

Molly Wingrove

From: Joe Gorka <joewgorka@gmail.com>
Sent: Tuesday, April 16, 2024 11:47 PM
To: Molly Wingrove
Cc: Jennifer Rigterink; Al Meshkin; Laura Moreau Cell Twn; Peninsula Twp. Supervisor Rob Manigold; James C; John Urso; Kaveh Kashef
Subject: HB5438 & Crime prevention & squatting protections

To the House Local Government & Municipal Committee:

I support the passage of HB 5438 and ask you to support it too.

Please consider two new trends as factors supporting the passage of HB5438.

First, as we see in Oakland County, as documented by Sheriff Mike Bouchard, "burglary tourism" with at least "100 4-6 person teams" working in high end neighborhoods to scout upscale homes for robbery. These teams wear black uniforms, masks and gloves to conceal identity. They often stay in homes in these upscale neighborhoods which are marketed as short term rentals, where they plan, stage and warehouse stolen property from the burglarized homes nearby.

Local governments are uniquely familiar with their neighborhoods to regulate if and where short term rental may be permitted.

The other new factor involves protection of property rights of homeowners. Professional "squatters" encouraged online by tik tok influencers, and coached legally, are staying in homes they rent beyond their short term rental period, changing locks and claiming tenant rights. When Law Enforcement is called these professionals produce a life like lease, a fraud, but Law Enforcement at this point is forced to consider this a civil matter and lawful homeowners are deprived of their homes pending court action.

Short term rentals are a commercial use and should be regulated with building, fire and safety codes, ADA access and other protections. Most short term rentals advertise how many people these homes "can sleep", often turning dining rooms into sleeping areas and renting a single family home to 10 or 12 or more individuals at once.

A one size fits all preemption of local zoning doesn't work. The hubris of such a proposition.

HB 5438 is an important protection for the health, safety and welfare of local communities who are best suited to regulated short term rentals.

Joe W Gorka

Traverse City