



The CPOA Survey on Short Term Rentals (Home Stays) in the Big Sur planning area was conducted between October and December, 2014. The survey was mailed to all property owners as listed with the County Assessor. Also included were residents living and or working in Big Sur as contacted through the Big Sur Chamber. The purpose of the survey was to “get the pulse” of the community in determining if Short Term Rentals were or were not desired.

Additionally, if Short Term Rentals were to be allowed in Big Sur, how should they be regulated and where should they be allowed. It was also asked if property owners on private roads should have the right of self-determination to determine if Short Term Rentals should be allowed on private roads.

The results of the survey follow below. 1,230 survey forms were mailed or distributed and of those, 424 were returned. This is a 34% return.

Question	No	Yes	Total	
1	Should Short Term Rentals be allowed in the Big Sur Planning Area?	53%	47%	100%
2	If Short Term Rentals are allowed in Big Sur, should they be regulated?	24%	76%	100%
	If they are allowed and regulated, what considerations below are important to include in the regulations?			
3A	Should they be allowed on properties with direct access to public roads?	20%	80%	100%
3B*	Should they be allowed on properties accessed from private roads?	70%	30%	100%
3Ba	If allowed for properties accessed by private roads, should the entities that manage and maintain those roads have the authority to vote to approve or deny use of the road for that purpose?	44%	56%	100%
3Bb	If yes, by what percentage of the vote should allow them? 51% or 66%	38%	62%	100%
3C	Should a full-time resident be required to be present on site when rentals are occurring?	33%	67%	100%
3D	Should the number of Short Term Rentals be limited in Big Sur?	38%	62%	100%
3E	Should only one Short Term Rental be allowed per property?	35%	65%	100%
Time	Do you live in Big Sur full time?	39%	61%	100%
Long Term	Do you currently have a long term rental on your property?	73%	27%	100%
Convert	Would you convert from long term to short term if STR's are approved?	93%	7%	100%

* Because of a ballot error the resulting vote for this question is not statistically significant.