

Based on 376 as the number of Dwelling Units and Accessory Dwelling Units in Empire:

39% or 147 are year round

35% or 131 are seasonal

17% or 63 are STR

10% or 36 are Long Term Rental (Including the apartments on Michigan)

101% or 377

Note No. 2: There is obviously some error but it is minor - 1 unit

This number of units is higher since it includes the houses recently finished, houses nearing completion and accessory units.

It has been suggested that a percentage Cap would be a good way to regulate. Then, the more houses built, the higher the Cap.

A Cap of 20% on all Units would be 75.

A Cap of 19% on all Units would be 70.

A Cap of 18% on all Units would be 67.

If - as some say- we have over counted the number of STRs in the Village then there should be no problem with this number. (One which was counted was later sold and is no longer a STR. There are 2 new builds which want to be STRs and one or two recently sold which want to be STRs.)

If we have undercounted the number this still gives us room for those we missed.

Ideally, part of the 36% of seasonal homeowners will move here full time.

Also, ideally, the STR owners will also eventually move here full time giving us more of a year round community and allow others to own STRs.

Until that happens I believe a Cap on the number of STR units is necessary in order to exist as a fully functioning year round community.

March Dye