

April 30, 2019

Representatives: Please be advised I am opposed to HB 4046 as introduced and offered. And to be forthright, the bill cannot likely become amended to make it appealing in any way so as to protect the majority of property owners living in single-family residences.

Having been invited to participate in a Greater Metropolitan Association of Realtors (GMAR) Breakfast for elected officials on March 25, 2019, I brought forth and spoke to this very issue. Numerous comments during the event – and especially so after the event concluded – made it clear to many of those in attendance that short-term rentals is having a detrimental effect on residential neighborhoods.

Multiple GMAR representatives, including its President, Al Block, asked to speak with me afterward. Each agreed I brought forth commentary that needs to be considered if and when laws are adopted related to this situation.

Ask yourself if you would be pleased at having new neighbors, sometimes numbering as many as twice as the residence is reasonably able to accommodate, most weeks and all weekends between May and September. We have also experienced multiple families in single family residences again during winter festival periods. You would not enjoy that, and neither do others experiencing similar situations. While not all short-term renters are bad, it only takes a few to make for an entirely unpleasant home ownership experience.

My Houghton Lake lakefront home has been the beneficiary of the "Weekend Warrior" syndrome, to the point that law enforcement and other affected neighbors had repeatedly been at odds over how to address it. Swearing, shouting, trespassing, congregating, encroaching, littering, and a general disrespect for other people has been the order of the day for most (not all) short-term renters in the three rental houses within shouting distance to our home. As the Denton Township Supervisor told me face-to-face, "These visitors account for 95% of our police neighbor problems over the entire summer."

One of our neighbors even advertised his short-term rental with photos showing MY 200' boat dock. When those weekenders insisted the owner said they could "use the dock," I pointed out the owner didn't even have a dock and to get off mine ASAP. It was tense until females intervened.

By the way, that owner continued to utilize his Homestead Credit, violating the 14 day rule. My inquiry to the state did not result in disciplinary action.

What can be viewed as "property rights" by one person is also viewed as different "property rights" by another. I did not invest over \$300,000 13 years ago to be sited next to a revolving-door motel situated in a residentially zoned, single family neighborhood. Short-term rentals are taxing to municipal services, and easing any restrictions and/or imposing on Home Rule is ill advised.

I do not have empathy for those who use the excuse, "It's only to be able to afford the taxes," or some other ploy to infringe upon those who respect property rights. The disruption to the familiar and expected single-family, homeowner occupied and use of residential property is not worth whatever gain is made by the uncaring short-term rental property owner.

I ask you to NOT support this bill, and to NOT support any relaxation of residential zoning as regards rentals of single-family residences. Thank you.

Regards,  
Richard LeBlanc  
734-751-9366 (personal mobile)

Current Westland City Clerk  
Formerly served in three other elective capacities, including as State Representative of the 18<sup>th</sup> District until term-limited in 2012.

