark's roads are in awful condition. Soon some areas will be falling apart and become unpassable. The City portrays a negative image with these type of roads. First impressions are lasting impressions, visitors see them instantly. I am very strongly in favor of changing this ordinance. It's not equal, it's ok for some but not others, plenty of visitors use these houses nightly and will continue to use them regardless of the ordinance, every other lake community allows nightly rentals with little to no problems, the city can't enforce it and the roads are pretty bad with little hope for a true remedy.	11/3/2022 1:05 PM
28	I'm all for property rights. We as owners had to go through a huge drawn out process to open up an rv park in Sunrise Beach and it had to go through public approval for what we wanted to do with our 28 acres. I understand the concern of the neighbors. I believe noise control was the biggest part of it and consideration for other people's property and docs must be adhered to in some way. If you're going to rent out your home, there should probably be guidelines as to how many and what activities are aloud. It's all about respect.	11/3/2022 10:09 AM
29	My biggest fear is the litigation that could come. By restricting a homeowners rights, it seems like we open ourselves to possible lawsuits. I believe some HOAs are facing the same thing. While we understand that some people don't want rentals, this is more about infringing on the rights of another.	11/3/2022 9:23 AM
30	Most of my clients wanting to purchase rental properties won't even consider homes in the city limits of Lake Ozark due to this ordinance.	11/3/2022 8:02 AM
31	I believe a City Gov. should be able to make a decision based off a full on vote by all that live with in the city and let the people decide. I sell to ton's of investors using properties as nightly rentals however I also find that our cities do not have enough long term rentals therefore people can't afford to stay in our communities full time and work because they can not find affordable housing or 1 yr. leases any more because all that can be are also being used as a nightly rental program.	11/3/2022 2:25 AM
32	I have many Buyers who will not purchase in vacation rental areas. It is a bonus in Lake Ozark that they have this restriction. Many Buyers will feel cheated if the rules change.	11/2/2022 9:48 PM
33	Should have never been instituted to begin with.	11/2/2022 8:19 PM
34	LOTO is a great place for visitors everywhere. Lifting the restrictions will only help increase value, spending and quality of properties	11/2/2022 7:59 PM
35	City should lift restriction and put in place a lodging tax.	11/2/2022 7:46 PM
36	Renters need to respect the rights of full time owners.	11/2/2022 6:49 PM
37	Your statements are misleading. Resort communities all over the country successfully regulate short term rentals. I do not want unregulated short term rentals in my neighborhood.	11/2/2022 6:22 PM
38	Homes that have rental potential are worth more.	11/2/2022 5:51 PM
39	Property owners with VRBO's AirBnB's, etc. need to properly screen the tenants and be considerate of the full time neighboring residents. For example, the crowding of 20 people into a home for the weekend will most likely be disruptive due to noise and parking issues.	11/2/2022 4:22 PM
40	Hurting values of many homes and resale values, taxes would increase with new values for homes	11/2/2022 3:49 PM

41	I don't know if it's unconstitutional because I'm not an attorney. I do feel that homeowners and the city are losing out on the financial benefits of short term/vacation rentals.	11/2/2022 3:31 PM
42	Zoning districts are for the protection of property owners. The answer is NOT to throw a blanket & say anyone can have a nightly rental with any type of residential zoning, but to establish a nightly zoning district. This protects the owners that don't want to live next to a nightly rental and it allows those who want a nightly rental to do so; by buying in the appropriate district. Beach areas all along both coasts and the gulf have these districts. When people buy in those districts they have the right to rent nightly. When people don't want to have a rental, then they don't buy in those areas. Its that simple. A blank check to all residential zoned properties is ridiculous and detrimental to all homeowners. Many do not want to live next to a nightly rental property.	11/2/2022 3:18 PM
43	The restriction is biased and unfair to property owners. A city should not determine how an owner chooses to use their property.	11/2/2022 3:10 PM
44	Lifting the nightly rental restriction will destroy single family home neighborhoods. I am a multiple property landlord and any nightly rented property should be in commercial zoning and taxed as a commercial property. You are missing the point of other cities legislation.	11/2/2022 3:00 PM
45	I believe by allowing rentals again will also help the city financially with added Sara tax.	11/2/2022 2:58 PM
46	If you own the property you should be able to use it as you want. I am in support of requiring that properties be well kept and maintained. No trashy yards, no visible boat trailers and/or junky vehicles.	11/2/2022 2:53 PM
47	Having the ability to nightly rent your own property should be the choice of the owner. Not many will at the value of homes in Lake Ozark but it should be an option. With no nightly rental allowed a seller of a home can lose their ability to 1031 exchange into another property as well. Our area is suited for this opportunity and it is a disservice for a municipality to try and eliminate a owners right, if not illegal.	11/2/2022 2:51 PM
48	I respectfully disagree with you. Our neighborhood in particular had many problems years ago with nightly rentals. Rowdy renters entering other dock bars and raided their refrigerators. In one case, there were so many people on the dock that it nearly submerged it. People parked up and down the streets. One person even entered a house and insisted they were renting the house and yet they were on the wrong street. Renters do not behave like people who have to live in the neighborhood for years. They have fun, make noise, wreak havoc and then go home to their neighborhoods where they likely behave differently. As long as they don't damage the home they have rented, there are no consequences. If this passes, I would expect my property value to decrease which is a shame as I have worked my entire adult life to be able to live in a nice home in a quiet subdivision. I love renting a house in Destin, but I would never want to live in one of those neighborhoods. It is loud and chaotic and they were at least smart enough to put rules and restrictions in place to hold renters and homeowners accountable for adhering to the rules. Reversing the restriction with nothing in place to protect people who actually live in the neighborhood is crazy. The "homeowners" supposedly having their rights infringed upon are more often than not investors that live in other states in nice quiet neighborhoods. I know, we work with many of them to help them find homes to rent.	11/2/2022 2:46 PM
49	The Lake of the Ozarks is a tourist destination. It is only natural to have vacation rentals in our area- similar to coastal areas. It should be the right of the homeowner to use their property as they see fit.	11/2/2022 2:46 PM
50	Why have planning and zoning if you are going to make this change? If you want to change a zoning, the entire neighborhood receives a notice and can decide to change the zoning. We choose to live where we do because of the restrictions.	11/2/2022 2:40 PM
51	This argument is for lakefront properties, as lakefront properties are the most sought after for nightly rentals. The problem comes in when you make a broad change and it legal for any R-1 property to be rented out nightly. This is a problem!!! The owners should have the say in what becomes legal and what doesn't, as some neighborhoods would probably be ok with nightly rentals, but other neighborhoods that have primarily full-time homeowners would not want nightly rentals. Some neighborhoods with mostly primary homeowners would include Osage National, Beacon Point, Village of the Four Seasons. What would these neighborhoods say? My guess is "Hell no!!!".	11/2/2022 2:31 PM
52	It also makes it difference in selling a home. It can be difficult to sell when the options are limited on a person's property freedoms.	11/2/2022 2:17 PM

53	Will this over ride condo Bi-laws restricting nightly rentals?	11/2/2022 2:17 PM
54	Age Restriction on the nightly 25 or older weeds out Party groups.	11/2/2022 2:10 PM
55	I feel like I should be able to use my property in whatever way I see fit, especially in this economy. Restricting potential income from my own property is a huge downfall as we need everything we can get right now to make ends meet.	11/2/2022 2:10 PM
56	Been waiting a VERY long time for this to be corrected! Thank you Mayor and City of LO for finally doing the RIGHT thing!	11/2/2022 2:09 PM
57	To be competitive, it's important to remove the rental restrictions; however, it is critical there be some type of regulations be included to encourage rental owners to closely monitor potential renters to act accordingly.	11/2/2022 2:06 PM
58	Can the city consider noise ordinance of some kind on rental properties? Or occupancy maximums? Require owners of rental property to pay a nominal, additional fee for any over-use of the amenities provided by the City? No question property values are higher where rentals are allowed ... but no one I know wants to live next door to a rental if things get unruly. It is the extra large crowds that tax the neighbors patience with lots of cars, loud music, etc.	11/2/2022 2:06 PM
59	I have 5 rental withing 5 homes of mine. It has ruined our residential are with parties and offensive music . There aren't enough protections for home owners.	11/2/2022 2:06 PM
60	As an owner of a short term rental in a residential neighborhood outside of the Lake area, I see the benefit to the neighborhood. I take a keen interest in upkeep of my property to ensure a great guest experience. This has improved the neighborhood. I would expect the same in the Lake area, along with diminished vacancies throughout the area.	11/2/2022 2:01 PM
61	I don't believe it's unconstitutional. An HOA, Subdivision, village, town, etc., should be able to set zoning areas and the rules for them as long as they are not in violation of the Equal Housing Opportunity regulations.	11/2/2022 2:01 PM
62	If specific subdivisions wouldn't want nightly rentals, that could still be done within the subdivision voting body. But with it being allowed in city limits of Lake Ozark, I think property values would increase even more if this were allowed.	11/2/2022 1:59 PM
63	We do not need anymore nightly rental areas. I've lived in my home for 15 years and enjoy living in Lake Ozark. I would not if this happens. Highly against it!	11/2/2022 1:59 PM
64	This would hurt the income and home owners	11/2/2022 1:59 PM
65	I feel property values will increase when nightly rentals are allowed.	11/2/2022 1:56 PM
66	I have been a member of this community for 30 years and a realtor/builder developer for 53 years. The City of Lake Ozark took a step back words with this code. I hope it changes. Thank you	11/2/2022 1:55 PM