

Vacation Rental Trends

presentation by Joe Symons

Source information:

San Juan County Public Data

**There is a lot of information
to follow**

I will be speaking *QUICKLY*

There will be no time for Q/A

Please accept my apologies

**The presentation will be uploaded
to a website shortly**

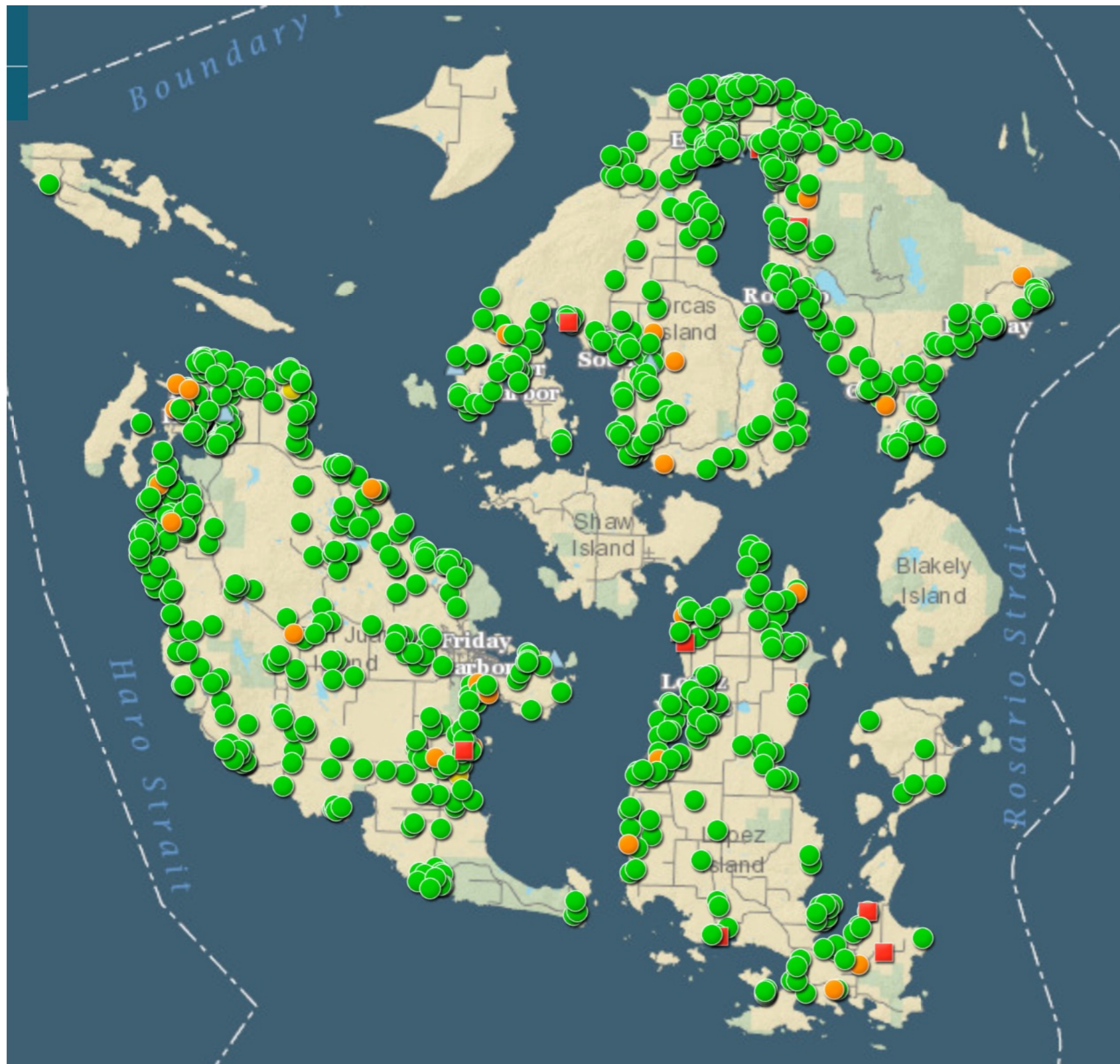
Before We Begin:


- **There is no restriction on the number of Vacation Rental (VR) permits issued by San Juan County (SJC).**
- **This presentation takes raw data and determined trends that challenge the county's forecast.**
- **This data presentation does not deal with solutions.**
- **Washington's Growth Management Act (GMA) does not require a county to consider the impact of visitors. The County is doing an update to the Comprehensive Plan in order to comply with GMA. GMA requires planning for 20 years. For SJC, that is the period from 2016 to 2036.**

Takeaways

- 1. 505 of 3180 parcels on Orcas have a VR Permit. For the county as a whole, there are 1115 VR permits. Almost half are on Orcas. There is no data on illegal VR accommodations.**
- 2. The County shows a steady decline in the issuance of VR Permits. Since 2010, the number of permits issued annually has reversed course and increased significantly.**
- 3. Going forward to 2036, SJC projects no increase in the annual issuance of VR Permits. Since 2010 the number of permits issued annually has tripled.**
- 4. Over half of Vacation Rental Permits have been issued to people who do not live in SJC. The percentage of VR Permits issued to out-of-county owners is increasing.**
- 5. There is Insufficient VR data to make thoughtful decisions**

Vacation Rental Permits, San Juan County, June 2019



 Layers

Vacation Rental Permits

Legend Opacity

-  Unknown
-  Deactivated
-  Pending
-  Approved
-  Withdrawn
-  Denied

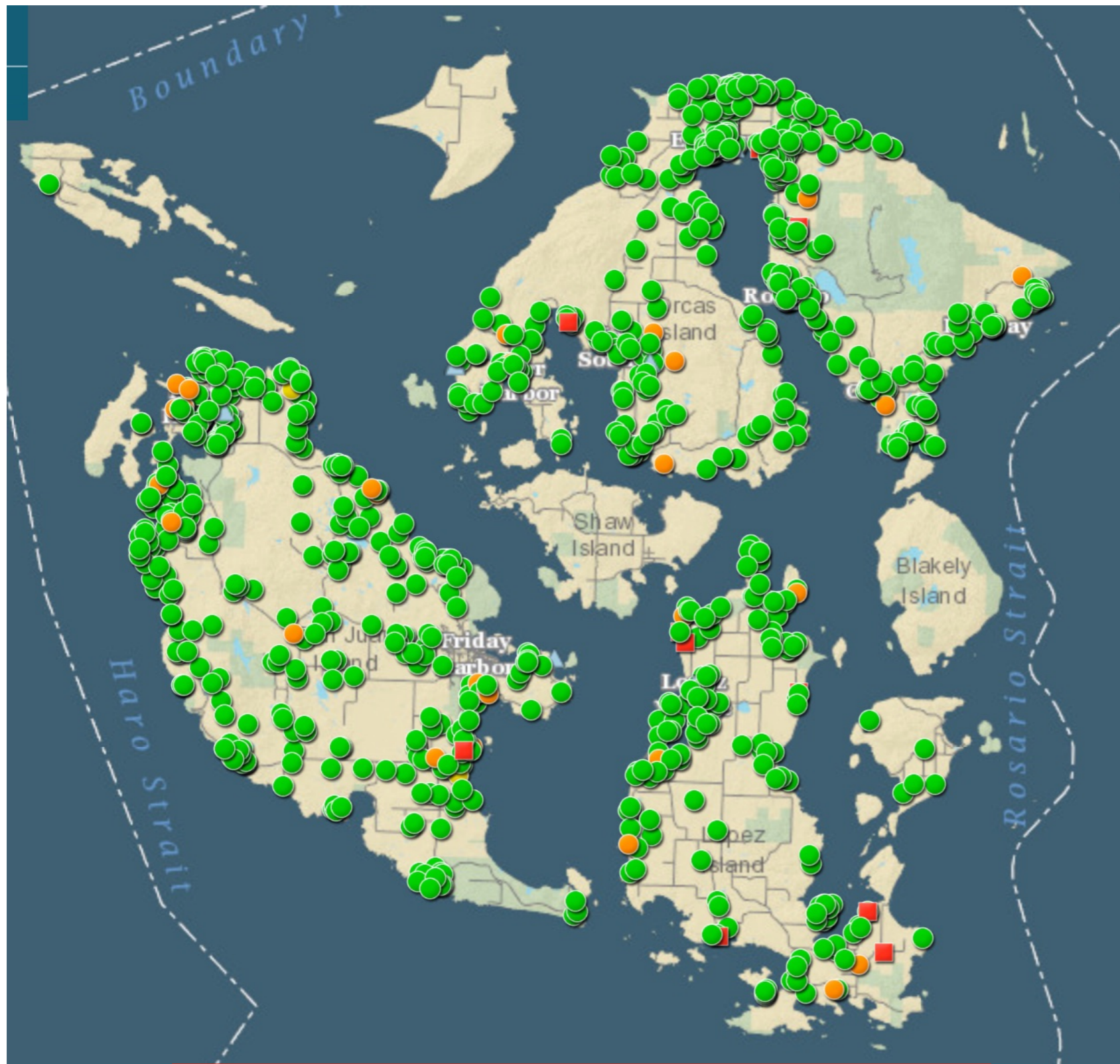
"This is not an exhaustive list of permits and there may be vacation rental permits not shown on the map."


This map does not include permits for hotels, motels, resorts, or bed and breakfasts."

There are currently 1115 Vacation Rental Permits in SJC

<http://sjcgis.maps.arcgis.com/apps/View/index.html?appid=f2e46107ad9a425ea8e31ca7b005c30b>

Vacation Rental Permits, San Juan County, June 2019



 Layers

Vacation Rental Permits

Legend Opacity

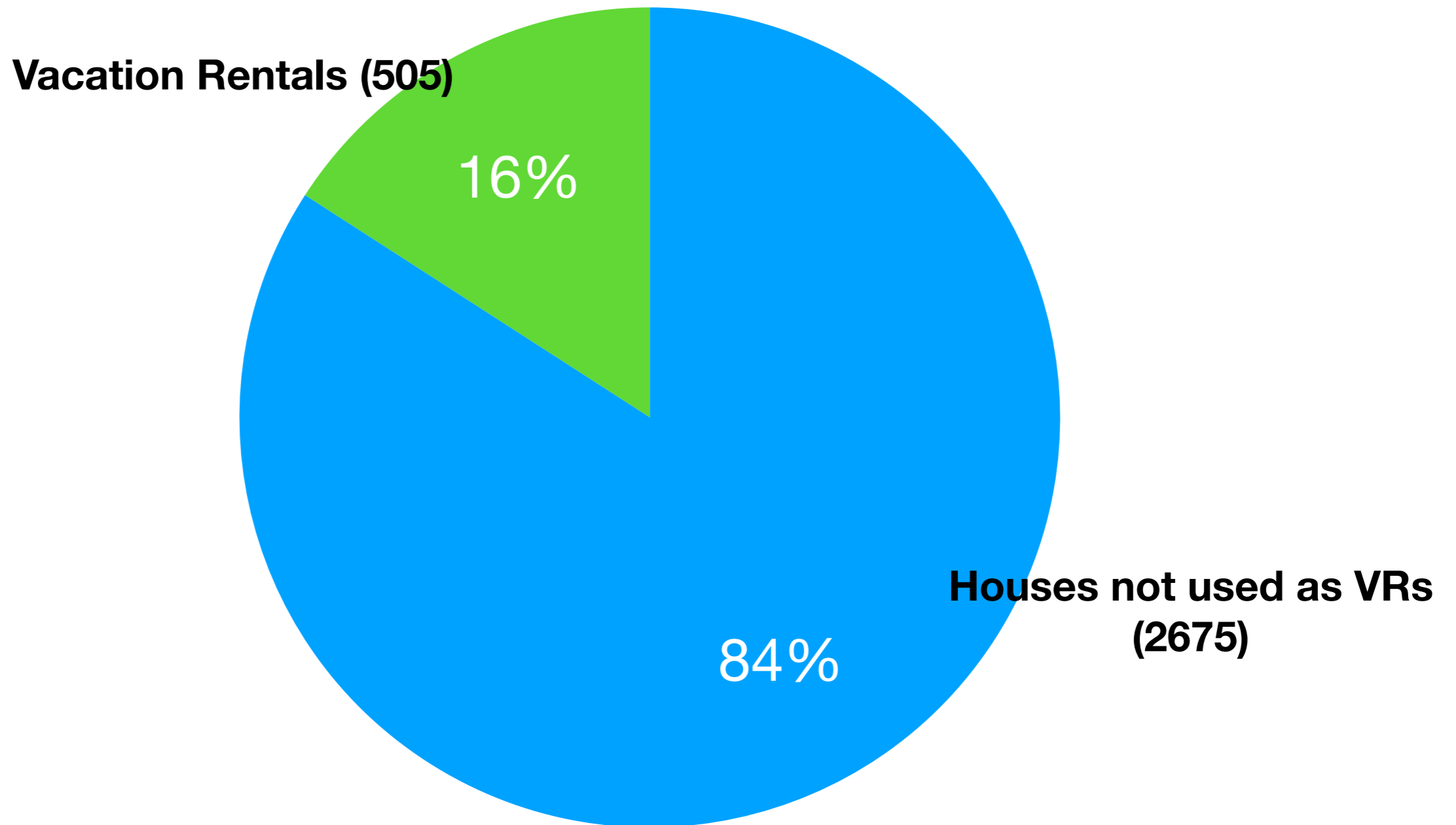
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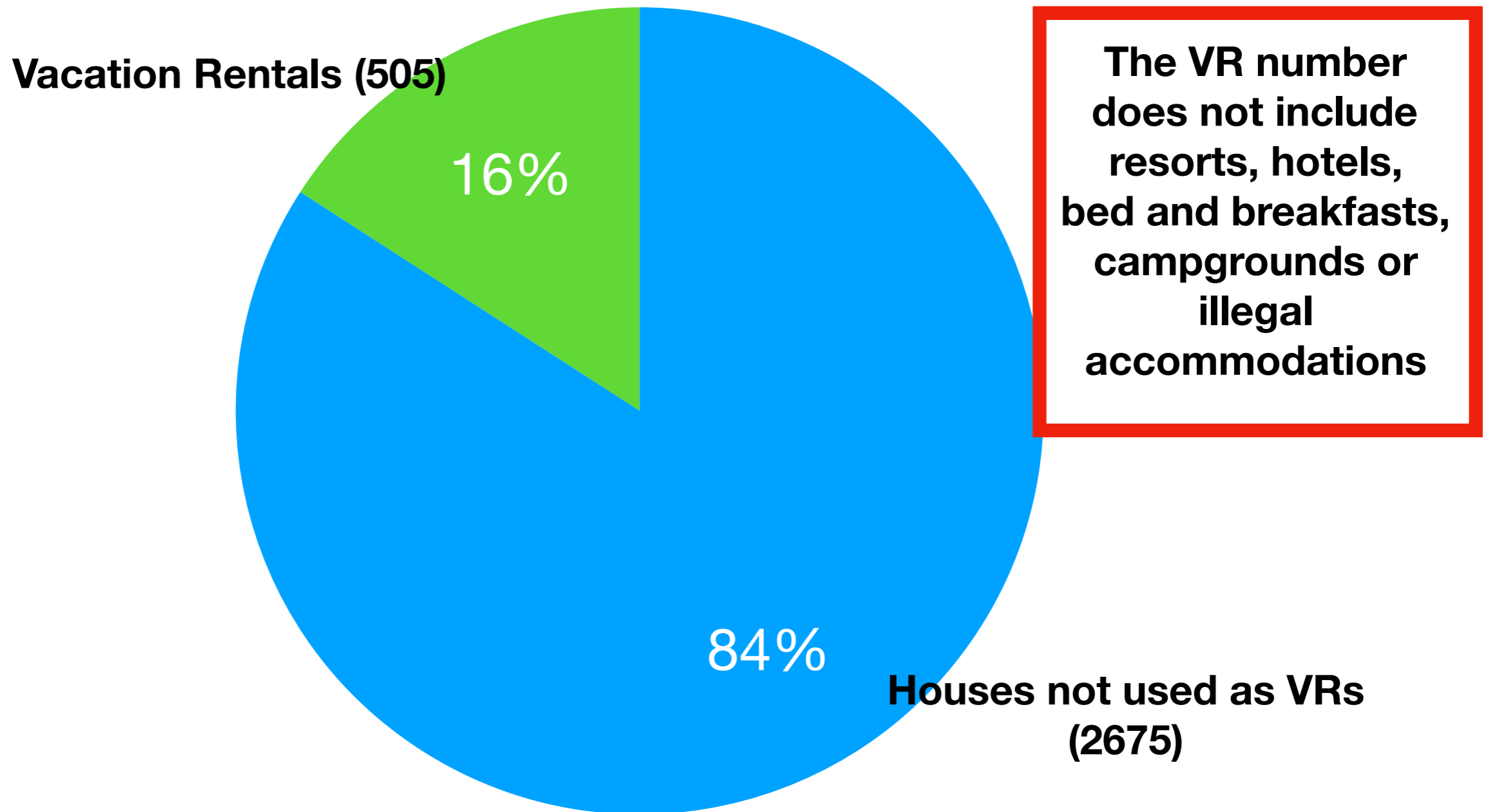
There are currently 1115 Vacation Rental Permits in SJC

Percentage of Parcels on Orcas that are Vacation Rentals



Source: SJC VRP and Parcel databases

Percentage of Parcels on Orcas that are Vacation Rentals



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Takeaway 1:

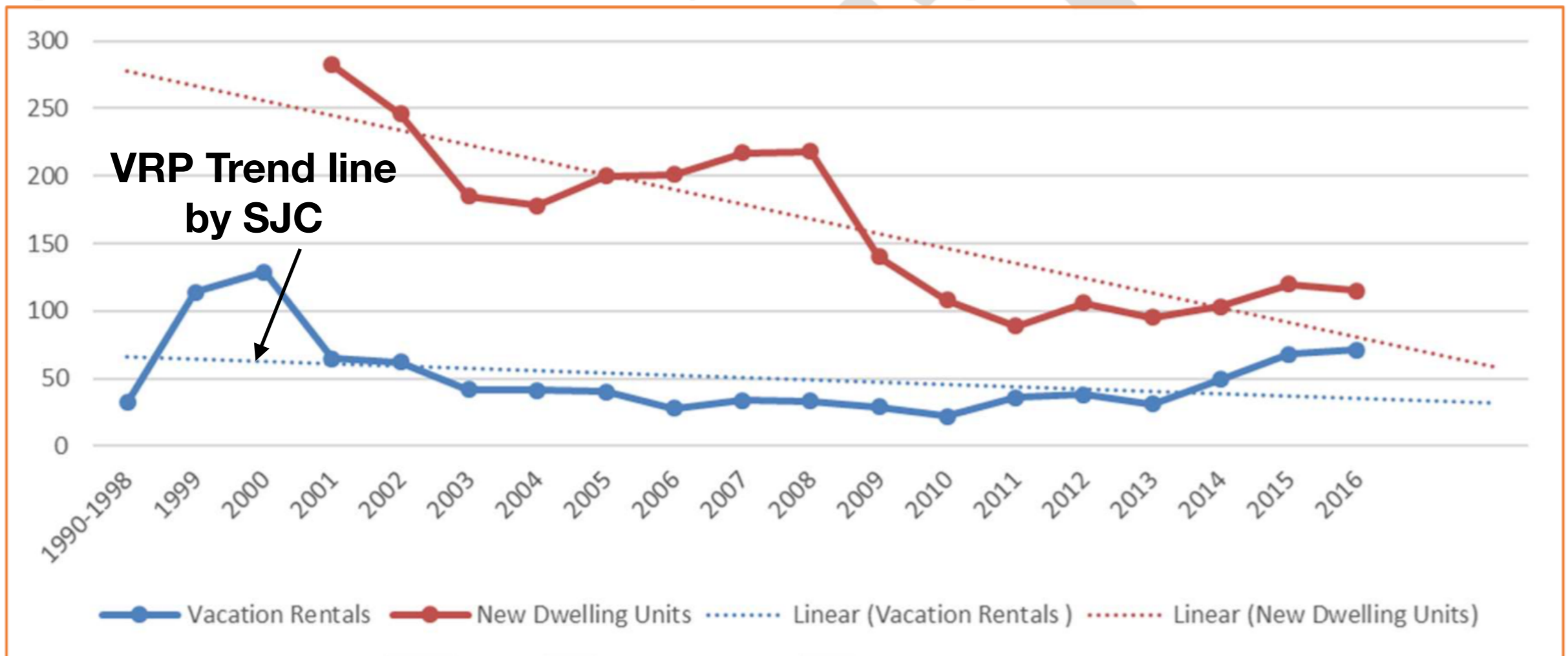
**505 of 3180 parcels on Orcas
have a VR Permit.**

**This is just under half of the total permits
issued by the county.**

**There is no data on illegal
VR accommodations**

Figure 5-18. Vacation Rental Permits Compared to Dwelling Unit Permits.
Source: Housing Needs Assessment (HNA)

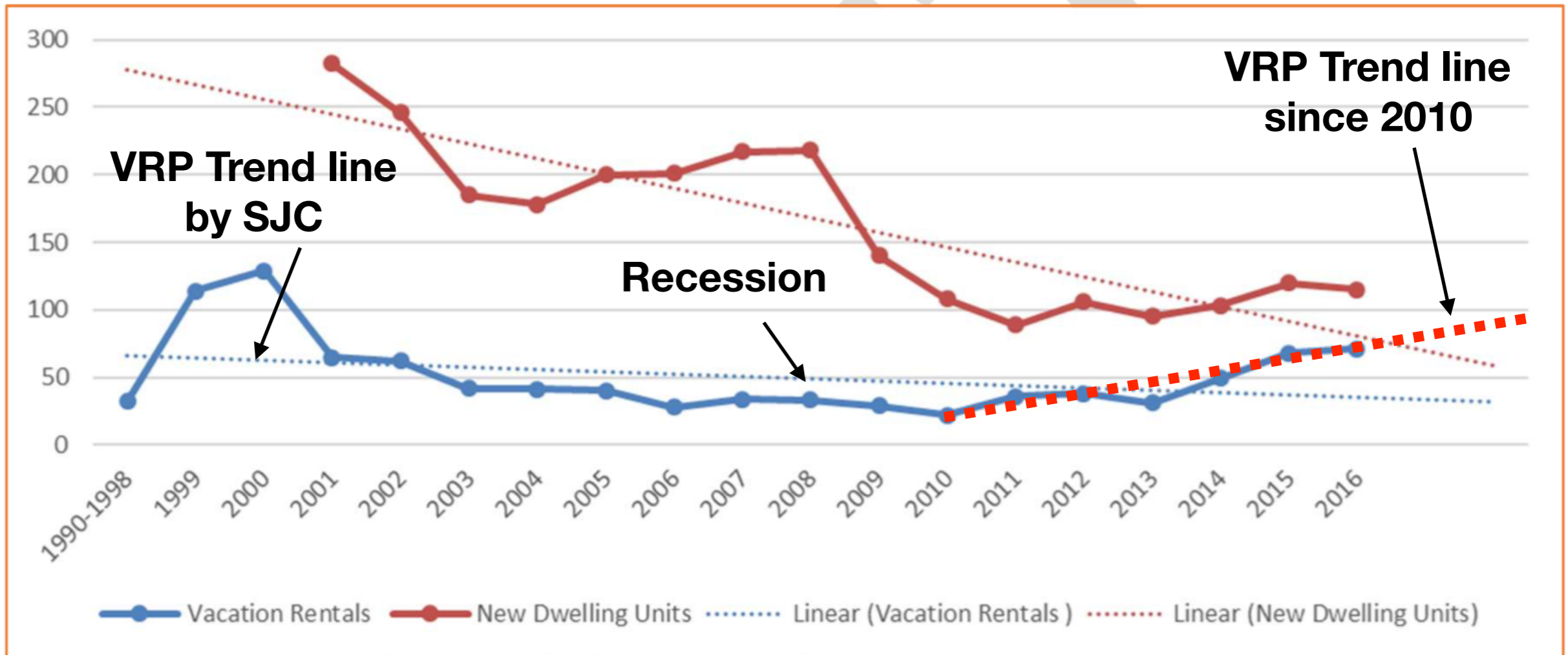
Figure 5-18. Vacation Rental Permits Compared to Dwelling Unit Permits.



Source: SJC DCD VR Permit Data Assembled 2016

Figure 5-18. Vacation Rental Permits Compared to Dwelling Unit Permits.
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Source: SJC DCD VR Permit Data Assembled 2016

Takeaway 2:

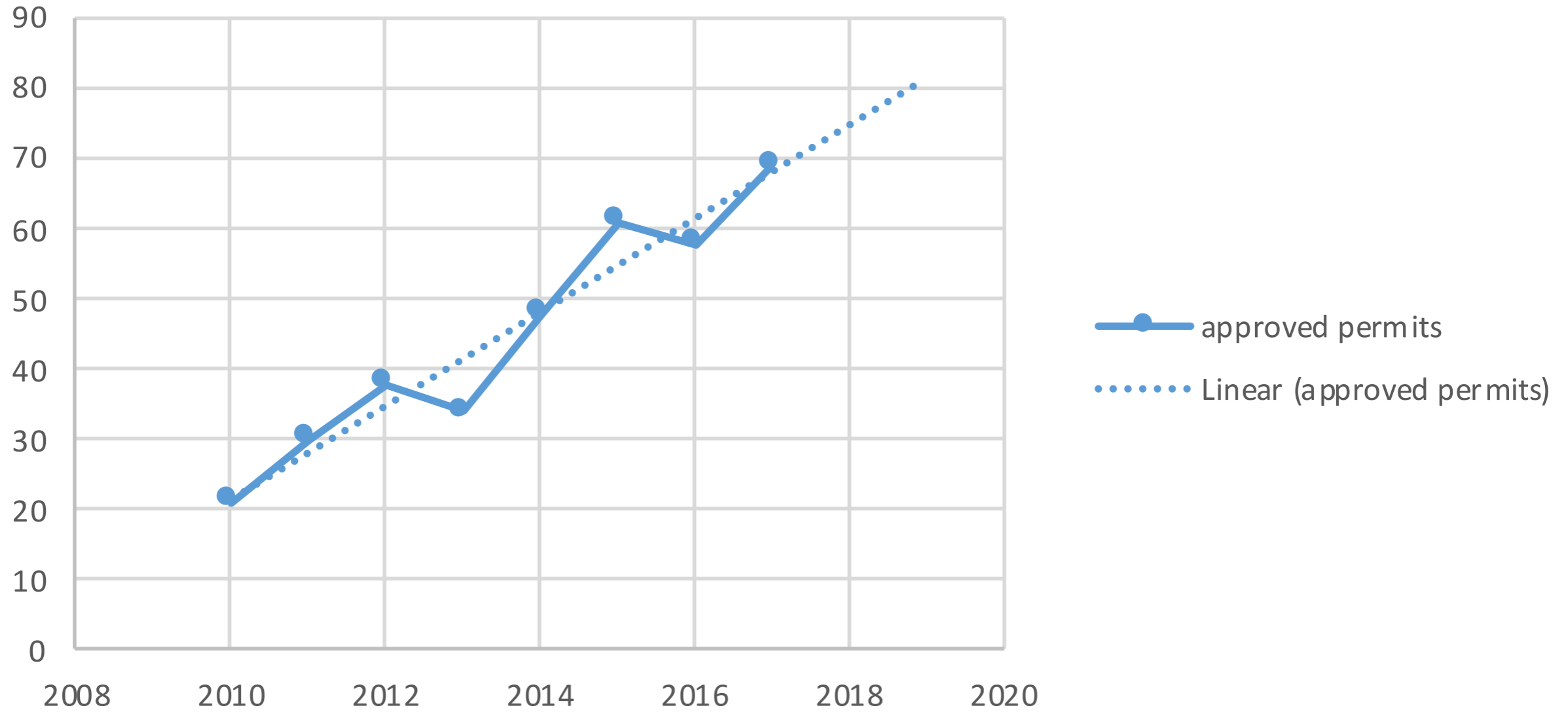
**SJC shows a steady decline
in the issuance of VR Permits**

This does not reflect present reality.

**Since 2010, the number of permits has
continued to increase.**

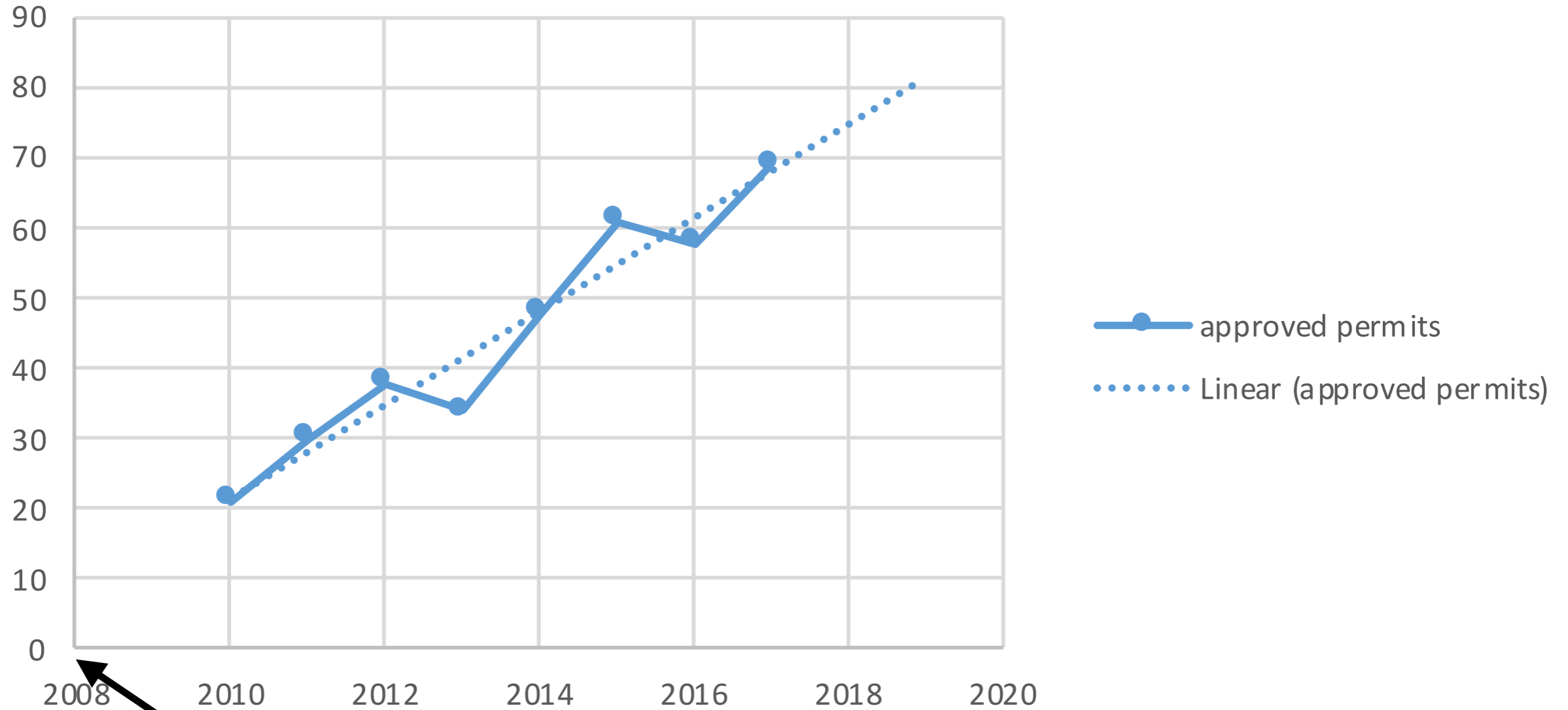
Vacation Rental Permits Trend Line

San Juan County Vacation Rental Permits issued and approved 2010-2017



Vacation Rental Permits Trend Line

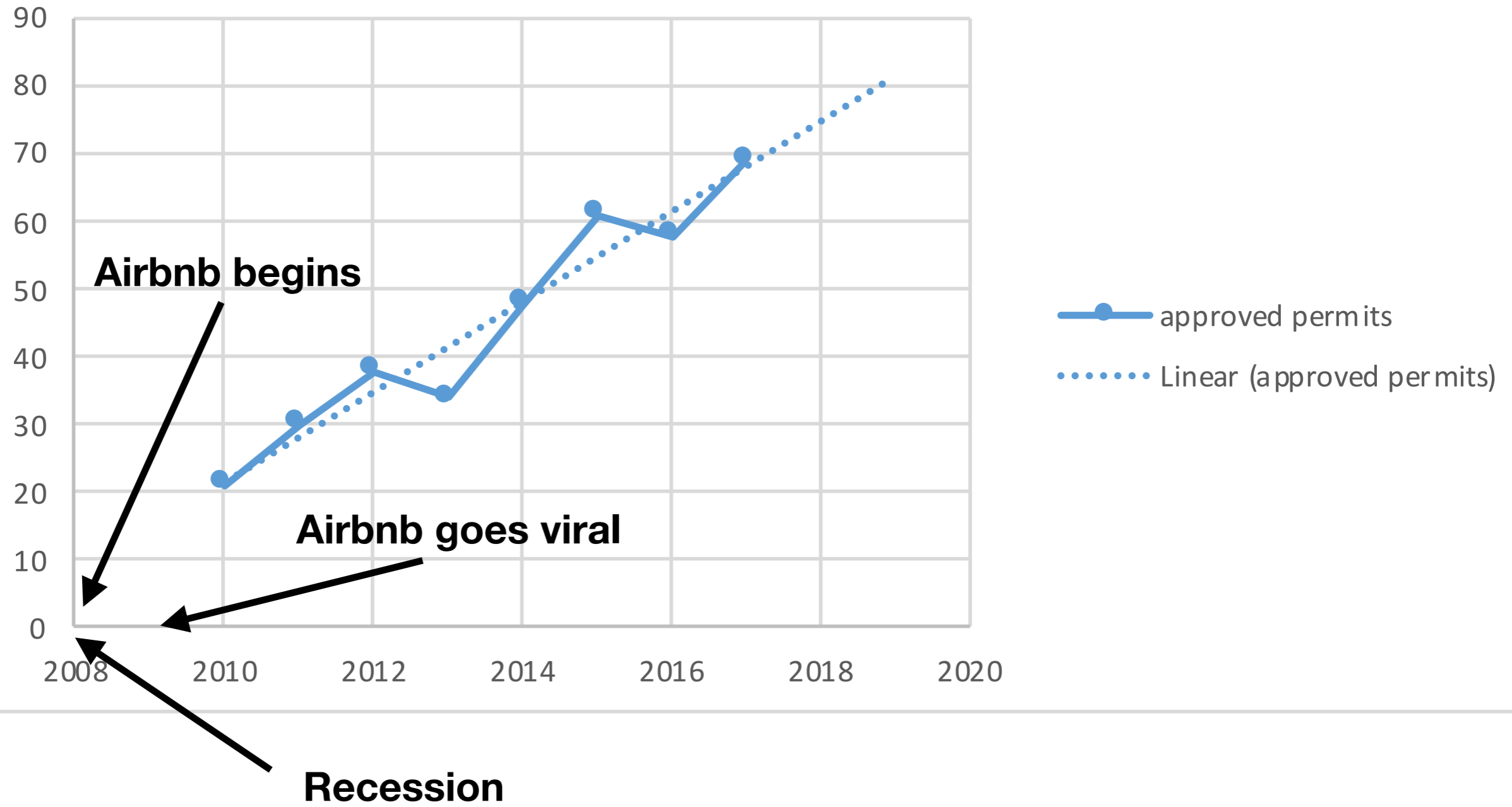
San Juan County Vacation Rental Permits issued and approved 2010-2017



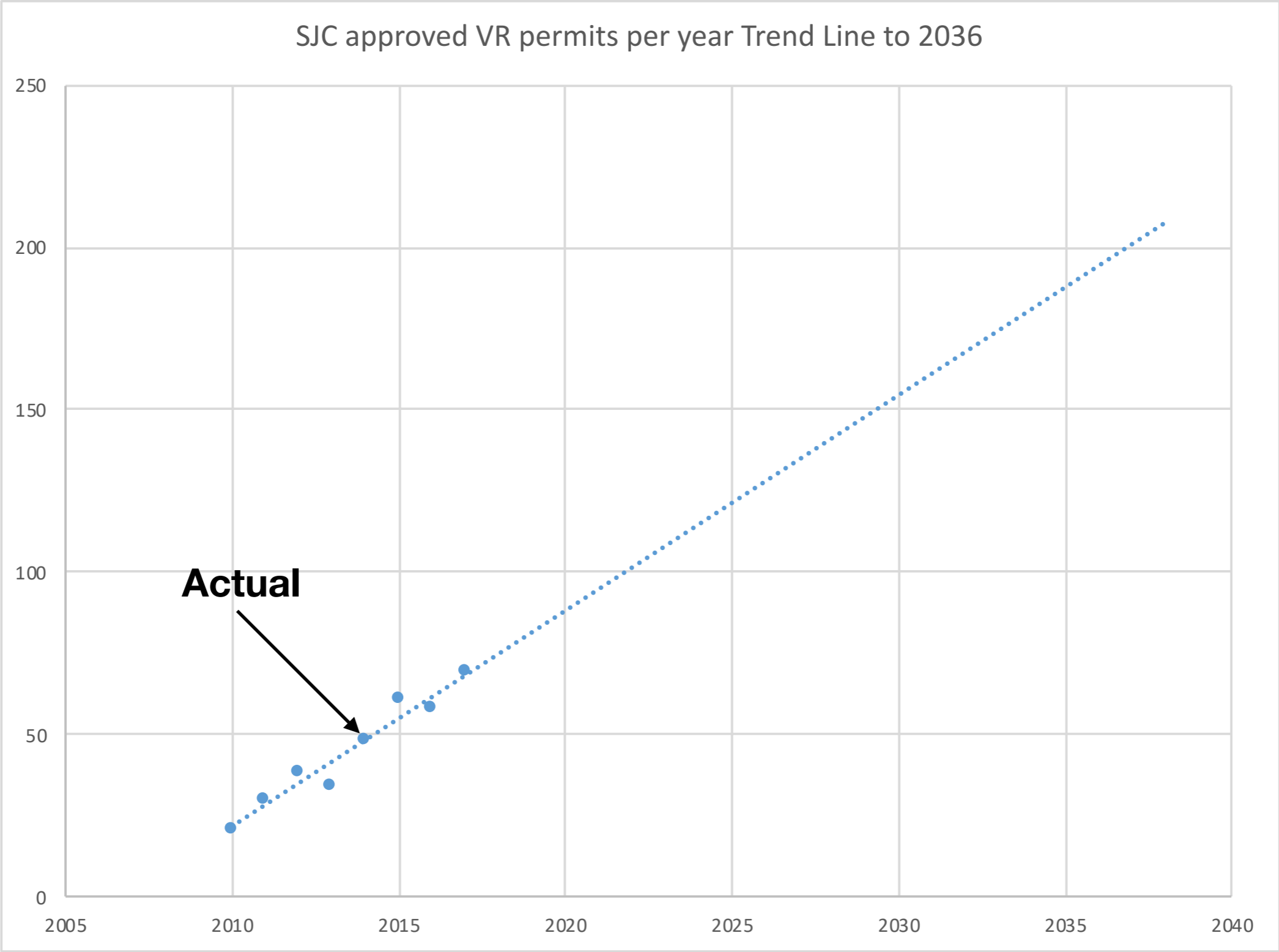
Recession

Vacation Rental Permits Trend Line

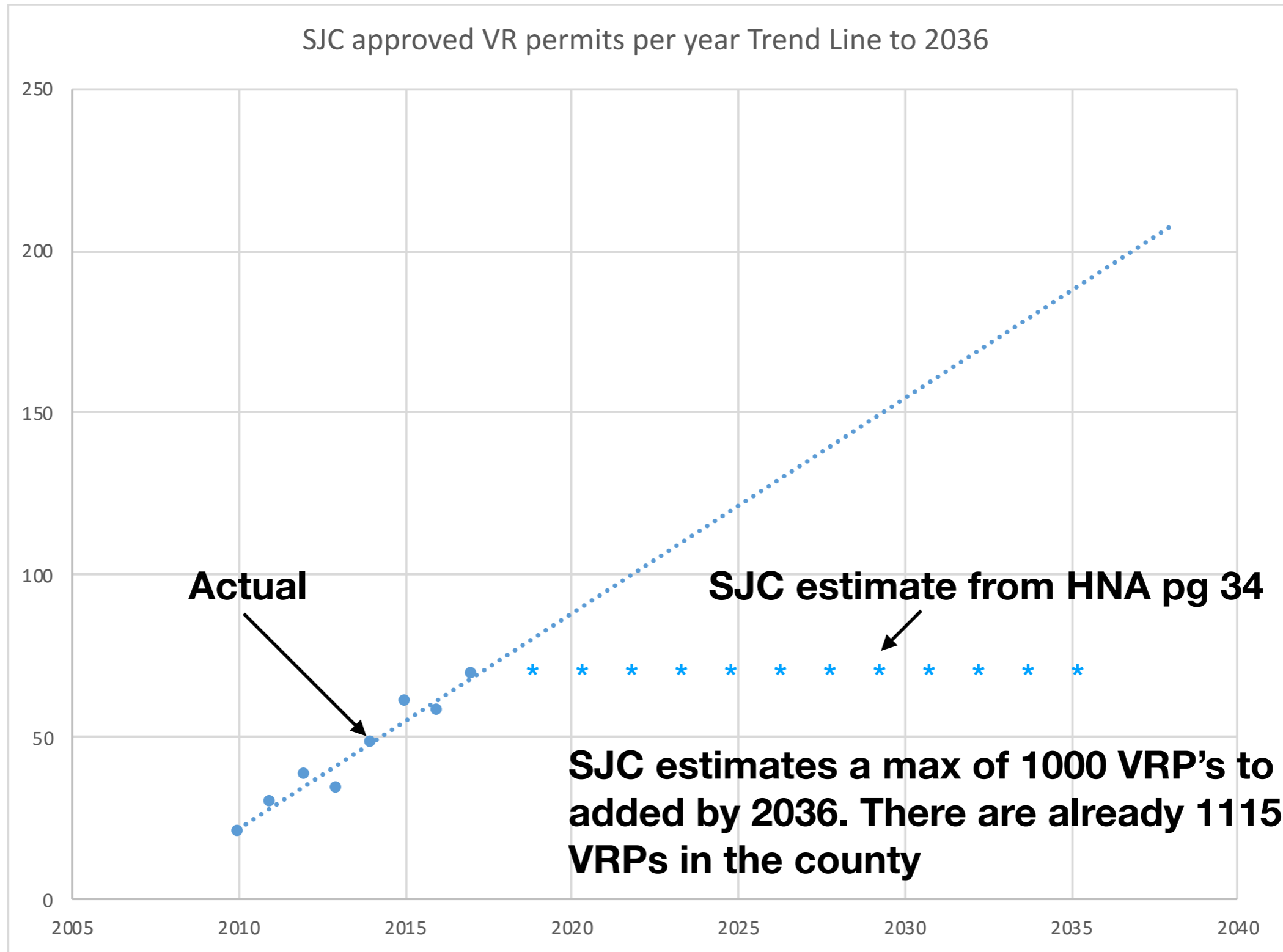
San Juan County Vacation Rental Permits issued and approved 2010-2017



Approved VR Permits Trend line 2010 to 2036



Approved Annual VR Permits Trend line 2010 to 2036



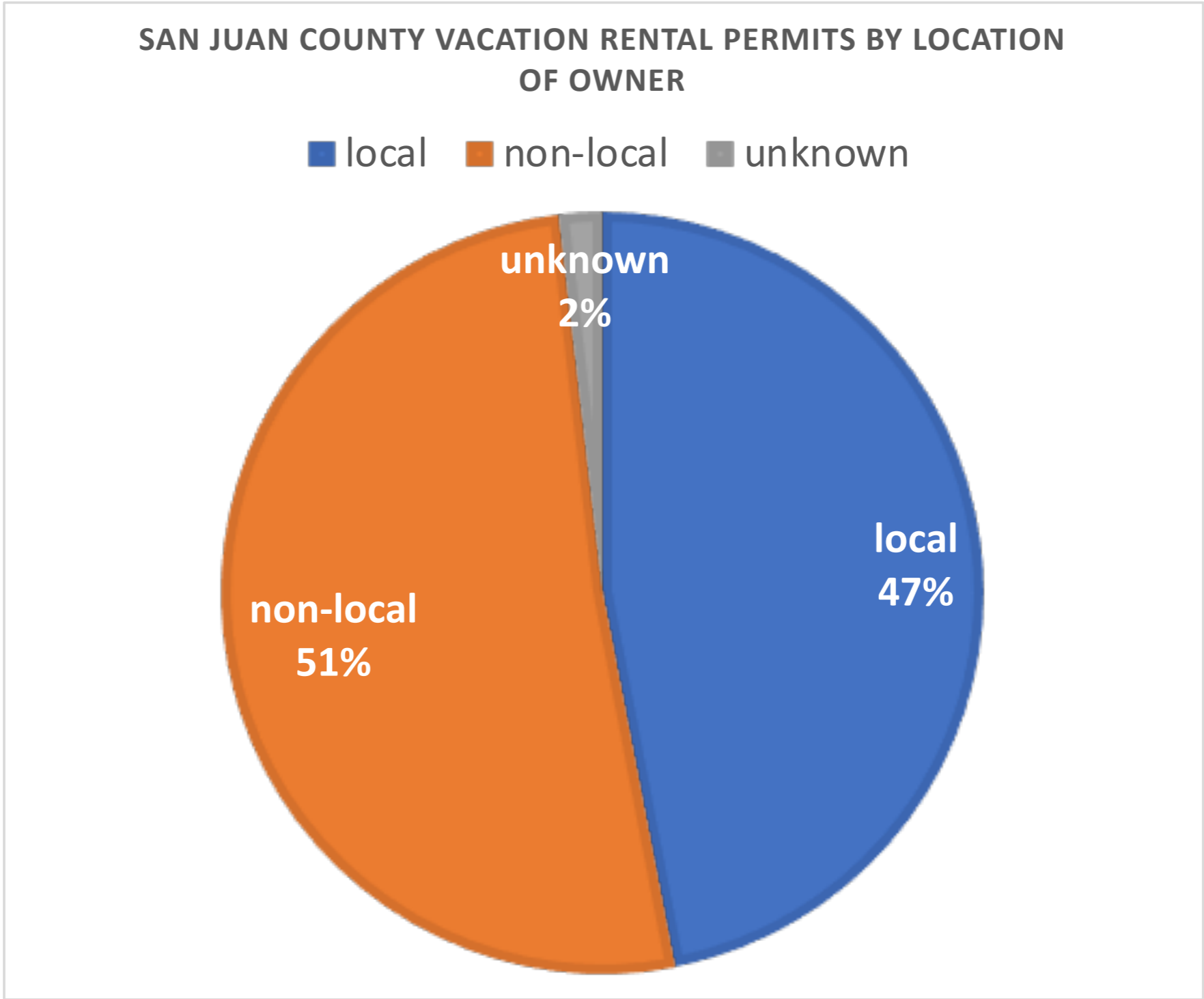
Takeaway 3:

SJC projects no increase in the annual issuance of VR Permits going forward to 2036

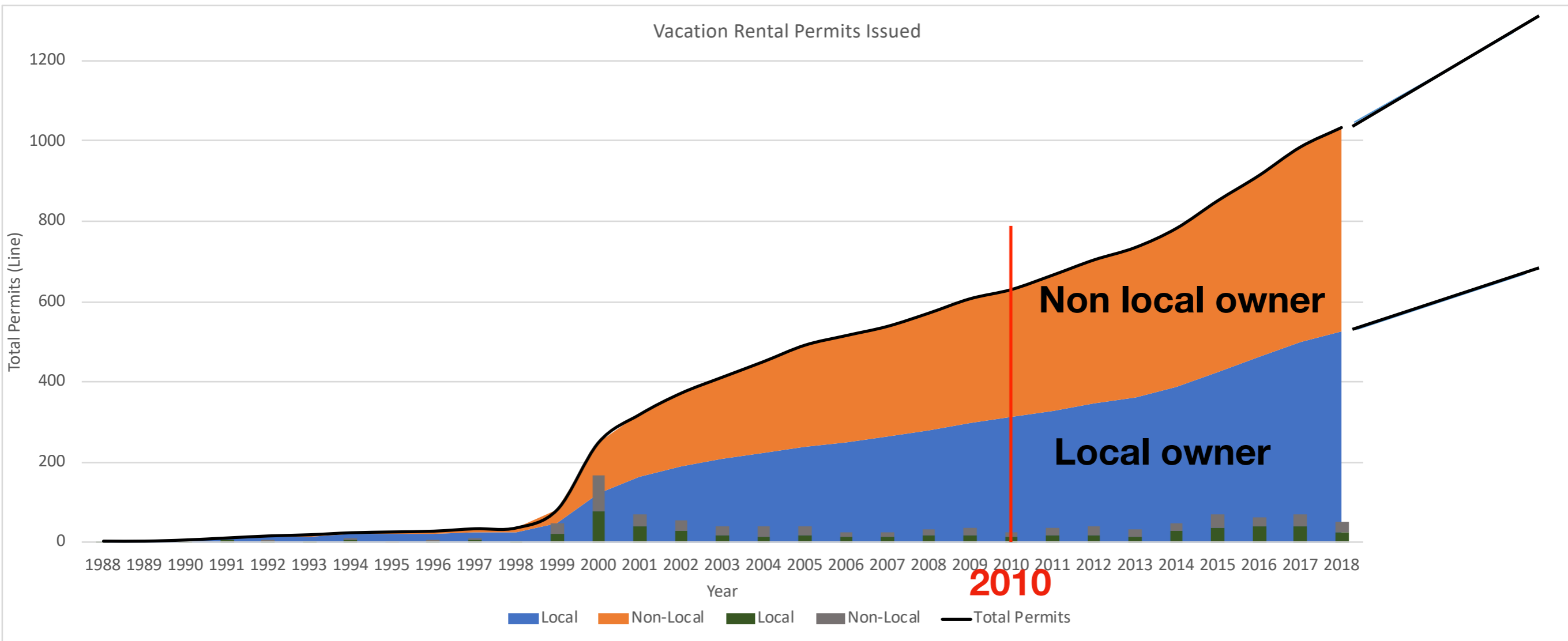
Since 2010 the number of permits issued annually has tripled.

Will this trend continue?

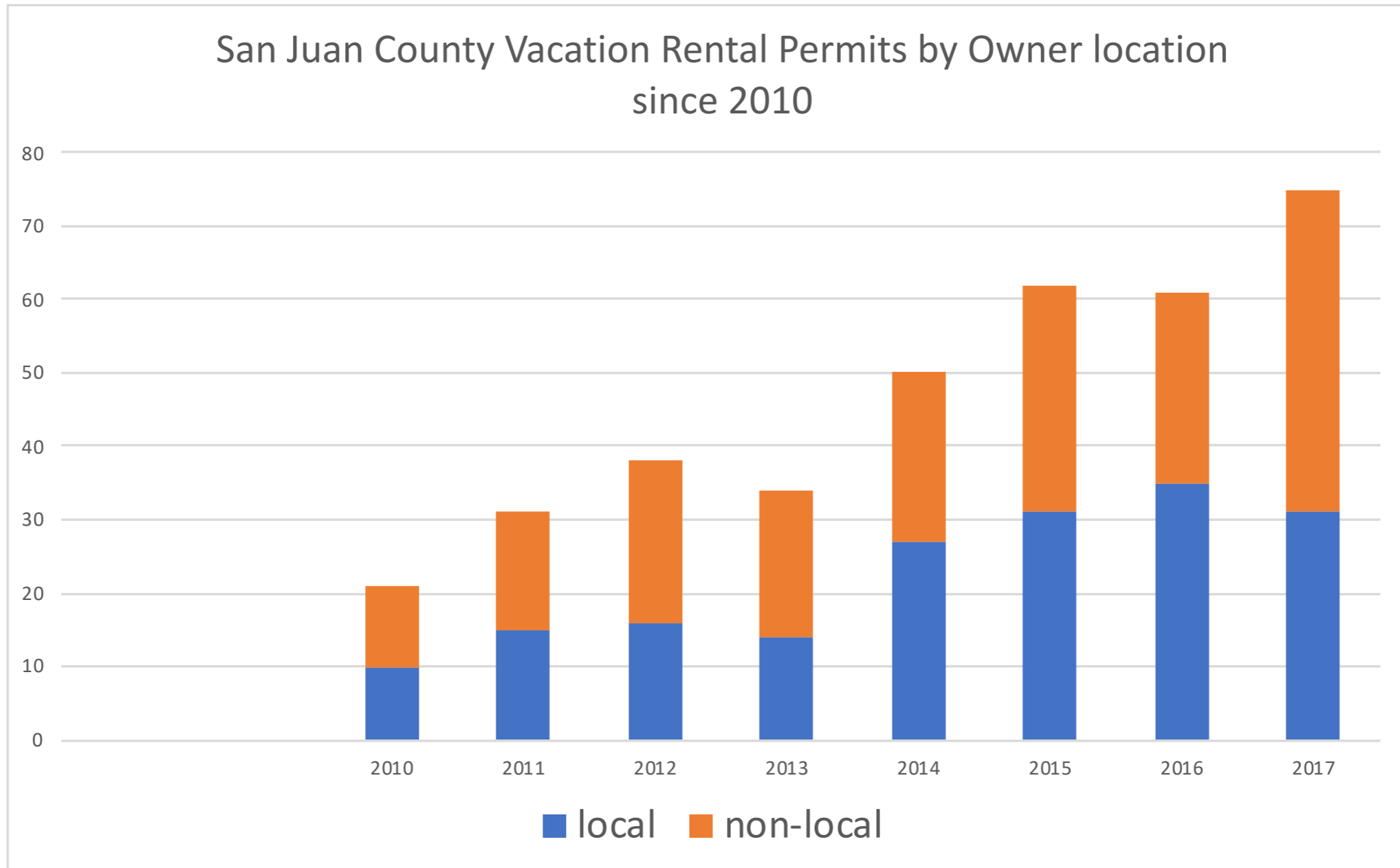
Ownership of VRPs by location of owner, San Juan County



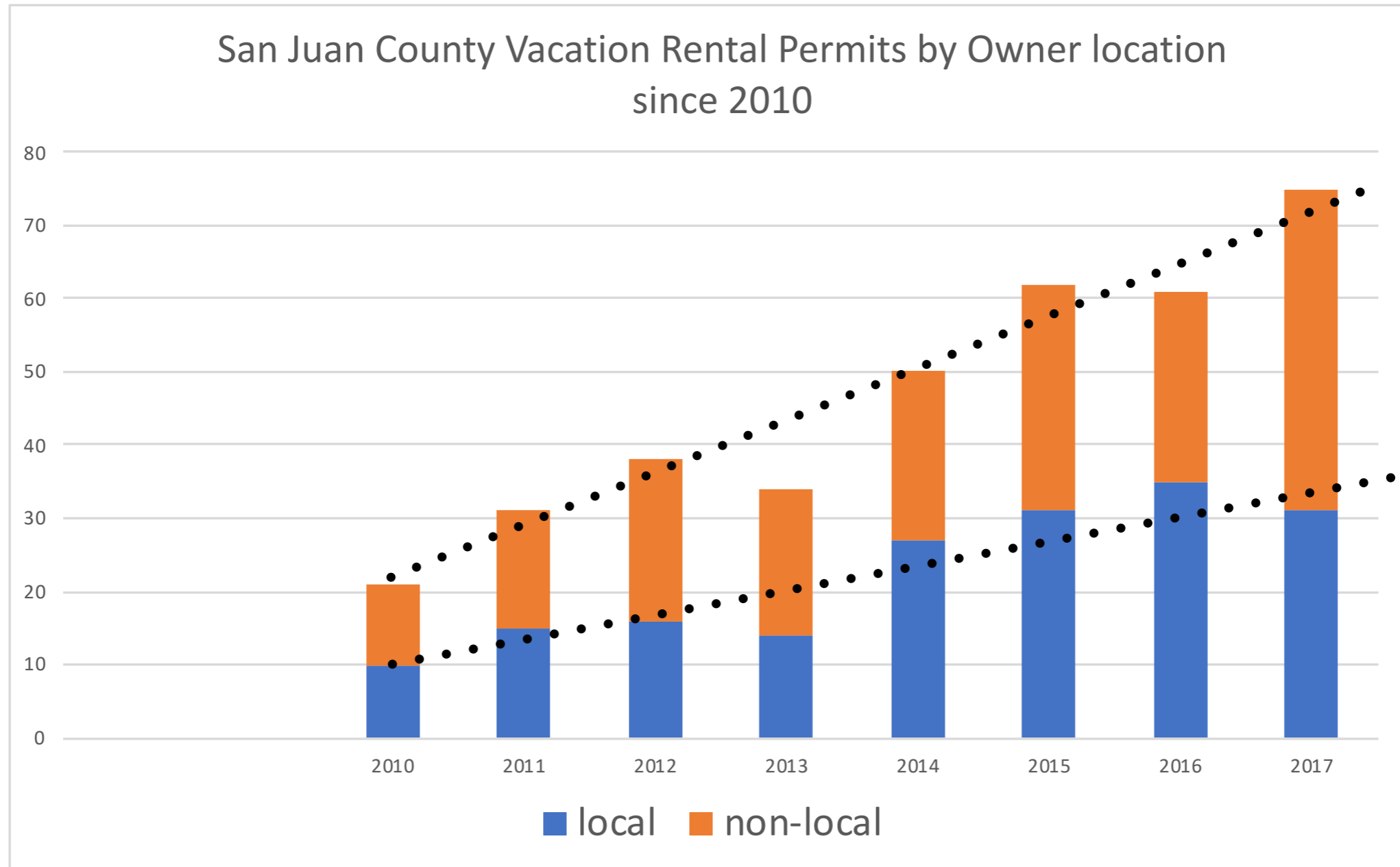
Cumulative Vacation Rental Permits Issued, SJC, 1988 to present



VR Permits issued annually since 2010 by owner location



VR Permits issued annually since 2010 by owner location

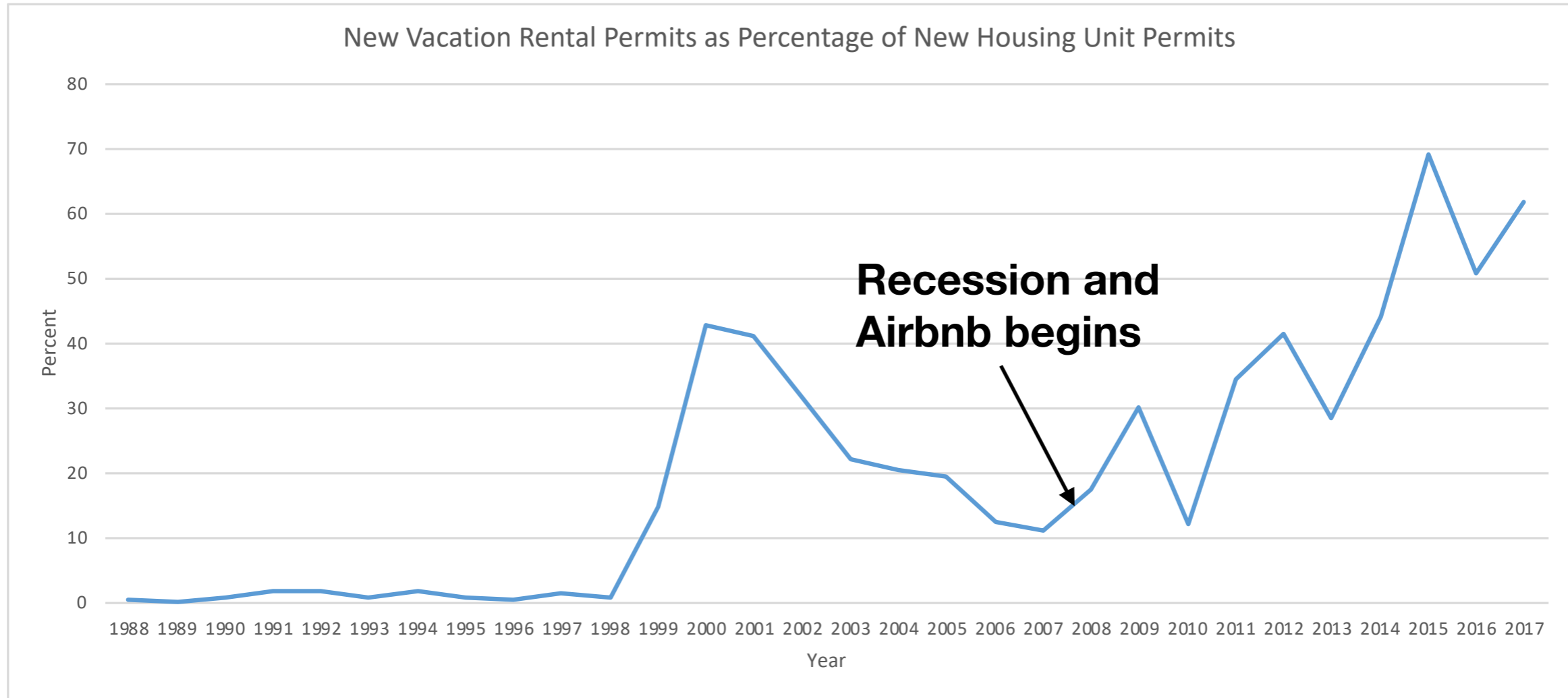


Takeaway 4:

**Over half of Vacation Rental Permits
have been issued to people
who do not live in SJC**

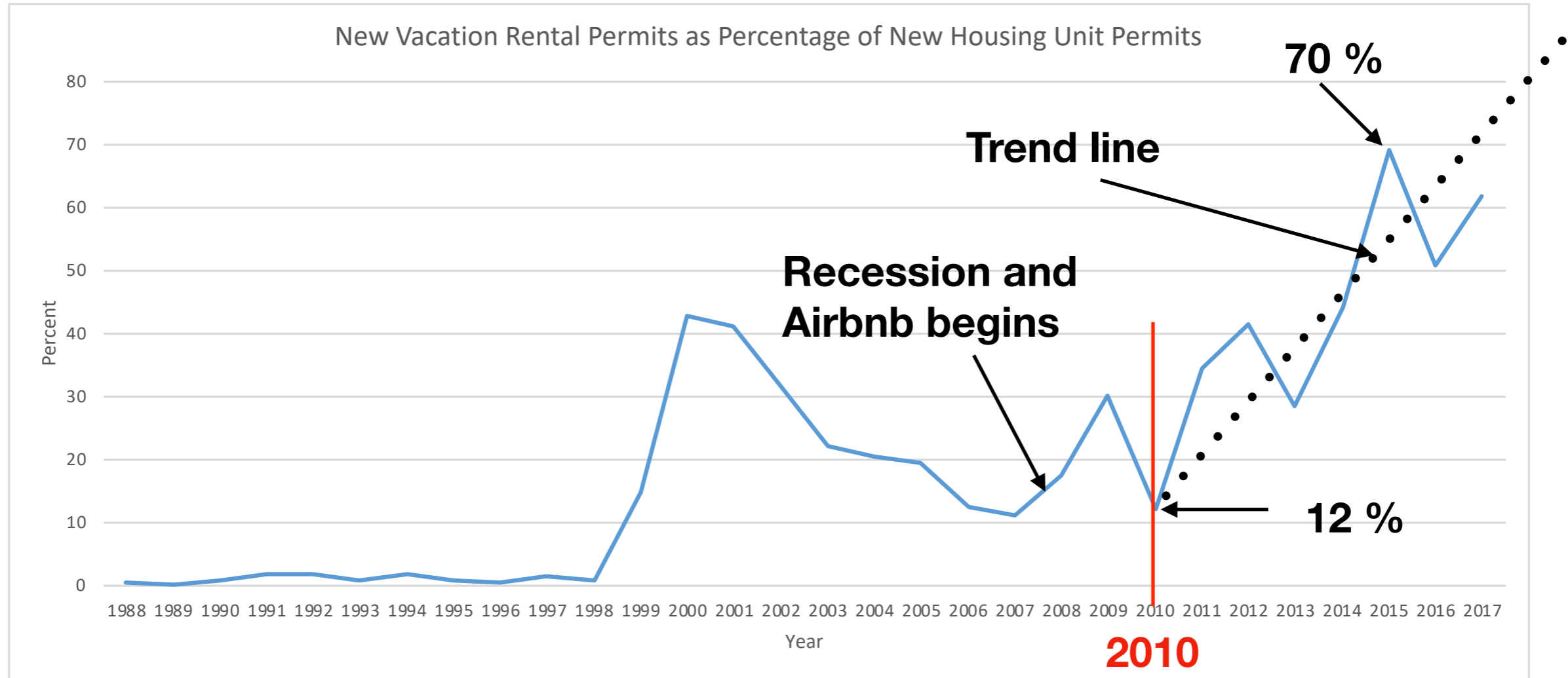
**The percentage of VR Permits issued
to out-of-county owners is
increasing.**

New Vacation Rental Permits as a Percentage of New Housing Permits, SJC



Source: SJC data presented by Andrew Hursh, law intern, Friends of the San Juans

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Takeaway 4:

The current trend implies that within a few years, about 80% of new housing starts may be issued VR Permits.

It appears substantial increases in housing are being built for visitors; these houses are increasingly owned by out-of-county owners.

Data made available to the public and collected by SJC during the VR Permit application process does not include:

- **The island;**
- **The location on the island (rural or activity center) or land use designation;**
- **Whether the VRP is for a stand-alone house or a room in a house;**
- **The number of bedrooms;**
- **The owner's location;**
- **The number of other VRPs owned by this owner;**
- **whether the VRP is located in a subdivision governed by CCR's;**
- **whether the parcel is non-conforming.**
- **and much more (web site, advertised number of guests, pets, etc.)**

Takeaway 5:

**There is Insufficient VR data
to make thoughtful decisions**

**SJC VR data requires linkage to several
other SJC databases to make sense of
what is happening with VR Permits**

What Have We Learned?

- 1. 505 of 3180 parcels on Orcas have a VR Permit. For the county as a whole, there are 1115 VR permits. Almost half are on Orcas. There is no data on illegal VR accommodations.**
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Thank You!

**All presentations, references and findings
from this community conversation
will be available for review on our
soon-to-be-announced
web site.**