

Submitter: Rachel Freed  
On Behalf Of:  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB3848

I am writing to express my strong opposition to House Bill 3848, which seeks to prohibit the use of assessed historic properties as vacation rentals unless the property is the owner's primary residence. While I appreciate the intention to preserve historic properties and maintain community integrity, I believe this bill could have unintended negative consequences for property owners, local economies, and the preservation of historic sites.

First and foremost, this legislation undermines the rights of property owners to utilize their investments as they see fit. Many owners of historic properties rely on vacation rentals as a crucial source of income to maintain and restore these unique homes. By restricting their ability to rent these properties to visitors, we risk placing an undue financial burden on owners, which could lead to neglect or deterioration of these historically significant buildings.

Additionally, vacation rentals can play a vital role in supporting local economies. They provide a unique experience for visitors, often encouraging them to explore local businesses, restaurants, and attractions. By limiting the availability of these rentals, we may inadvertently reduce tourism revenue that benefits the entire community, including local shops and services that rely on visitor spending.

Moreover, the bill does not consider the potential for responsible and sustainable vacation rental practices that can coexist with historic preservation. Many property owners are committed to maintaining the integrity of their historic homes while also welcoming guests. Effective regulation and enforcement can address concerns about noise, safety, and neighborhood impact without resorting to outright prohibitions.

In conclusion, I urge you to reconsider support for House Bill 3848. Instead of imposing restrictions that could harm property owners and local economies, we should focus on developing balanced solutions that promote both the preservation of historic properties and the economic vitality of our communities.