



March 3, 2021

Assembly Government Affairs Committee
Nevada Legislature – 81st Session
401 S Carson Street
Carson City, NV 89701-4747

Re: Item SB57

Dear Legislators:

I am writing on behalf of the 6,000+ short-term rental (STR) owners in Clark County, the 250+ STR owners in the City of Henderson, the 200+ STR owners in the City of Las Vegas and the ones in North Las Vegas, as well as the thousands of STR owners in the rest of the State of Nevada that our Greater Las Vegas Short Term Rental Association advocates for, to tell you to VOTE NO ON SB57!

While SB57 doesn't reference short-term rentals in their Bill, we know this bill is specifically targeted to destroy our short-term rental industry and go after individual property owners for the crime of renting their home or a bedroom in their home for less than 31 days a month! In their quest to do the dirty work for big corporate donors, Clark County has chosen to issue \$1,000 a day fine to anyone who dares rent their home or bedroom. We have members who have anywhere from a couple of thousand dollars in fines, to \$5,000, \$7,000, \$12k, \$20k, \$30k, \$60k, \$90k, and some over \$100,000 in fines and liens, not because they held an out-of-control party or because a crime was committed in the house, no, those fines are simply for daring to rent their home or bedroom on a short-term basis. Imagine then what SB57 will do to these property owners.

Apparently issuing fines of \$1,000 PER DAY wasn't enough for Clark County Commissioners because two years ago, they decided to doubled down and passed an ordinance to roll over those fines and liens to homeowner's property taxes. Chairwoman Marilyn Kirkpatrick said in that meeting how she wished she could do more to go after short-term rental operators to protect the hotel industry, acknowledging who she was working for. What was surprising is that this meeting was held with only certain people invited, the hotel lobbyist and hand-picked neighbors who were invited to speak against short-term rentals, but despite having contact information of hundreds of STR owners, no County Commissioner made an effort to invite any of the short-term rental owners that would be directly impacted by this ordinance, none. Last year they discovered their ordinance to roll over the fines to the property taxes was unenforceable.

So here we are today, Clark County once again attempting to go after STRs and do the dirty work for

their top Corporate donors while throwing thousands of individual property owners under the bus in the midst of a global pandemic, an economic downturn, and while so many are unemployed struggling to make ends meet using their biggest asset, their home, to rent it out so they can pay their mortgage, medical bills, put food on the table, and stay afloat.

We have tried to push for an ordinance that would decriminalize STRs in the County through sensible and fair regulations that protect property owners and neighbors alike, while lessening the burden for the County and law enforcement, but how can we have good faith discussions with our local officials when they are continuing to destroy the lives of our members causing so many to go underground and afraid to come to the table? We have property owners who have been laid off from their resort jobs; seniors who are on a fixed income and do STR to pay for their medication and other bills; people who are using short-term renting to help pay their mortgage. Aside from helping these people, guests who stay at these STRs not only go down to the Strip to spend their money but they also do it around the neighborhoods where these STRs are located; thereby helping the many local small business owners down the street, who are also struggling and need all the customers they can get. STRs do not destroy neighborhoods. They make them better and as we move forward towards economic recovery, STRs will help bring much needed income to their neighborhoods, local municipalities, and the State!

It's honestly shocking that any of you would even consider this Bill at this time or ever! Imagine the damage that this would do and who this Bill is going to affect the most. We're supposed to stand up for the little guy, advocate for the working class, defend and uphold the Constitution's property rights clause, push for equal economic opportunity for all (not just big corporations), and work towards reforming our criminal justice system by reducing excessive fines, all those things that are supposed to enhance and better the lives of individual Americans. SB57 does exactly the opposite of all those things! So on behalf of all our members and homeowners across Nevada, the Greater Las Vegas Short Term Rental Association (GLVSTRA) asks you to #VoteNoOnSB57!

Sincerely Yours,



Jackeline A Flores, Founder

The Greater Las Vegas STR Association (GLVSTRA)

"Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product, is a slave."

PO Box 15130

Las Vegas, NV 89114

Tel (702) 530-1126

Fax (702) 920-8667

jackie@glvstra.org

We are a non-profit 501(c)(4) organization that advocates and fights for the property rights of short-term vacation rental owners.