



SHORT TERM RENTAL TASK FORCE (STRTF) AGENDA

April 03, 2025 at 12:10 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/85489869354> or call 1-253-215-8782 Webinar ID: 854 8986 9354

Assembly Chambers at 155 Heritage Way

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

[1.](#) 2025-03-06 Short Term Rental Task Force DRAFT minutes

[2.](#) 2025-03-20 Short Term Rental Task Force DRAFT minutes

F. AGENDA TOPICS

[3.](#) Information Item from Task Force Member Dordea

[4.](#) Information Item from Task Force Member Coleman

5. Continued discussion on regulatory considerations and member perspectives

G. STAFF REPORTS

H. COMMITTEE MEMBER COMMENTS AND QUESTIONS

I. NEXT MEETING DATE

J. SUPPLEMENTAL MATERIALS

K. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, e-mail: city.clerk@juneau.gov.

SHORT TERM RENTAL TASK FORCE

DRAFT MINUTES

March 6, 2025 at 12:10 PM
Assembly Chambers & Zoom



A. CALL TO ORDER

Chair Bryson called the meeting to order at 12:10 p.m.

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

Task force members present: Chair Wade Bryson, Deputy Mayor Greg Smith, Assemblymember Alicia Hughes-Skandijs, Commissioner Erik Pedersen, Carole Triem, Joyce Niven, Meilani Schijvens, Dan Coleman, Patty Collins, Ryan Kauzlarich, Adam Dordea

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

F. AGENDA TOPICS

1. Platform based collection & remission of sales taxes

Task force members discussed legislative examples of requiring platforms to collect and remit sales taxes on behalf of owners/operators and moved to direct staff to draft legislation for the Assembly's consideration that would accomplish this while also:

- Exempting owners/operators from this requirement when platforms are performing it on their behalf and,
- Requiring platforms to post license and/or permit numbers issued by the municipality to owners/operators on advertisements.

2. Staff presentation – simpler vs more challenging regulatory implementation considerations

Director Lawhorne presented on the Community Development Department's roles and responsibilities as they relate to code compliance and short-term rentals.

Deputy Manager Barr presented on regulatory options the Task Force may wish to consider and/or provide feedback on in advance of first draft matrix.

3. Review of public comment to-date

G. STAFF REPORTS

H. COMMITTEE MEMBER COMMENTS AND QUESTIONS

I. NEXT MEETING DATE

March 20, 2025

J. ADJOURNMENT

The task force adjourned at approximately 1:00 PM.

SHORT TERM RENTAL TASK FORCE DRAFT MINUTES

March 20, 2025 at 12:10 PM

Assembly Chambers & Zoom



A. CALL TO ORDER

Chair Bryson called the meeting to order at 12:10 p.m.

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

Task force members present: Chair Wade Bryson, Deputy Mayor Greg Smith, Assemblymember Alicia Hughes-Skandijs, Commissioner Erik Pedersen, Dan Coleman, Patty Collins, Adam Dordea, Joyce Niven, Meilani Schijvens

Task force members absent: Carole Triem, Ryan Kauzlarich

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

F. AGENDA TOPICS

1. Information Item from Task Force Member Schijvens

Member Schijvens presented and fielded questions from the task force

2. Information Item from Task Force Member Collins

Member Collins presented and fielded questions from the task force

3. Discussion on regulation options task force members may wish to include in eventual matrix – continuation from March 6 meeting

Members discussed various regulatory options and their individual perspectives and opinions

G. STAFF REPORTS

H. COMMITTEE MEMBER COMMENTS AND QUESTIONS

I. NEXT MEETING DATE

April 3, 2025

J. ADJOURNMENT

The task force adjourned at approximately 1:00 PM.

From: [Adam Dordea](#)
To: [Robert Barr](#)
Cc: [Wade Bryson](#); [City Clerk](#)
Subject: Re: STR TF - memos/packet material
Date: Wednesday, April 2, 2025 7:42:21 AM

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Good Morning,

I am still undecided on many of the regulatory options offered.

While doing additional research I came across a study released Monday by the University of Hawaii on the economics of the proposed phase out of 6000+ short term rentals in Maui County.

Charge 2 for the STRTF is: Conduct a review of common regulatory options used by other municipalities, expressly focused on those regulations purposed to improve housing availability and affordability for long term uses.

Maui's proposed changes were directly tied to long term rental availability and affordability.

Please include this information in the packet. I am also interested to hear from Travel Juneau and/or any other sources on the estimated economic impact of restrictions on STRs in Juneau.

Video and study:

<https://uhero.hawaii.edu/an-economic-analysis-of-the-proposal-to-phase-out-transient-vacation-rentals-in-maui-county-apartment-districts/>

Thanks,
Adam Dordea

On Tue, Apr 1, 2025, 12:56 PM Robert Barr <Robert.Barr@juneau.gov> wrote:

Hello everyone (most bcc'd),

Just a reminder that if you have anything you'd like to include in the packet as discussed at the end of our last meeting related to regulatory options or your thoughts about an eventual matrix, please pass that along to me by tomorrow morning. We'll aim to get the packet published by tomorrow afternoon so that you at least have one evening to read.

Thanks,

Robert

Robert Barr

Deputy City Manager

City & Borough of Juneau, Alaska

(907) 586-5240

STR Task Force Matrix Feedback

By Dan Coleman

Thank you for the opportunity to provide feedback on our matrix of possible regulations for STRs in CBJ. This document outlines my specific feedback and suggestions for consideration by the Mayor's Task Force. It is based on all the information we have received and my own thoughts as an owner/operator of 3 STR units in Juneau.

Permit/License Requirements

CBJ should continue the current license requirements.

I would not use the term "permit". Wasilla uses permits that are part of their zoning code and I would not want CBJ to implement a similar system. Wasilla's compliance is effectively zero. CBJ is already doing better and should work to keep compliance high.

If CBJ works with the platforms like Airbnb, VRBO and Booking.com, to collect and remit sales tax, then they can also put in place a required license number field for a property to operate on those platforms. This could encourage compliance and simplify sales tax collection/remittance for STR owner/operators.

Whatever regulations are adopted should be simple for STR owners and easy to enforce for CBJ staff if CBJ wants to keep regulation compliance high. San Francisco currently only has 10-15% compliance. Many communities around the US have compliance of 5% or less [according to Granicus](#).

Zoning Restrictions - Neighborhood and/or Building Restrictions - Density Limits

These ideas do not seem to be of high priority for the Task Force at this time. I would not recommend pursuing any of them at this time.

STR Bans

Based on feedback received so far, this does not seem to be a viable option. I would not recommend pursuing this.

Cap on STR Units

Capping the number of STR units places a significant burden on CBJ staff and discourages compliance by operators. If CBJ wants to maintain high compliance, the Assembly should be careful about overly restrictive regulations and the high burden on staff for enforcement and monitoring.

Many operators also switch between long/medium-term rentals and short-term rentals, depending on the season and demand. This regulation would likely require more staff resources and could be extremely challenging to enforce since operators can move in and out of STR operation at any time.

I don't like the lottery option because it disincentivizes long-term investment and planning. I would not recommend pursuing this.

Minimum Rental Periods

This would be too time intensive for CBJ staff to enforce consistently. The market often sets its own minimums based on the cost and challenge for visitors to travel to Juneau. I would not recommend pursuing this.

Maximum Number of STR Permits per Person

Proxy ownership and LLC ownership is a real threat to bypassing this type of regulation. If CBJ wants to maintain high compliance and not increase the staff burden, I would not recommend this regulation.

Owner Occupancy Requirements

Based on the decline in STRs in Juneau over the past 2 years, and the low number of units relative to the market (2.7% according to member Schijvens data), I don't think this type of regulation is worth considering at this time. If CBJ implements this regulation at this time, the compliance will likely decrease. Even the most progressive STR regulations in Anchorage in 2023/24 did not include this type of restriction. I would not recommend this regulation at this time, but it could be an

option in the future if there is a significant increase in the number of STR units relative to the overall housing market, or there is a substantial increase in owners from outside Juneau.

Residency Requirements

The Commerce Clause creates some legal questions/complications regarding requiring Juneau or Alaska residency to be an STR owner/operator. However, local owners have a far greater interest in investing in their properties and the community. They often donate money and time volunteering in the community. If CBJ wants to encourage an industry that gives back to the community, the Assembly should seriously consider requiring STR owners/operators to be Juneau or Alaska residents. I agree with this regulation, assuming there is a way to do it legally.

Platform Data Sharing

I strongly encourage CBJ to work with the platforms to gather data and find a way to enforce regulatory compliance through licensing and registration numbers required to list properties on the platform. I included additional details in the MOU recommendation at the bottom of this document.

Additional Ideas for Consideration

These ideas are based on the [Anchorage Assembly's work from October 2023 - March 2024](#). These ideas were not included in our recommended guidelines, but they could help meet the goals of the task force.

License Fee

\$400 Annual fee for each STR property licensed. This fee is waived where the STR is the applicant's primary residence, resides on site or the premises, or resides in immediately adjacent property. This is a way to encourage owner/operators to be local and places a larger financial burden on out-of-town operators who are using their STR as a larger commercial venture. Other options could be a sliding scale of fees based on how many units an operator owns.

Fines/Penalties

Fines and penalties for non-compliance, operating without a license, or advertising violations help encourage compliance and offset CBJ enforcement costs. Anchorage set their fees to:

- 1st offense - warning
- 2nd offense - \$100
- 3rd and subsequent offense - \$300

Owner Affidavit

Requiring an owner/operator to sign an affidavit agreeing to minimum insurance and safety requirements encourages safer operation and ensures protections for visitors. Examples of requirements can include:

- Minimum liability insurance
- Smoke detector
- Carbon monoxide detector
- Fire extinguisher
- Trash & garbage storage
- Noise nuisance

Biennial Renewal

This may lower the level of burden on staff and businesses, encouraging higher compliance.

Automatic Renewal

To reduce enforcement burdens, CBJ could automatically renew STR registrations unless a host decides to stop hosting short-term stays, or the short-term rental is the subject of multiple local code violations.

License Transfer Limitations

The license shall expire upon sale or transfer of the property. The license shall not be transferred or assigned to another individual, person, entity, or address but may be managed by a third party on behalf of the owner. This ensures accurate registration and safety information for the guests and owners.

MOU with platforms

The Task Force has already recommended that the Assembly consider a Voluntary Collection Agreement with Airbnb for collecting sales/lodging taxes. However a Memorandum of Understanding (MOU) typically focuses on issues such as disclosing data, posting property registration numbers and removing illegal listings. CBJ should pursue this with other platforms as well, including VRBO and Booking.com.

In the City of Portland, OR's MOU with Airbnb, the two parties share duties: Airbnb is responsible for regularly reporting data about hosts and properties, and Portland is responsible for using the information it receives to verify that hosts have properly registered. This is recommended on page 29 of the [Short-Term Rental Regulations: A GUIDE FOR LOCAL GOVERNMENTS by the NATIONAL LEAGUE OF CITIES](#)