

WHAT WILL EXISTING VACATION RENTALS DO IF BAN IS ENACTED?

Will they convert to long-term housing?

They cannot, because the dwellings are not available, they are used by owners and fully furnished and contain their personal belongings.

Will they just rent monthly? To vacationers? Or to longer stays, i.e. temporary relocations?

Many will just advertise monthly, and on inquiry sell a shorter stay no more frequently than once a month. Some will try to rent for a month or longer, and may succeed or not.

Will they not rent at all and remain owner-furnished/occupied but empty part-time?

Many of these dwelling units will remain empty when owners are not occupying them.

Will they skirt the law and try to operate “under the radar?”

Some, or many, will continue to rent short-term and try to avoid detection or enforcement.

Will they rent to vacationers only for the minimum allowed, 14 days out of the year?

Yes, probably in combination with other responses. How would it be determined?

Will they rent their property for a combination of the above, some month-long, some shorter, and some several months but not long-term housing?

Yes, most likely.

Will they sell their property because they cannot sustain its cost this income?

Yes, some at every price point will sell--- some willingly and some in foreclosure.

WHAT WILL HAVE BEEN ACCOMPLISHED BY ELIMINATING THIS INDUSTRY? WHAT ECONOMIC/ENVIRONMENTAL IMPACT?

What will the effect of each of the above scenarios be **on enforcement costs**?

What will the effect of each of the above scenarios be **on wine sales, restaurant sales, services revenue, and jobs**?

What will the effect of each of the above scenarios be **on workforce housing inventory**?

What will the effect of each of the above scenarios be **on property values/tax rolls**?

What will the effect of each scenario be **on tourism and Napa Valley’s destination brand**?

What will the effect of each of the above scenarios be **on TOT Tax/General Fund Revenue**?

Napa Valley Vacation Rental Alliance (NVVRA)