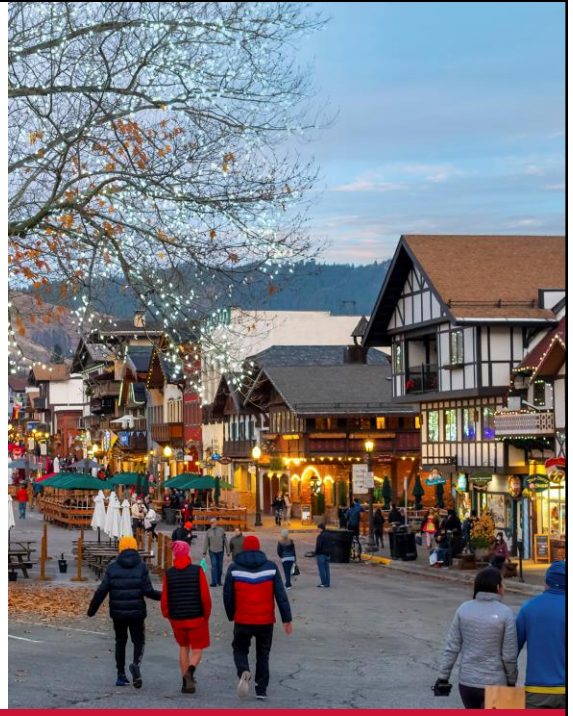


HOUSING MARKET CONDITIONS IN TOURISM- DEPENDENT MUNICIPALITIES

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- Community Wellbeing, Short Term Rentals, and Amenity Migration
- Short Term Rentals in Washington
- Regulatory Examples from Other States



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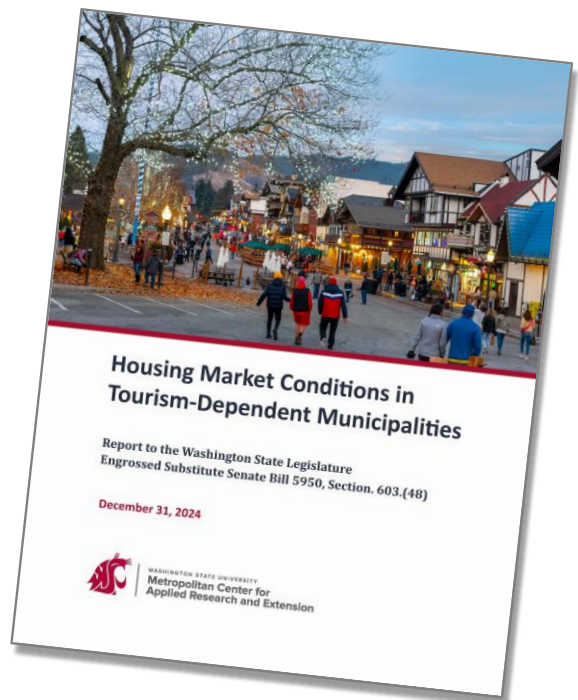
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REPORT AVAILABLE AT Metropolitan Center's [page](#).



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Community Wellbeing & Interactional Capacity

- Community wellbeing is the confluence of social, ecological, and individual wellbeing (Larson et al. 2015)
- Interactional capacity describes the robust social networks that allow individuals and communities to respond to challenges (Flint et al. 2024)



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Amenity Migration & Rural Community Change

- Amenity migration is population growth resulting from proximity to desirable natural amenities, often coincides with increases in tourism
- Can enhance local economy and bring in new perspectives
- However, amenity migration can also threaten community wellbeing and interactional capacity through increasing cost of living, exacerbated housing stress, and “culture clash”



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Case Study: Upper Kittitas County, WA

- Communities historically reliant on coal mining and logging
- Early amenity driven in-migration in the late 20th century
- Ongoing population growth increased post-2020
- Community members are concerned about cost of living, loss of community character, and local capacity to deal with further population growth or increases in tourism



Tourism, Amenity Migration, & Housing

- Housing is a primary concern for many residents in tourism-oriented communities
- Workforce housing is important for tourism-adjacent industries
- Lodging for visitors is crucial to local economies
- High levels of perceived community wellbeing are important for residents and tourists alike



Short-Term Rentals

Short-Term Rentals & Community Wellbeing

- Short-Term Rentals (STRs) have become an increasingly common form of tourist lodging in recent years
- They can provide needed tourism lodging in areas with few options for hotels, camping, or other forms of accommodation
- However, in research on tourism-oriented communities, STRs are often referenced as a major concern for community members due to their perceived effect on housing prices and available housing supply



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Short-Term Rentals

The Dangers of Uncontrolled STRs

- Detrimental impacts of little to no regulation in the Bear Lake area, a tourist destination in Northern Utah/Southern Idaho
- STRs are seen by community members as rampant and uncontrolled, with extreme negative impacts on housing and community cohesion
- An Airbnb search in August of 2024 showed over 1,000 available STRs in an area with under 10,000 residents



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STRs in Washington

- We conducted a policy analysis of STR regulations in 14 tourism-oriented communities
- There is considerable community-level variation in regulation
- Some communities have banned STRs, others have strict STR zoning limitations, and some have little regulation other than permitting



Examples of STR Policies in Washington

Walla Walla

- New STRs are only allowed in owner-occupied residences that are rented for fewer than 90 days a year
- Ban on new STRs in non-owner-occupied residences put into place in 2018

Chelan

- Licensing fees
- Zoning restrictions
- Good neighbor guidelines
 - Regulations around noise, trash, parking, etc...

Short-Term Rentals

Examples From Other States

- **Lease to Locals program**
 - Deed restrictions and incentives for renting properties to members of the local workforce
 - Participating communities include South Lake Tahoe, CA and Eagle County, CO, among many others
- **Winter Park, CO's incentive system for renting on longer term leases to local residents**
 - \$5,000 for a 6-month lease and \$10,000 for a 12-month lease
- **Bozeman, MT has enforced regulations similar to Walla Walla**



Photo: Robert Meszaros / Creative Commons

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Short-Term Rentals

Adapting to Community Needs & Developing Sustainable STR Policy



Gateway & Natural Amenity Region (GNAR) Initiative

- Toolkits & online course on STR management
- Resources for government officials, researchers, and engaged community members
- Available at <https://extension.usu.edu/gnar/>

Tailoring Regulation to Community Member's Needs

- Feedback from community members is very important in identifying gaps and/or oversteps in current STR policy
- Every community is unique, and adjusting regulations according to specific circumstances is necessary for enhancing community wellbeing

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Key takeaways

- There are many different ways to regulate short-term rentals
- Input from community members is valuable for shaping socially and economically sustainable policy
- Tourist lodging can have positive or negative impacts on a community, depending on considerations of resident wellbeing
- Proactive policy can help prevent maladaptive patterns of growth

