ATTACHMENT 1

NOTIFICATION LETTER

Department of Business License

VINCENT V. QUEANO
DIRECTOR

500 SOUTH GRAND CENTRAL PKY, 3RD FLOOR
BOX 551810
LAS VEGAS, NEVADA 89155-1810
(702) 455-4340
(800) 328-4813
http://www.clarkcountynv.gov/businesslicense

June 23, 2026

NOTIFICATION OF PROPOSED AMENDMENTS TO CLARK COUNTY CODE TITLE 7, CHAPTER 7.110 – ACCOMMODATIONS FACILITATORS

Dear Licensee and Community Partners:

Pursuant to NRS 237.080, please be notified of proposed amendments to Clark County Code, Title 7, Chapter 7.110 – Accommodations Facilitators. The amendments are available for your review online at:

www.clarkcountynv.gov/businesslicense/proposedamendments

Specifically, the proposed amendments will revise Title 7, Chapter 7.110 by addressing the following key areas:

- **Section 7.110.050 and 7.110.070** requires the applicant to agree, as a condition of the approval or renewal of a license, to abide by the duties and requirements set forth in this chapter.

- **Section 7.110.060** clarifies the basis of calculation of the annual business license fee.

- **Section 7.110.080**
  (a) prohibits licensees from accepting or facilitating the payment of consideration for the rental of a short-term rental unit ("STR") unless the licensee has verified that the STR is properly licensed and requires that the verification be by means of an electronic verification system, if such a system is established and maintained;
  (b) requires licensees to include certain information on STR listings authored by the licensee;
  (c) requires the licensee to deactivate an STR listing when the STR is not properly licensed by the county;
  (d) clarifying that licensees may only collect transient lodging taxes for an STR; and
  (e) requiring the retention of records by licensees relating to the submission of transient lodging taxes in lieu of monthly reporting requirements.

- **Section 7.110.100** revises the procedures governing the service of subpoenas.

- **Section 7.110.110** clarifies the procedures and bases for revocation, suspension, condition, limitation or nonrenewal of licenses.

- **Section 7.110.120** provides for the issuance of notices of violation and civil penalties for violations of Sections 7.110.030, 7.110.080 and 7.110.090 of the County Code.

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair • WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER • JAMES B. GIBSON • JUSTIN JONES • MARILYN KIRKPATRICK • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

- **Sections 7.110.120, 7.110.130, 7.110.140 and 7.110.150** repeal provisions governing enforcement actions which are duplicative of Title 1 of the County Code.

In accordance with NRS 237.080, business owners and interested parties may submit data and arguments to the Clark County Board of Commissioners, in care of the Department of Business License as to whether the proposed amendment will:

1. Impose a direct and significant economic burden upon a business; or
2. Directly restrict the formation, operation or expansion of a business.

Please direct your comments, data and arguments in writing to PublicCommentCCBL@ClarkCountyNV.gov by 5:00 p.m. on July 21, 2026.

Sincerely,

Michael Harwell

Michael Harwell, Franchise Manager

ATTACHMENT 2

PUBLICATION NOTICE

LAS VEGAS REVIEW-JOURNAL

Las Vegas Review-Journal
1111 W. Bonanza Road
Las Vegas, NV 89106

CC BUSINESS LICENSE
PO BOX 551810
LAS VEGAS, NV 89155

Order Confirmation	
Order No.:	356533
Order Po.:	
Date:	6/23/2026
Account No.:	104048
Account Manager:	Aidan Smith asmithic@reviewjournal.com

Start-End Date	# of Ads	PO Number	Description	Ad Size
6/25/2026- 7/2/2026	4		Review Journal TITLE 7, CHAPTER 7.110 – ACCOMMODATIONS FACILITATORS	1col (1.49) x 124 lines

Summary	
Total Net Amount	$ 568.56
Total Amount	$ 568.56

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(c) requires the licensee to deactivate an STR listing when the STR is not properly licensed by the county;
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Please direct your comments, data and arguments in writing to PublicCommentCCBL @ClarkCountyNV.gov by 5:00 p.m. on July 21, 2026.

PUB: June 25, July 2, 2026
LV Review-Journal

ATTACHMENT 3

RESPONSES IN OPPOSITION

From: Lasvegasbiz.702@gmail.com
To: BL Public Comment
Subject: STR Ordinance regarding blocking booking platforms
Date: Friday, July 17, 2026 10:50:55 AM

Public Comment to the Clark County Board of Commissioners

Dear Chair and Members of the Clark County Board of Commissioners,

I respectfully urge you to postpone implementation of the proposed requirement that booking platforms block reservations for properties that cannot be verified as licensed until Clark County has a reliable, accurate, and real-time verification system in place.

While I support fair regulation and compliance with licensing requirements, licensed property owners should not lose reservations, income, or their reputations because of administrative errors, outdated records, or a verification system that is not yet capable of accurately confirming licensing status. Even a temporary error could result in canceled bookings, disappointed visitors, financial losses for homeowners, and negative impacts on the many local businesses that depend on tourism.

In addition, Clark County has not reopened the short-term rental license application process since 2022, despite many homeowners being ready and willing to comply with the law. Numerous applicants who submitted their applications in 2022 are still waiting for final decisions years later. It is fundamentally unfair to impose additional restrictions on homeowners and booking platforms when licensing delays are outside of their control.

Before adopting this proposal, I respectfully ask the Board to:

- Establish a dependable, real-time licensing verification system that booking platforms can confidently rely upon.
- Implement an immediate and effective process for correcting verification errors before any reservation is rejected or listing is blocked.
- Reopen and efficiently administer the licensing process so qualified homeowners have a fair opportunity to obtain a license before additional enforcement measures are imposed.

Clark County should prioritize creating a transparent, efficient, and reliable licensing system before implementing requirements that could

unintentionally harm licensed property owners, responsible applicants, travelers, local workers, and small businesses throughout our community.

Thank you for your time, your service, and your thoughtful consideration of these concerns.

Sent from my iPhone

From: John Wong
To: BL Public Comment
Subject: Public Comment Regarding Proposed Short-Term Rental License Verification
Date: Saturday, July 18, 2026 8:20:21 AM

Dear Clark County Board of Commissioners,

I respectfully urge the Board to postpone implementing the proposed requirement that booking platforms verify short-term rental licenses before allowing reservations or processing payments until Clark County has established a reliable, accurate, and real-time verification system.

As a short-term rental owner and operator, I fully support reasonable regulation and compliance. However, this proposal places the burden of County administrative accuracy on homeowners and booking platforms. If the verification system is incomplete, outdated, delayed, or contains errors, licensed property owners could lose reservations, income, and guest confidence through no fault of their own.

The County has not yet demonstrated that it has a real-time verification system capable of accurately communicating licensing status to booking platforms. Even a small number of verification errors could result in canceled bookings, displaced travelers, financial hardship for homeowners, and unnecessary disruption for the many local businesses that depend on tourism, including cleaners, maintenance companies, contractors, landscapers, restaurants, and other service providers.

Additionally, many homeowners have been unable to obtain licenses because Clark County has not consistently reopened the licensing process as contemplated under Nevada law, while others who submitted applications years ago are still waiting for final decisions. It is fundamentally unfair to penalize homeowners or require booking platforms to reject listings when licensing delays and administrative issues are outside of the property owner's control.

Before implementing this requirement, I respectfully request that Clark County:

- Establish a reliable, real-time license verification system that booking platforms can trust.
- Create an immediate and effective process for correcting verification errors before listings are suspended or reservations are blocked.
- Ensure all pending license applications have been processed in a timely and transparent manner.
- Reopen the licensing process so qualified homeowners have a fair opportunity to apply before additional enforcement measures are

imposed.

Policies intended to improve compliance should not unintentionally harm licensed hosts, responsible homeowners, travelers, or the local economy because of government administrative shortcomings. I encourage the Board to delay implementation until these issues have been fully addressed.

Thank you for your time and consideration.

Respectfully,

John Wong
Las Vegas, NV

From:	shirl woods
To:	BL Public Comment
Subject:	Imposing short-term Rental stoppage until verified license
Date:	Saturday, July 18, 2026 8:27:12 AM

Dear Clark County officials
I've been a short-term rental Host for eight years and it has come to my attention that the County is going to Interrupt my business that has been licensed and has complied with the ordinance since the very beginning due to looking for unlicensed operators.
Your process has nothing to do with my business going forward. I have bookings people have planned and put away money in this economy and look forward to coming. Please reconsider the process of finding unlicensed operators. This will cause a great hardship because I am relying on the income from the booking and have no other source of income. when I signed up with Third-party bookings partners they did require my license number As well as other information. There must be another process that you can implement to find unlicensed operators besides
stopping Legitimate operators tobsuffer.
I am asking for your consideration in this matter
Sincerely
Shirl Woods

From: Travis Schurr
To: BL Public Comment
Subject: Short term rental proposed changes
Date: Saturday, July 18, 2026 9:31:59 AM

Dear Clark County Commissioners,

I am writing to respectfully oppose the proposed requirement that booking platforms such as Airbnb and VRBO block reservations for properties that cannot be verified as licensed until Clark County has implemented a reliable, accurate, real-time verification system.

As a Clark County property owner, I have invested significant time and money to operate responsibly and comply with County requirements. Homeowners should not lose reservations, income, or their reputation because of administrative delays, outdated records, or errors in the County's verification process.

Many homeowners submitted applications years ago and are still waiting for final decisions. Others have been unable to apply because the County has not reopened the application process. It is fundamentally unfair to penalize property owners or booking platforms for delays that are outside of their control.

If this proposal moves forward before a dependable verification system is in place, even licensed or otherwise qualified property owners could have reservations canceled, guests displaced, and substantial financial losses through no fault of their own. This would also negatively impact travelers, local contractors, cleaners, landscapers, maintenance workers, restaurants, and many other small businesses that rely on tourism.

I respectfully ask the Board to delay implementation of this proposal until Clark County has established:

- A reliable, accurate, real-time license verification system.
- A fair and transparent licensing process available to all qualified applicants.
- An immediate and effective process to correct verification errors before booking platforms are required to reject reservations or block listings.

Please ensure that homeowners who have acted in good faith are not

harmed by administrative shortcomings. I appreciate your consideration and your commitment to creating a fair and workable solution for everyone involved.

Thank you for your time and consideration

_____

Travis Schurr

[redacted]

From:	Eric Catmull
To:	BL Public Comment
Subject:	Please do not penalize STR
Date:	Saturday, July 18, 2026 10:01:36 AM

Hi there,

I am a Las Vegas local for 35 years. I saw the city grow up and know all the communities very well.

I know that in today's world, money influences all. And I understand that potentially there is pressure from the casinos (that have brought many benefits and downsides) to shut down STRs. But these STRs really help bring more people to the city.

Las Vegas has been suffering due to insanely high prices. This city used to be americas playground, with affordable and expensive options for all. Now it's just for the rich or financially illiterate racking up debt.

STRs bring family's back to feed the community outside of the strip and on the strip. It makes resting their head easier and more affordable.

- The County should first establish a fair, transparent, and efficient licensing system before imposing requirements that could disrupt lawful bookings and harm homeowners, travelers, and local businesses.
-
- Clark County has still not reopened the short-term rental license application process since 2022, as required by Nevada law, preventing many otherwise qualified homeowners from applying for a license.

From:	Iris Wang
To:	BL Public Comment
Cc:	老公
Subject:	Public Comment Regarding Short-Term Rentals in Clark County
Date:	Saturday, July 18, 2026 10:19:56 AM

Dear Clark County Commissioners,

My name is Iris Wang, and I am a Clark County resident and a responsible short-term rental host.

I respectfully ask that you continue to support responsible short-term rentals in Clark County. Hosting has allowed me to generate income to maintain my property, pay property taxes, support local businesses, and provide quality accommodations for visitors to Las Vegas.

I understand the importance of protecting neighborhoods, and I fully support reasonable regulations that address issues such as noise, parking, safety, and accountability. Responsible hosts like me work hard to follow the rules and be good neighbors.

Short-term rentals also benefit our local economy by bringing visitors who spend money at restaurants, shops, entertainment venues, and other local businesses. Many homeowners rely on this income to keep their homes and manage rising costs.

I encourage the County to continue working with responsible hosts to create fair regulations rather than restricting law-abiding homeowners who contribute positively to our community.

Thank you for your time and consideration.

Sincerely,

Iris Wang
Clark County Resident

From: CAROL SCHRAMER
To: BL Public Comment
Subject: Monthly rental
Date: Saturday, July 18, 2026 10:27:14 AM

Sent from my iPhone
To whomever it may Concern:
I, Carol Schramer, rent from time to time my condo when I am not there myself. It is on a monthly basis and by HOA BY LAW. It is to couples who are looking to move to area and want to get a feel or have decided and want to be close to watch their home being built. I, also, rent to couples who have children working here and want to spend time here with them but want their independence. I, also, rent to snowbirds a few. If you choose to change the rules you impact a group who are here helping the average person in the community nothing more nothing less.

From: John Marshall
To: BL Public Comment
Date: Saturday, July 18, 2026 11:59:34 AM

Hello my name is John Marshall. I'm writing this in hope of blocking the proposal to end short term rentals. Being able to manage short term rentals has helped my family and I tremendously. We have also been able to provide for other families by creating full time work for them. It is not right that The City of Las Vegas is trying to prevent people from making money. They are forcefully trying to stop us, but haven't allowed anyone to get a license over the past few years. It is not right and unconstitutional.

From: eric martin
To: BL Public Comment
Subject: Airbnb
Date: Saturday, July 18, 2026 2:00:44 PM

To Whom It May Concern,

If you remove or do not allow us to rent our Airbnb, it will have a devastating impact on my family. This property is our only source of income. After losing my job, we have relied on this rental to support ourselves and meet our financial obligations. Without it, we will have no income coming in, and we could lose our home.

Over the past five years, I have worked diligently to be a responsible host. I have never received a complaint about my property or from my guests. The home is located on a half-acre lot, is not part of an HOA, and I have never had any complaints from neighbors. I also have a strict no-party policy and do not allow events of any kind. My goal has always been to provide a quiet, respectful place for guests to stay, and in most cases, neighbors would not even know the home is being rented.

My family and I have done everything we can to operate responsibly and within the rules. We are simply trying to earn an honest living during a difficult time. Losing the ability to rent our home would be financially devastating and would leave us with no means of supporting our family.

I sincerely ask that you consider my circumstances and my record as a responsible host. We have done nothing wrong and have always made every effort to be good neighbors and responsible operators. I respectfully ask that you reconsider and allow us to continue renting our home so we can continue providing for our family.

Thank you for your time, understanding, and consideration.

Sincerely,

Eric Martin

From:	SZEHSING CHANG
To:	BL Public Comment
Subject:	Opposition to Proposed Short-Term Rental Verification Requirement.
Date:	Saturday, July 18, 2026 3:04:32 PM

Dear Clark County Board of Commissioners,

I respectfully urge you to oppose implementing the proposed short-term rental verification requirement until Clark County has established a reliable, accurate, and real-time verification system that booking platforms can confidently rely upon.

As a licensed short-term rental host, I am deeply concerned that lawful bookings could be canceled because of County administrative errors, outdated records, or an unreliable verification process. Licensed homeowners should not lose income or damage their reputation due to mistakes that are beyond their control.

Clark County has still not fully reopened the short-term rental license application process since 2022, despite Nevada law requiring qualified homeowners to have an opportunity to apply. Many homeowners who submitted applications years ago are still waiting for the County to issue final decisions. It is fundamentally unfair to penalize homeowners or booking platforms for delays caused by the County itself.

Short-term rentals support many local workers and businesses, including cleaners, pool technicians, landscapers, maintenance professionals, contractors, and local suppliers. Travelers also contribute significantly to our restaurants, retail stores, entertainment venues, and other small businesses. An unreliable verification system could unnecessarily disrupt lawful bookings and negatively impact the broader local economy.

Before imposing new requirements on booking platforms, Clark County should first establish a fair, transparent, efficient, and accurate licensing and verification system. Any verification process must include an immediate and effective method for correcting errors before platforms are required to reject reservations or remove listings.

I respectfully ask the Board to delay implementation of this proposal until these issues have been fully addressed and a dependable verification system is in place.

Thank you for your time, consideration, and service to our community.

Sincerely,

Szehsing Chang
Las Vegas Resident and Licensed Short-Term Rental Host

From:	oilworksbymalee Malee Simpson
To:	BL Public Comment
Subject:	Proppsed changes to the short term rental laws
Date:	Saturday, July 18, 2026 4:12:52 PM

Hello, I am writing to oppose any new changes to the current short term rental laws in clark county. As so few property owners were able to obtain a license within the last 2-3 years I believe the focus should remain on getting as many licenses as possible, so in these hard economic times, clark county residents and taxpayers would be able to continue renting out their home and would be able to wait until the current ongoing court case in the Nevada Supreme court is completed before any more changes are made that make it harder and more difficult to advertise their property online.

Malee Anne Simpson
[redacted]

From:	Rudy Hsieh
To:	BL Public Comment
Subject:	Public Comment Regarding Proposed STR Ordinance Changes
Date:	Sunday, July 19, 2026 2:42:50 AM

To the Clark County Board of Commissioners,

I am writing to express my opposition to the proposed requirement for booking platforms to automatically verify the licensing status of short-term rentals.

As it stands, **Clark County does not have a reliable, real-time verification system.** Implementing this requirement before the County establishes a dependable, transparent, and accurate system will inevitably lead to administrative errors, such as blocking compliant, licensed properties. **This would result in unnecessary cancellations, lost income for homeowners, and disruption for travelers.**

Furthermore, the County has not reopened the short-term rental license application process since 2022, and many applicants from that year are still awaiting a final decision. It is fundamentally unfair to penalize homeowners or booking platforms for delays caused by the County's own administrative backlog.

I urge the Board to prioritize the establishment of an efficient and fair licensing system and a clear error-correction process before imposing any requirements that threaten the ability of homeowners to operate responsibly.

Sincerely,

--
Rudy Hsieh

From:	Dhawal Fatakawala
To:	BL Public Comment
Subject:	Opposition to Proposed STR Booking Verification Requirement
Date:	Monday, July 20, 2026 6:42:50 AM

Dear Clark County Board of Commissioners,

I am writing to express my opposition to the proposed requirement that booking platforms such as Airbnb and VRBO stop accepting reservations and payments for listings that are not verified as licensed.

This requirement should not be implemented until Clark County has a reliable, accurate, and real-time verification system that booking platforms can depend on. Licensed short-term rental owners should not risk having their listings blocked, reservations canceled, or income disrupted because of outdated records, administrative mistakes, or delays caused by the County.

Clark County has also not reopened the short-term rental license application process since 2022, preventing many otherwise qualified homeowners from applying. In addition, some homeowners who applied in 2022 are still waiting for a final decision. It would be fundamentally unfair to penalize homeowners or booking platforms for delays and administrative issues that are outside of their control.

Before imposing this requirement, the County should establish a fair, transparent, and efficient licensing and verification system. Any verification process must also include an immediate and effective way for property owners to correct errors before listings are blocked or reservations are rejected.

Short-term rentals support homeowners, travelers, cleaners, maintenance workers, contractors, and many other local small businesses. A poorly implemented verification system could cause significant financial harm and unnecessary disruption throughout the community.

I respectfully ask the Board to delay or reject this proposal until Clark County can demonstrate that a dependable real-time verification and error-correction system is fully operational.

Thank you for your consideration.

Sincerely,

Dhawal Fatakawala

From: Joseph Patay
To: BL Public Comment
Subject: Subject: Opposition to Proposed STR Verification Requirement
Date: Monday, July 20, 2026 10:23:42 AM

Dear Clark County Commissioners,

I am writing to express my concern regarding the proposed requirement that booking platforms such as Airbnb and VRBO cease accepting reservations for properties that are not verified by Clark County as licensed.

While I understand the County's goal of improving compliance, I strongly believe this requirement should not be implemented until Clark County has established a reliable, accurate, and real-time verification system that booking platforms can depend upon.

As a property owner, I would be very concerned about the possibility of a licensed property being incorrectly flagged due to administrative errors, outdated records, or delays within the County's system. The consequences of an error could be significant, including canceled reservations, lost income, disruption to travelers, and damage to a host's reputation.

In addition, Clark County has not reopened the short-term rental license application process as required, and many homeowners who submitted applications years ago are still waiting for final decisions. It is unfair to impose new restrictions or penalties on homeowners and booking platforms when delays and processing issues remain unresolved.

I respectfully urge the County to first establish a fair, transparent, and efficient licensing and verification process before adopting measures that could interfere with lawful bookings. Any verification system should also include a prompt and effective process for correcting mistakes before reservations are blocked or canceled.

Thank you for your consideration.

Sincerely,

Joseph Patay

From: Brittany Venci
To: BL Public Comment
Subject: Public Comment
Date: Monday, July 20, 2026 2:05:09 PM

To whom it may concern,

My name is Brittany Venci, I am a local resident (zip 89135) and short term rental host.

- I Oppose implementing this requirement until Clark County has a reliable, accurate, real-time verification system that booking platforms can depend on.
- Licensed hosts should not lose bookings because of County administrative errors, outdated records, or an unreliable verification process.
- Clark County has **still not reopened the short-term rental license application process since 2022, as required by Nevada law**, preventing many otherwise qualified homeowners from applying for a license.
- Many homeowners who **submitted applications in 2022 are still waiting years later for the County to process and issue a final decision** on their applications.
- It is fundamentally unfair to penalize homeowners or booking platforms for delays caused by the County itself.
- The County should first establish a fair, transparent, and efficient licensing system before imposing requirements that could disrupt lawful bookings and harm homeowners, travelers, and local businesses.
- Any verification system must include an immediate and effective process for correcting errors before booking platforms are required to reject reservations or block listings.

Thank you,

Brittany Venci

From: Joseph Amberso
To: BL Public Comment
Subject: URGENT - Concerned Clark county short term rental host
Date: Monday, July 20, 2026 2:41:48 PM

Dear Clark County Board of Commissioners,

I am writing as a licensed short-term rental owner and a proud member of the Airbnb host community in Clark County. I respectfully ask the Board to consider how these proposed amendments will affect responsible operators who have worked hard to comply with every County requirement.

Hosting is more than renting a home it supports an entire network of local businesses. Our guests dine at local restaurants, shop at neighborhood stores, visit attractions, hire transportation services, and contribute to the local economy. As hosts, we personally recommend small businesses, helping direct thousands of dollars each year to local entrepreneurs and service providers.

Responsible hosts are not the source of neighborhood problems. We carefully screen guests, enforce occupancy limits, maintain quiet hours, and respond immediately to concerns. Many of us have built strong relationships with our neighbors and take pride in operating professionally.

While I support enforcement against those who violate the rules, I respectfully ask that the County avoid policies that unintentionally harm compliant, licensed operators who are contributing positively to our community. These businesses represent significant investments and provide income for many local families.

Thank you for taking the time to consider the perspective of responsible hosts as you evaluate these proposed amendments.

Respectfully,
Joseph
Get Outlook for iOS

From:	Bradley
To:	BL Public Comment; Anthony Manor
Subject:	Latest Proposed Changes to the Short-Term Rental Ordinance
Date:	Monday, July 20, 2026 4:07:06 PM

Clark County Commission,

My unique real estate start-up, has a solution that will bring, with collective assistance, some relief to the CCSD budget deficit, provide more housing to all districts, especially District D, and bring enough tourism to the city and county with at least 4 conventions birthed from the project that casino hotels shouldn't be opposed to short term rentals in the valley going forward.
I'm happy to provide more information on it at your request.

However, in the meantime, that start-up would benefit from more freedom, not less, in the local short term rental industry.

Things to consider in regards to the proposed changes to the short term rental ordinance:

- Oppose implementing this requirement until Clark County has a reliable, accurate, real-time verification system that booking platforms can depend on.
- Licensed hosts should not lose bookings because of County administrative errors, outdated records, or an unreliable verification process.
- Clark County has **still not reopened the short-term rental license application process since 2022, as required by Nevada law**, preventing many otherwise qualified homeowners from applying for a license.
- Many homeowners who **submitted applications in 2022 are still waiting years later for the County to process and issue a final decision** on their applications.
- It is fundamentally unfair to penalize homeowners or booking platforms for delays caused by the County itself.
- The County should first establish a fair, transparent, and efficient licensing system before imposing requirements that could disrupt lawful bookings and harm homeowners, travelers, and local businesses.
- Any verification system must include an immediate and effective process for correcting errors before booking platforms are required to reject reservations or block listings.

Respectfully,

Brad Combs
(702)466-6216
roguebard1@gmail.com
HexEculture.org CEO

From:	Gabriel
To:	BL Public Comment
Subject:	Comments Regarding Proposed Short-Term Rental Verification Requirements
Date:	Monday, July 20, 2026 6:09:20 PM

To Whom It May Concern,

I am writing to express my opposition to implementing the proposed short-term rental verification requirement until Clark County has established a reliable, accurate, and real-time verification system that booking platforms can confidently rely upon.

Licensed hosts should not lose reservations because of County administrative errors, outdated records, or an unreliable verification process. Before imposing new requirements that could disrupt bookings, the County should first ensure that its licensing and verification systems are fair, transparent, and efficient.

Clark County has not reopened the short-term rental license application process since 2022, despite Nevada law requiring the opportunity for qualified homeowners to apply. As a result, many homeowners who would otherwise qualify have been prevented from even submitting an application. In addition, many homeowners who did apply in 2022 are still waiting years later for the County to process their applications and issue final decisions.

It is fundamentally unfair to penalize homeowners or booking platforms for delays that are entirely the result of County processes. Implementing this proposal before these issues are resolved would negatively impact responsible property owners, travelers, local workers who depend on the short-term rental industry, and the many small businesses that benefit from visitor spending.

If a verification system is ultimately implemented, it must include an immediate and effective process for correcting errors before booking platforms are required to reject reservations or block listings. Property owners should have a meaningful opportunity to resolve inaccurate or outdated information without losing bookings.

I respectfully urge the County to address these longstanding licensing and administrative issues before moving forward with any verification requirements that could have significant unintended consequences for

homeowners, visitors, and the local economy.

Thank you for your time and consideration.

From: Dijana Spoljaric
To: BL Public Comment
Subject: Comments Regarding Proposed Short-Term Rental Verification Requirements
Date: Monday, July 20, 2026 7:06:11 PM

Position

I strongly oppose implementing the proposed short-term rental verification requirement until a fully reliable, accurate, and real-time system is operational and proven to function without disrupting lawful bookings.

Key Concerns

Without a dependable system, licensed hosts will lose reservations due to County errors, outdated records, and system failures—directly undermining compliance and trust.
The County's failure to reopen license applications since 2022 has effectively shut out qualified homeowners and left many applicants in prolonged limbo, creating a backlog that continues to grow.
Moving forward with enforcement under these conditions shifts the consequences of County inaction onto homeowners and booking platforms, which is both inequitable and avoidable.

Impacts

Immediate loss of income for compliant property owners, reduced lodging availability for visitors, and cascading economic harm to local workers and small businesses that rely on tourism.
Erosion of confidence in County systems, discouraging compliance and damaging the credibility of future regulatory efforts.

Requirements for Any Verification System

The system must be demonstrably accurate, continuously updated in real time, and supported by a rapid, effective error-correction process that allows owners to resolve issues before bookings are rejected or listings are blocked.
Accountability measures must be in place to ensure that system errors do not result in financial harm to compliant hosts.

Requested Actions

Immediately reopen applications in compliance with state law and commit to clearing the existing backlog within a defined and transparent timeline.
Develop and deploy a real-time, publicly accessible verification database that booking platforms can reliably use.
Establish a rapid-response error-correction process with clear service standards and accountability.
Delay any enforcement of verification requirements until all systems are fully operational,

tested, and proven to protect compliant participants.

Closing

Prompt action is necessary to prevent avoidable economic harm and restore confidence in the County’s regulatory process. Thank you for your attention to these urgent concerns.

From:	Daniel Siqueiros
To:	BL Public Comment
Subject:	Financial gap caused by a lack of Airbnb income
Date:	Monday, July 20, 2026 7:18:46 PM

Board of County Commissioners,

My name is Ever (Daniel) Siqueiros, and I am a resident and property owner in Clark County. I have composed this email regarding the proposed restrictions on short-term rentals.

While I understand the board's desire to regulate local housing balance, eliminating or severely restricting platforms like Airbnb creates an immediate, negative economic domino effect across our county.

First, consider the direct fiscal impact. A typical 3-bedroom, 1,900 square foot home operating in this market generates roughly **$31,200 in gross annual economic activity**. A significant portion of this directly converts into local transient lodging taxes—revenue that goes straight to funding our public roads, emergency services, and community projects. Restricting these operations creates an immediate tax revenue deficit that the county must absorb elsewhere.

Second, this is a small-business issue. Short-term rental guests do not stay in insulated resort corridors. They buy groceries at our local supermarkets, dine at neighborhood restaurants, and hire local cleaning, landscaping, and maintenance crews. Restricting these rentals actively defunds the micro-economy of our residential neighborhoods.

Finally, we must protect responsible private property rights. Property owners who utilize these platforms have a powerful, financial incentive to maintain pristine, high-value properties to secure positive guest reviews. This naturally prevents neighborhood blight and upholds surrounding property values.

I urge this board to consider a balanced regulatory approach—such as reasonable noise ordinances, registration fees, and fair safety compliance—rather than flat-out bans or hindrance. Let's work together to protect our county's tax revenue and small businesses.

Without the projected $2,500 monthly cash flow from the short-term rental unit, our primary mortgage and maintenance expenses ($1,800/month) remain entirely out-of-pocket, creating an unmanageable financial burden. Because we cannot depend on the fluctuating, seasonal revenue of the platform, we are forced to default to a traditional long-term lease. This pivot reduces our potential gross earnings by roughly 35%, creating an unavoidable monthly deficit we cannot absorb.

Operating a 1,900 sq ft, 3-bedroom property without a $2,600 monthly Airbnb income removes your primary revenue stream and shifts 100% of the holding costs onto your personal capital.

While a traditional long-term lease is an option, regional data indicates a 3-bedroom home of this size caps out at an estimated $1,733 monthly rent. This leaves a permanent **$867 monthly deficit** compared to the Airbnb baseline, proving that alternative income cannot fully cover or substitute the lost short-term revenue.

Because short-term income is gone, 100% of the fixed operating costs for the 1,900 square

foot asset—including mortgage, property taxes, and structural insurance—must now be funded entirely from personal cash reserves.

Thank you for your time.

Daniel Siqueiros
[redacted]
Mesquite, NV 89027

From:	DELIA FARIZAT COBOS
To:	BL Public Comment
Subject:	Public Comment Regarding Proposed Short-Term Rental Verification Requirement
Date:	Monday, July 20, 2026 7:22:18 PM

Dear Clark County Board of Commissioners,

I respectfully oppose this proposal because Clark County has still not reopened the short-term rental license application process since 2022. Many homeowners who want to comply with the law have been unable to even apply for a license, while others have been waiting years for a final decision.

It is unfair to impose additional verification requirements before the County provides a fair, transparent, and accessible licensing process for everyone. Please reopen the application process and resolve the existing backlog before adopting new regulations that could further harm homeowners.

Thank you for your consideration.

Blessings & Warm Regards,

Delia F. Cobos

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From: kb lots
To: BL Public Comment
Date: Monday, July 20, 2026 7:53:07 PM

To whom it may concern, I am a resident and registered voter Iam writing to express my strong opposition to the proposed measures that would impose heavy fines on local residents who utilize platforms like Airbnb to host guests.
For many of us short-term hosting is not a luxury—it is a critical tool for economic survival. With the rising cost of living, property taxes, and utility rates in our community, this supplemental income allows me to pay my mortgage, cover home repairs, or support my family.
Beyond my personal finances, my guests are active contributors to our local economy. During their stays, they consistently patronize local business type, e.g., neighborhood cafes, local grocery stores, or nearby attractions, helping to circulate money within our community that might otherwise go to corporate hotel chains.Rather than punitive fines that penalize responsible homeowners, I urge the Commission to consider:
A fair registration system that ensures safety and accountability.

I am happy to comply with clear, fair regulations, but I urge the Commission to reconsider the current punitive approach. I would appreciate your thoughts on this matter prior to the upcoming vote.
Respectfully,
Mr.Fuss

From: Gina Veeragoudar
To: BL Public Comment
Subject: Public Comment Opposing Proposed Platform Verification Requirements for Short-Term Rentals
Date: Monday, July 20, 2026 8:23:07 PM

Dear Clark County Board of Commissioners,

I respectfully urge you to reject the proposed requirement that booking platforms verify short-term rental licenses before allowing reservations.

This proposal addresses the wrong problem.

The responsibility for administering and enforcing Clark County's short-term rental licensing program belongs to Clark County—not to Airbnb, Vrbo, or other booking platforms. Rather than requiring private companies to verify licenses, the County should focus on issuing licenses to qualified applicants and maintaining an accurate, reliable licensing system.

For years, homeowners have experienced delays, inconsistent decisions, changing requirements, and administrative errors. Many applicants who applied in 2022 are still waiting for final decisions. It is unfair to expect booking platforms to enforce a licensing program that the County itself has not successfully implemented.

More importantly, Clark County's short-term rental program is currently the subject of ongoing litigation, and the County is operating under a court-issued injunction. The County should not be expanding or modifying its regulatory framework while these legal issues remain unresolved. Instead, it should focus on complying with the Court's orders, resolving the litigation, and creating a licensing program that is lawful, transparent, and consistently administered.

Shifting the County's responsibilities onto private companies will not fix the underlying problems. It will only create additional confusion, lead to unnecessary booking cancellations, and harm responsible homeowners who have done everything required of them under the law.

The solution is straightforward:

- Issue licenses promptly to qualified applicants.
- Complete the processing of long-pending applications.
- Reopen the licensing process in compliance with Nevada law.
- Create an immediate process for correcting administrative errors.
- Allow the County—not private booking platforms—to administer and enforce its own licensing program.

This proposal will also have serious economic consequences. Short-term rentals support thousands of local jobs, including cleaners, landscapers, pool technicians, maintenance contractors, photographers, property managers, and countless other small businesses. Visitors staying in licensed vacation rentals spend money at local restaurants, grocery stores, entertainment venues, casinos, retail stores, and attractions throughout Clark County. Every unnecessary cancellation caused by an inaccurate verification system hurts not only homeowners but also local workers, small businesses, and our tourism economy.

Responsible homeowners should not lose reservations because of County administrative

errors, outdated records, or delays in issuing licenses. Likewise, booking platforms should not be forced to become the County's licensing enforcement agency.

I respectfully ask the Board to vote **NO** on this proposal. Before imposing new mandates on private companies, Clark County should fulfill its own responsibility by issuing licenses, complying with the Court's injunction, resolving the ongoing litigation, and creating a fair, efficient, and legally compliant licensing system.

Thank you for your time and consideration.

Respectfully,

Gina

From:	Heat wave
To:	BL Public Comment
Subject:	Opposing new short term rental implementation
Date:	Monday, July 20, 2026 8:32:29 PM

Dear Chair and Members of the Clark County Commission,

I respectfully urge the Commission to postpone implementing the proposed requirement that booking platforms verify short-term rental licenses until Clark County has established a reliable, accurate, and real-time verification system.

Licensed operators should not lose reservations or income because of County administrative errors, outdated records, delayed database updates, or system inaccuracies. Any verification process must be dependable before booking platforms are expected to rely on it.

Additionally, Clark County has not reopened the short-term rental license application process since 2022, leaving many qualified homeowners unable to apply for a license despite their willingness to comply with County regulations. At the same time, many applicants who submitted complete applications in 2022 have been waiting years for final decisions. These delays are the result of County administrative processes—not homeowner misconduct.

It is fundamentally unfair to impose new enforcement requirements that could block listings or cancel reservations when the County has not provided a functioning licensing process or processed pending applications within a reasonable timeframe. Homeowners and booking platforms should not bear the consequences of delays that are beyond their control.

Before implementing this proposal, Clark County should:

- Reopen the licensing application process so qualified homeowners have a fair opportunity to apply.
- Complete the review of all pending applications submitted in 2022.
- Establish a real-time, accurate, and publicly accessible license verification system.
- Create an immediate and effective process to correct errors before booking platforms are required to reject reservations or remove listings.

These steps should be completed before any new verification mandate takes effect. Doing otherwise risks harming responsible homeowners, reducing lodging options for visitors, and negatively impacting the local businesses that benefit from tourism.

I respectfully ask the Commission to delay implementation of this proposal until the County has fulfilled its responsibility to create a fair, transparent, and efficient licensing and verification system.

Thank you for your time and consideration.

Joseph

From:	natalie fenger
To:	BL Public Comment
Subject:	Clark County"s Proposed Changes to the STR Ordinance / Requiring Booking Platforms to Stop Accepting Reservations
Date:	Monday, July 20, 2026 8:37:03 PM

Subject: Please Delay STR Verification Requirement Until System Is Proven Reliable

Dear Clark County Commissioners,

I would like to respectfully ask that Clark County reconsider moving forward with the proposed requirement for booking platforms to verify short-term rental licenses before allowing reservations.

I feel that this is just another tactic to eliminate short-term rentals in the County. I feel that they help the local economy by bringing in travelers that do not want to stay in hotels. Groups of families, people traveling for work, longer stays, families with small children. They want an option to have space, kitchens and laundry. They do not want to be limited to hotels or small condos. My employer books homes for employees when on assignments or conferences. At least avg 20 a month. That is allot of tax revenue that the County would be missing out on with the occupancy tax.

The rentals that I live near, do not cause any issues. Actually, they are maintained better than long term rental properties, or owner occupied. There have not been any issues in 15 years, that I have lived near rentals, in a few different locations and States.

There are ordinances already in place for noise, disturbing the peace, debris, trash, parking. IF issues were to arise.

Short-term rentals also help local service industries. Landscaping companies, cleaning companies, pool services, delivery services, local stores and restaurants in the neighborhood.

My concern is not with compliance, but with the potential impact of errors in the County's verification process. If the system is not fully accurate and updated in real time, licensed homeowners could unexpectedly lose bookings through no fault of their own. This would create unnecessary financial hardship for families, confusion for travelers, and disruption for local businesses that depend on tourism.

I am also concerned that many homeowners have been unable to apply for licenses or are still waiting for decisions on applications that were submitted years ago. It seems unreasonable to place additional burdens on homeowners and booking platforms before those issues have been resolved.

The County is wasting tax dollars on all these lawsuits and proposed ordinances, instead of solving the issue at hand. Implementing a fair licensing process, the County has taken 5 years since AB363 was implemented. This is what needs to be

addressed. Not trying to skirt this issue by going after the booking platforms. There will be a large loss of tax due to the fact they will not be submitting taxes plus the taxpayer money being spent fighting the unfair regulations that the County implemented for licenses.

Before requiring Airbnb, VRBO, and other platforms to block listings or reservations, Clark County should ensure that a dependable verification system and reasonable licensing system is in place and that property owners have a clear process to quickly correct any errors.

Thank you for taking these concerns into consideration as you review the proposed ordinance changes.

Respectfully,

Natalie Fenger

From: Melissa Cassidy
To: BL Public Comment
Subject: My opposition to proposed STR verification requirement
Date: Monday, July 20, 2026 9:06:12 PM

Dear Clark County Commissioner,

I am writing to express my strong opposition to the proposed ordinance that would require booking platforms such as Airbnb and VRBO to reject reservations and payments for any property that is not verified by Clark County as licensed.

At this time, Clark County does not have a dependable verification process capable of accurately reflecting the licensing status of thousands of properties. Without such a system, licensed homeowners could be incorrectly identified as unlicensed because of administrative errors, outdated records, or delays in updating County databases. The result would be canceled reservations, blocked payments, lost income for homeowners, confusion for guests, and unnecessary disruption to travelers who have planned vacations months in advance.

Licensed hosts should not suffer financial harm because of County administrative mistakes or an unreliable verification process. Before placing this responsibility on booking platforms, the County must ensure that the information being provided is accurate, current, and immediately accessible.

Additionally, Clark County has still not reopened the short-term rental license application process since 2022, despite Nevada law requiring an ongoing licensing process. As a result, many otherwise qualified homeowners have been denied the opportunity to even apply for a license through no fault of their own.

Many homeowners who did submit applications in 2022 continue to wait, years later, for the County to issue final decisions. It is fundamentally unfair to penalize homeowners or booking platforms for delays that are entirely the result of County administration. Homeowners cannot comply with a licensing process that has remained unavailable or unresolved for years.

Before imposing new requirements on booking platforms, Clark County should first establish a licensing system that is fair, transparent, efficient, and consistently administered. The County should also implement a reliable real-time verification database and create an immediate, effective process for correcting verification errors before any platform is required to reject reservations or block listings.

These safeguards are essential to protect licensed homeowners, responsible applicants, travelers, and the many local businesses that benefit from tourism. A flawed verification system could unintentionally disrupt lawful businesses while doing little to address truly unlicensed operations.

I respectfully urge you to oppose this ordinance in its current form and instead focus on

fixing the County's licensing and verification process first. Once an accurate, transparent, and dependable system is in place, additional enforcement measures can be considered without placing responsible homeowners and booking platforms at risk of unjust harm.

Thank you for your time, your service to our community, and your thoughtful consideration of these concerns.

Sincerely,

Madison Miller

From: maniu bianca
To: BL Public Comment
Subject: STR licensing issues
Date: Monday, July 20, 2026 9:08:03 PM

To the esteemed officials and decision-makers of Clark County,

I am writing to express profound concerns regarding the proposed implementation of new requirements, particularly those contingent upon a reliable verification system, given the current state of Clark County's short-term rental (STR) licensing infrastructure. It is imperative that we halt any such mandates until the County can establish a robust, accurate, and real-time verification system that booking platforms can genuinely depend upon without jeopardizing legitimate business operations.

The current landscape is fraught with inconsistencies and systemic delays. It is wholly unacceptable for licensed hosts, who strive to operate within legal parameters, to face the prospect of losing bookings and incurring financial penalties due to administrative errors, outdated county records, or an unreliable verification process from the County's side. Such an outcome would not only penalize compliant individuals but also undermine the very framework of local tourism and commerce.

A critical issue that demands immediate redress is the prolonged suspension of the short-term rental license application process. Despite mandates under Nevada law, Clark County has not reopened applications since 2022. This protracted stagnation has created an untenable situation where hundreds, if not thousands, of otherwise qualified homeowners are prevented from legally operating their STRs. Furthermore, a significant number of applications submitted as far back as 2022 remain in an indefinite administrative limbo, with homeowners still awaiting a final decision. The County's inability to process these applications efficiently and transparently creates an unfair burden on its citizens.

It is fundamentally inequitable to penalize homeowners or booking platforms for operational bottlenecks and delays directly attributable to the County's own administrative shortcomings. Before contemplating any new requirements that could disrupt lawful bookings and inflict harm upon homeowners, travelers, and the myriad local businesses that depend on a vibrant tourism economy, Clark County must first establish a fair, transparent, and efficient licensing system. This foundational prerequisite is essential for any subsequent regulatory measures to be considered legitimate and enforceable.

Any future verification system must inherently include an immediate, effective, and user-friendly process for correcting errors. Without such a mechanism, mandating booking platforms to reject reservations or block listings based on potentially flawed data would be irresponsible and harmful. The onus is on the County to ensure data integrity and provide clear recourse for discrepancies before imposing demands on third parties.

We urge Clark County to prioritize rectifying its internal licensing and verification processes, ensuring they are fully compliant with Nevada law and capable of supporting a fair and functional STR market. Only then can new requirements be considered in a manner that serves the best interests of all stakeholders.

Sincerely,

Bianca Maniu

[redacted]

From: berenice garcia
To: BL Public Comment
Subject: Protect Responsible Short-Term Rental Hosts and Existing Bookings
Date: Monday, July 20, 2026 9:30:23 PM

Hello,

My name is Maria, and I am a lifelong Las Vegas resident and a local Airbnb host.

I am writing to express my concern regarding Clark County's efforts to cancel reservations for active short-term rental owners, regardless of whether they have made every effort to comply with the law. These actions place an unnecessary burden on local families, visitors, and small business owners.

Responsible local hosts follow the rules, maintain their properties, pay taxes, and work hard to be good neighbors. Short-term rentals contribute to our local economy by bringing visitors who often travel for family gatherings, weddings, sporting events, medical visits, and other occasions that extend beyond the Las Vegas Strip. These guests support local restaurants, shops, and small businesses throughout our community.

Canceling reservations, many of which were made months or even a year in advance…harms everyone involved. Guests are left scrambling to find accommodations, local hosts lose essential income, and our community loses valuable tourism dollars.

For years, hosts have asked Clark County to establish a reliable, transparent, and efficient licensing and verification system. Unfortunately, the county has not reopened the license application process since 2022, despite Nevada law requiring a pathway for licensing. Responsible hosts should not be penalized because of administrative delays or the lack of a fair and functional licensing process.

Before taking enforcement actions that disrupt lawful bookings, Clark County should first establish a fair, accessible, and consistent system that allows hosts to comply with the law. Enforcement should not come at the expense of families, travelers, and local businesses that have acted in good faith.

For my family, this income is not a luxury..it is a necessity. It helps us pay for my husband's ongoing medical expenses after he suffered two broken

legs. We are not large investors or corporations. We are a local family simply trying to make an honest living and support ourselves.

I respectfully ask that Clark County reconsider policies that cancel existing reservations and instead work collaboratively with responsible hosts to create a fair licensing process that protects neighborhoods while also protecting the livelihoods of local residents and the visitors who support our economy.

Thank you for your time and consideration.

Sent from Yahoo Mail for iPhone

July 20, 2026

Sam and Lisa Hankins
[redacted]
Las Vegas, NV 89119

To the Members of the Clark County Board of Commissioners,

We are writing to express our strong opposition to the proposed short-term rental requirement that hosting platforms (e.g., Airbnb) must remove all unlicensed listings ("proposal") until Clark County can establish a reliable, accurate, and real-time verification system that booking platforms and hosts can actually depend on.

As a law-abiding host, our primary concern is fairness and operational stability. Hosts should not be forced to lose critical bookings or suffer financial harm due to County administrative errors, outdated records, and burdensome verification process. Furthermore, any proposed system must include an immediate, effective mechanism for resolving errors *before* platforms are forced to block listings or reject valid reservations.

The underlying issue is that the administrative framework in Clark County is simply not ready for this step. Consider the existing backlog and systemic delays:

- **Closed Application Process:** Clark County has still not reopened the short-term rental application process since 2022—despite Nevada law requiring it—preventing countless otherwise qualified homeowners from even applying.
- **Multi-Year Delays:** Many responsible homeowners who diligently submitted applications back in 2022 are *still* waiting years later for the County to issue a final decision.

It is fundamentally unfair to penalize homeowners and booking platforms for delays and inefficiencies caused by the County itself. Imposing rigid automated requirements on a broken administrative foundation creates a direct threat to local livelihoods.

This proposal directly impacts Nevada citizens and visitors. Disrupting bookings doesn't just harm host families who rely on this income to pay mortgages and keep up with rising living costs—it impacts traveling families looking for affordable accommodations, local cleaners, maintenance workers, property managers, and the nearby small businesses that thrive on tourist spending.

I urge the Board not to enact this requirement. The County must first focus on establishing a fair, transparent, and efficient licensing system—one that processes pending applications and maintains accurate, real-time records—before imposing rules that threaten local homeowners, workers, and our broader economy.

Thank you for your time, consideration, and service to our community.

Sincerely,

Sam & Lisa Hankins

From: Huseyin Polat
To: BL Public Comment
Subject: Short term rental request
Date: Tuesday, July 21, 2026 12:19:23 AM

Hello Clark County,
I am deeply concern about your new proposals about limiting the ability to
Rent our house. Instead of regulating and giving away licenses who deserves it, and go after who allows parties or events and disturb The neighborhoods Clark chose to limit as much homes as possible.

Simply look at the star rating and reviews and regulate the taxation and let the public be free about renting their homes short term.

Greedy Hotels and casinos gets their fair share. Please stop getting their lobbying money and go after the poor.

Our voting choice in upcoming elections will be based on this matter.

Please advise
Huseyin Polat

From: Allison Le
To: BL Public Comment
Subject: Public comment regarding short-term rental restrictions
Date: Tuesday, July 21, 2026 8:49:33 AM

Hello,

My name is Thuc Uyen Le, and I am the owner of a unit at Palms Place Hotel. I am writing to respectfully ask Clark County to consider the impact that restrictions or a ban on short-term rentals would have on responsible property owners like myself and on families who rely on this income.

I have been an Airbnb host for over two years, and being a host has been one of the most rewarding experiences of my life.

My parents are now retired, and being an Airbnb host has helped me financially so that I can contribute toward their mortgage and help support my siblings. This income has made a tremendous difference in my family's life. What may seem like simply a short-term rental to some is, for my family, an important source of financial stability and security.

I sincerely ask Clark County to consider the stories of responsible hosts and families like mine before making decisions that could take away this opportunity.

Thank you.

Thuc Uyen Le

From: John Wong
To: BL Public Comment
Subject: Proposed STR platform license verification system
Date: Tuesday, July 21, 2026 10:35:54 AM

Hello I am commenting on the proposed requirement to have Short term rental hosting platforms to require hosts to have a STR license otherwise they will get delisted.

Clark county does not have a reliable verification system that the platforms can utilize so how can we trust that licensed hosts can depend on?

The verification process is unreliable, has administrative errors and are outdated. County still has not even reopened the STR license application since 2022 which prevents many qualified homeowners from applying.

Many applicants including myself still waiting for a decision on my license which i applied for in 2022! Its been 4 years! Its unfair to homeowners or the platforms for these delays which were caused by the county.

You need to first establish a fair, and transparent licesning system before imposing these requirements that would disrupt scheduled bookings and income for homeowners.

Verification system must include an immediate and effective process for correcrting errors before booking platforms are required to reject reservations or block listings.

Jeffrey Wong

From: Monet Clark
To: BL Public Comment
Subject: Public Comment | Silverado Ranch Homeowner
Date: Tuesday, July 21, 2026 10:40:25 AM

As a homeowner in Clark County, I strongly oppose the current restrictions on short-term rentals. Since these policy changes took effect, I have been unable to rent a room in my own home, eliminating an important source of supplemental income during a time when the cost of living continues to rise.

Homeowners should have the right to responsibly use their property to help offset mortgage payments, rising utility costs, and inflation. Short-term rentals allow ordinary residents—not just large corporations—to participate in Nevada's tourism economy.

The current regulations do not create a level playing field. Instead, they limit competition while benefiting major hotels and casinos, such as South Point and other large resort operators. My home cannot offer the same amenities as a casino resort, nor is it trying to. I offer a safe, clean, and affordable place to stay for visitors who prefer a neighborhood experience over a hotel. Consumers should have the freedom to choose the lodging option that best fits their needs and budget.

Clark County's current approach sends the message that the interests of large businesses matter more than those of individual homeowners. Rather than creating excessive barriers that make it nearly impossible for responsible homeowners to participate, the County should focus on enforcing reasonable health, safety, and nuisance standards while allowing law-abiding residents to compete fairly.

Short-term rentals generate tourism spending that benefits local restaurants, shops, and small businesses—not just casinos. They also help homeowners remain financially stable, strengthening neighborhoods and the local economy.

I urge Clark County to revisit these restrictions and adopt policies that support homeowners, encourage fair competition, and respect property rights. Nevada should be a place where residents have the opportunity to thrive—not where government regulations protect large corporations at the expense of everyday homeowners.

From: Jenny Ramirez
To: BL Public Comment
Subject: Clark County Board "Airbnb"
Date: Tuesday, July 21, 2026 11:11:46 AM

Dear Clark County Board of Commissioners,

My name is Jennifer Ramirez, and I'm writing as a Clark County homeowner who has been waiting since 2022 for a decision on my short-term rental license application.

I understand the County is trying to improve the short-term rental process, but I ask that you please consider the homeowners who have been caught in this system for years through no fault of our own.

I applied for my license in 2022 and have done everything that has been asked of me. After all this time, I'm still waiting for a final decision. It doesn't seem fair to create new requirements that could affect bookings when so many of us are still waiting for the County to process our applications.

This isn't just about running an Airbnb.

I'm a single mom, and this license means the opportunity to build a stable income so I can continue providing for my daughter. Like many parents, I'm doing everything I can to create a better future for my child. Waiting years without answers has been incredibly difficult, and every delay has real consequences for families like mine.

I'm not asking for special treatment. I'm simply asking for a fair opportunity.

Before new verification requirements are put in place, I hope the County will first focus on processing the applications that have been waiting since 2022. Homeowners shouldn't lose income or opportunities because of delays, outdated records, or problems within the County's own system.

If a verification system is implemented, it should be accurate, dependable, and include a way to quickly correct mistakes before homeowners lose reservations or have their listings affected.

I know the Board has difficult decisions to make, and I appreciate the work you do for our community. I just ask that you remember there are real people and real families behind these applications. For many of us, this isn't just a business—it's how we hope to support our families and build some financial stability.

As a single mother, I've spent the last four years trying to do everything the right way. All I'm asking for is the chance to move forward after waiting so long.

Thank you for taking the time to read my comments and consider the impact these decisions will have on homeowners like me.

Sincerely,

Jennifer Ramirez

Sent from Yahoo Mail for iPhone

From: Lindsay Crebs
To: BL Public Comment
Subject: Clark County STRs
Date: Tuesday, July 21, 2026 11:12:19 AM

Good Morning,

I am writing on behalf of cleaners, maintenance people, families, and home owners in Clark County who depend on the right to make a living renting out their homes. This affects real people, who work hard to provide for themselves and families. Please consider this when taking into account these requirements. We appreciate you and thank you for your time.

- Oppose implementing this requirement until Clark County has a reliable, accurate, real-time verification system that booking platforms can depend on.
- Licensed hosts should not lose bookings because of County administrative errors, outdated records, or an unreliable verification process.
- Clark County has **still not reopened the short-term rental license application process since 2022, as required by Nevada law**, preventing many otherwise qualified homeowners from applying for a license.
- Many homeowners who **submitted applications in 2022 are still waiting years later for the County to process and issue a final decision** on their applications.
- It is fundamentally unfair to penalize homeowners or booking platforms for delays caused by the County itself.
- The County should first establish a fair, transparent, and efficient licensing system before imposing requirements that could disrupt lawful bookings and harm homeowners, travelers, and local businesses.
- Any verification system must include an immediate and effective process for correcting errors before booking platforms are required to reject reservations or block listings.

Lindsay Crebs

From: Brendan Dekora
To: BL Public Comment
Subject: Opposition to Proposed STR Verification Requirement — Fix Licensing First
Date: Tuesday, July 21, 2026 11:21:38 AM

Dear Members of the Board of County Commissioners,

I am writing to oppose the proposed amendment requiring booking platforms to verify short-term rental licenses before accepting reservations. I support responsible regulation of short-term rentals, but this requirement should not move forward until the County corrects the problems in its own licensing system.

Clark County has not reopened the short-term rental license application process since 2022, despite the obligation under Nevada law to do so. Many homeowners who did apply in 2022 are still waiting years later for a final decision. It is fundamentally unfair to build an enforcement mechanism on top of a licensing system that the County itself has left backlogged and closed.

Under this amendment, licensed hosts and applicants stand to lose lawful bookings because of County administrative errors, outdated records, or an unreliable verification process — problems they did not create and cannot fix on their own. The County should first establish a fair, transparent, and efficient licensing system before imposing requirements that could disrupt lawful bookings and harm homeowners, travelers, and local businesses.

I respectfully ask that you decline to implement this requirement until the licensing backlog is cleared, the application process is reopened as required by law, and a reliable verification system with an immediate error-correction process is in place.

Thank you for your consideration.

Sincerely,
Brendan Dekora
[redacted]
Las Vegas, NV. 89169

From: brendandekora@mac.com
To: BL Public Comment
Subject: Opposition to STR Amendment — No Reliable Verification System Exists Yet
Date: Tuesday, July 21, 2026 11:23:09 AM

Dear Commissioners,

I am writing to oppose the proposed requirement that booking platforms verify short-term rental licenses before accepting a reservation. My concern is practical: the County does not currently have a reliable, accurate, real-time verification system that platforms can depend on.

Without such a system, licensed hosts will lose bookings because of outdated County records, administrative errors, or verification failures that have nothing to do with the host's actual compliance. A single stale record or system outage could cause a lawful listing to be blocked or a valid reservation to be rejected, with real financial consequences for the homeowner and the traveler.

At a minimum, any verification requirement must be paired with a real-time system that platforms can trust and an immediate, effective process for correcting errors before a platform is ever required to reject a reservation or block a listing. Requiring rejection first and correction later puts the burden of the County's data problems squarely on hosts.

I urge you to hold this amendment until an accurate verification system and a fast error-correction process are demonstrably in place.

Thank you for your time.

Respectfully,
Concerned Las Vegas Resident

From:	whiteglove@lvcoxmail.com
To:	BL Public Comment
Subject:	Opposition to Proposed Amendment to Title 7 - Short-Term Rental Ordinance (Verification Requirement for Booking Platforms)
Date:	Tuesday, July 21, 2026 11:43:34 AM

Dear Members of the Clark County Board of Commissioners,

I am writing to strongly oppose the County's proposed amendment to Title 7 of the Short-Term Rental Ordinance that would require booking platforms such as Airbnb and VRBO to stop accepting reservations and payments for any listing that is not verified as licensed. While I understand the desire for better compliance, implementing this requirement at this time would create serious unintended consequences for both licensed and unlicensed hosts, travelers, and local businesses. Clark County currently lacks a reliable, accurate, and real-time verification system that booking platforms can depend on. Without such a system, there is a significant risk that properly licensed properties will be mistakenly blocked from accepting bookings due to administrative errors, outdated records, or system glitches. This would result in canceled reservations, lost income for homeowners, confusion for guests, and unnecessary disruption to the local economy.

I urge the Board to oppose implementing this requirement until the following conditions are met:
Clark County has developed and implemented a reliable, accurate, real-time verification system that booking platforms can depend on;
The County has finished processing all pending short-term rental applications; and
The County has re-opened the licensing application process for everyone who has been waiting to apply for well over three years.

Clark County has not reopened the short-term rental license application process since 2022, despite requirements under Nevada law. Many homeowners who submitted applications in 2022 are still waiting for the County to process and issue final decisions. It is fundamentally unfair to penalize homeowners, licensed hosts, or booking platforms for delays and backlogs caused by the County itself. Licensed hosts should not lose legitimate bookings because of County administrative shortcomings. Any verification system must include an immediate and effective process for correcting errors before booking platforms are required to reject reservations or block listings.

I respectfully request that the Board delay or reject this proposed requirement until the County first establishes a fair, transparent, and efficient licensing and verification system. Only after these fundamental issues are resolved should the County consider imposing new obligations on platforms and hosts. Thank you for your time and for considering these comments. I hope the Board will prioritize protecting property rights and supporting responsible short-term rental operators by ensuring the County's own systems are functional before moving forward with this change.

Sincerely,

Tracy R. Mitchusson

[redacted]

From:	Kissy Martinez
To:	BL Public Comment
Subject:	Subject: Public Comment in Opposition to STR Verification Requirement
Date:	Tuesday, July 21, 2026 11:54:14 AM

Dear Clark County Board of Commissioners,

I am writing to oppose implementing the proposed STR verification requirement until Clark County addresses the serious problems that already exist with the current licensing process.

I personally went through the STR licensing process and was denied based on the proximity of another property. However, there were significant questions regarding that property and how it was approved. I brought these concerns forward during my appeal, yet I was never provided clear or satisfactory answers. My experience showed me firsthand that the current system still lacks the transparency and consistency homeowners deserve.

The chicken should not come before the egg. Before adopting another set of requirements, the County should first fix the problems with the licensing system already in place. Creating and enforcing additional regulations only takes time and resources away from addressing the existing problems and making the licensing process fair and equitable for all homeowners.

The County should process all pending applications, reopen licensing for those who have been waiting years to apply, and establish an accurate, reliable, real-time verification system before imposing additional requirements.

I respectfully ask the County to focus its time and resources on fixing the current licensing process before adding another layer of regulation.

Thank you for considering my comments.

Kissy C. Martinez, Esq.
CA Bar No. 363075
[redacted]

From: Manyi Tabot
To: BL Public Comment
Subject: Re: Public Comment on Short-Term Rental Regulations
Date: Tuesday, July 21, 2026 12:09:52 PM

Dear Clark County Board of County Commissioners,

My name is Manyi Tabot, and I am a Clark County resident and short-term rental host.

I respectfully request that the County delay implementation of any new short-term rental verification requirements until a reliable, accurate, and real-time verification system is in place that booking platforms can depend on. Licensed hosts should not lose lawful bookings because of administrative delays, outdated records, or errors within the County's licensing and verification process.

Clark County has not reopened the short-term rental license application process since 2022, and many qualified homeowners who have been waiting for years remain unable to apply. Additionally, many applicants who submitted applications in 2022 are still waiting for their applications to be fully processed and receive a final decision.

It is unfair to penalize responsible homeowners, travelers, or booking platforms for delays caused by the County's own administrative processes. Before imposing requirements that could disrupt lawful bookings and negatively impact homeowners and local businesses, the County should first establish a transparent, efficient, and dependable licensing system.

Any future verification process should include a timely and effective method for correcting errors before reservations are rejected or listings are blocked. Responsible hosts who follow the rules should have confidence that their ability to operate will not be impacted by inaccurate records or system issues.

Hosting provides important supplemental income for my family and supports the local economy by bringing visitors who contribute to restaurants, shops, service providers, and other small businesses throughout Clark County.

I support reasonable regulations that address bad actors while protecting responsible, compliant hosts and ensuring a fair process for everyone.

Thank you for your consideration.

Sincerely,

Manyi Tabot
Clark County Resident

On Tuesday, July 21, 2026 at 12:02:17 PM PDT, Manyi Tabot [redacted] wrote:

Dear Clark County Board of County Commissioners,

My name is Manyi Tabot, and I am a Clark County resident and a short-term rental host.

Hosting has provided an important source of supplemental income for my family while also allowing us to welcome visitors who contribute to our local economy. My guests support nearby restaurants, shops, entertainment

I respectfully ask the Commission to consider the impact that additional restrictions could have on responsible, compliant hosts like me. I support fair regulations that address bad actors while preserving the ability of responsible homeowners to continue hosting.

Thank you for your time and for considering the perspectives of local residents who rely on short-term rentals as part of their household income.

Sincerely,

Manyi Tabot
Clark County Resident

From: Dakki Law
To: BL Public Comment
Subject: Opposition
Date: Tuesday, July 21, 2026 12:43:21 PM

To the Honorable Members of the Committee,

I respectfully ask you to oppose implementing this proposed short-term rental requirement until Clark County has established a reliable, accurate, and real-time verification system that booking platforms can reasonably depend on.

As a homeowner and someone who understands how important short-term rentals are to many local families, I support reasonable regulation and responsible enforcement. However, this proposal places the burden on homeowners and booking platforms before Clark County has completed the work necessary to make the system fair and functional.

Clark County should not implement this requirement until it has:

* Established a reliable, accurate, real-time verification system.
* Finished processing all pending short-term rental applications.
* Reopened the licensing process for everyone who has been waiting to apply for more than three years, as contemplated under Nevada law.

Licensed hosts should not lose reservations because of County administrative delays, outdated records, or inaccurate verification data. Likewise, homeowners who submitted applications back in 2022 should not continue to wait indefinitely while being treated as though they failed to comply with the law. Many applicants have done everything that was asked of them, yet they are still waiting for final decisions through no fault of their own.

It is fundamentally unfair to penalize homeowners or booking platforms for delays and errors caused by the County itself. Before imposing new enforcement requirements that could block reservations, the County should first establish a licensing process that is fair, transparent, timely, and accessible.

Any verification system should also include an immediate and effective process for correcting mistakes. If a licensed property is incorrectly identified as unlicensed, there must be a way to resolve that error quickly before booking platforms are required to reject reservations or remove listings. Without such protections, even temporary administrative mistakes could result in significant financial losses for homeowners, canceled vacations for travelers, and unnecessary harm to local businesses.

Short-term rentals support much more than property owners. Every reservation helps local housekeepers, landscapers, maintenance workers, contractors, pool service companies, restaurants, grocery stores, retail shops, rideshare drivers, and many other small businesses throughout Clark County. When lawful bookings are blocked because of government delays or inaccurate records, the economic impact reaches far beyond a single homeowner.

I believe Clark County can create a system that is both fair and effective. Responsible hosts should absolutely be held accountable, but the County should first ensure that homeowners have a genuine opportunity to obtain licenses and that any verification process is accurate

before requiring booking platforms to deny reservations.

I respectfully urge you to delay implementation of this proposal until the County has:

* Processed all pending applications.
* Reopened licensing for eligible homeowners who have been waiting for years.
* Implemented a dependable real-time verification system.
* Established a prompt and effective error-correction process.

Thank you for your time, your service, and your thoughtful consideration of the many homeowners, workers, travelers, and small businesses who would be affected by this proposal.

Respectfully,
DkLAW

From: Amarbat Pashka
To: BL Public Comment
Subject: Opposition to Proposed STR Booking Platform Verification Requirement
Date: Tuesday, July 21, 2026 12:58:04 PM

Dear Clark County Commissioners,

I respectfully oppose the proposed requirement that booking platforms reject reservations or payments for any short-term rental that is not verified as licensed **until Clark County has implemented a reliable, accurate, real-time verification system.**

Licensed hosts should not lose bookings because of County administrative errors, outdated records, or an unreliable verification process. Without a dependable system, licensed properties could be mistakenly blocked, resulting in canceled reservations, lost income, and unnecessary disruption for homeowners, travelers, and local businesses.

I also urge the County not to implement this requirement until it has **processed all pending STR license applications** and **reopened the licensing process** for homeowners who have been unable to apply for more than three years. Many applicants who submitted applications in 2022 are still waiting for final decisions, while others have been prevented from applying altogether. It is unfair to penalize homeowners or booking platforms for delays caused by the County itself.

Before imposing this requirement, the County should establish a fair and efficient licensing system and provide an immediate process for correcting verification errors before any bookings are blocked.

Thank you for your consideration.

Cheers,
Laurent Viguer

From: Pamela Wilferd
To: BL Public Comment
Subject: Opposition of Implementing Short Term Rental Platform Required Verifications
Date: Tuesday, July 21, 2026 1:28:09 PM

- I want to Submit the following as my views and opinions on this very important subject. I feel that it is very important that at present we as Property Owners must
-
- Oppose implementing the requirement until Clark County has a reliable, accurate, real-time verification system that booking platforms can depend on
- Oppose implementing this requirement until Clark County has finished processing, all pending STR applications, and
- Has re-opened the licensing process for everyone who has been waiting to apply for well over three years!
- Licensed hosts should not lose bookings because of County administrative errors, outdated records, or an unreliable verification process.
-
- PLease Consider why this is necessary…
- Clark County has **still not reopened the short-term rental license application process since 2022, as required by Nevada law**, preventing many otherwise qualified homeowners from applying for a license.
- Many homeowners who **submitted applications in 2022 are still waiting for the County to process and issue a final decision** on their applications.
- It is fundamentally unfair to penalize homeowners or booking platforms for delays caused by the County itself.
- The County should first establish a fair, transparent, and efficient licensing system before imposing requirements that could disrupt lawful bookings and harm homeowners, travelers, and local businesses.
- Any verification system must include an immediate and effective process for correcting errors before booking platforms are required to reject reservations or block listings.
- THank you for your Time and considerations.

Sent from my iPhone

Pamela Wilferd
Vegas One Realty
[redacted]

From: Aldo Madrazo
To: BL Public Comment
Subject: public comment in opposition to the County"s proposed amendment to Title 7 of the Short-Term Rental Ordinance.
Date: Tuesday, July 21, 2026 1:52:13 PM

- Oppose implementing this requirement until Clark County has a reliable, accurate, real-time verification system that booking platforms can depend on
- Oppose implementing this requirement until Clark County has finished processing, all pending STR applications, and
- Has re-opened the licensing process for everyone who has been waiting to apply for well over three years!
- Licensed hosts should not lose bookings because of County administrative errors, outdated records, or an unreliable verification process.
- Clark County has **still not reopened the short-term rental license application process since 2022, as required by Nevada law**, preventing many otherwise qualified homeowners from applying for a license.
- Many homeowners who **submitted applications in 2022 are still waiting for the County to process and issue a final decision** on their applications.
- It is fundamentally unfair to penalize homeowners or booking platforms for delays caused by the County itself.
- The County should first establish a fair, transparent, and efficient licensing system before imposing requirements that could disrupt lawful bookings and harm homeowners, travelers, and local businesses.
- Any verification system must include an immediate and effective process for correcting errors before booking platforms are required to reject reservations or block listings.

From: Mycah Healey
To: BL Public Comment
Subject: Proposed STR changes for license validation
Date: Tuesday, July 21, 2026 1:52:18 PM

Dear Clark County Comissioners,

I am writing to express my concern about proposed changes to the short term rental ordinances. It is my understanding that the changes would require platforms to verify that licenses are valid prior to taking a reservation, however no such system exists.

I would ask that the County work on streamlining the existing workflows to process more applications, giving more homeowners the ability to legally rent. It is frustrating that parts of the ordinance may be unconstitutional, such as the septic exclusion, and that no changes have been proposed to improve adoption of the existing ordinance.

I fully respect the concerns around party houses and support removing irresponsible hosts. I am not one of those hosts, and I hope that the county will consider pausing the implementation of this requirement until a reliable verification system is established.

Thank you for your consideration.
Mycah Healey
[redacted]

From: Konrad Janica
To: BL Public Comment
Subject: Opposition to Proposed New Short-Term Rental Verification Requirements
Date: Tuesday, July 21, 2026 2:20:20 PM

Dear Clark County Commissioners and Staff,

I am writing to strongly oppose the implementation of new short-term rental (STR) verification requirements at this time.

I urge the County to delay implementing this requirement until Clark County has established a reliable, accurate, and real-time verification system that booking platforms can actually depend on. Without such a system in place, these rules will create confusion, errors, and unfair disruptions.

Specifically, the County should not move forward until it has:

• Finished processing all pending STR applications, and

• Re-opened the licensing process for the many homeowners who have been waiting to apply for well over three years.

Clark County has still not reopened the short-term rental license application process since 2022, despite requirements under Nevada law. This has prevented many otherwise qualified homeowners from even applying for a license. Additionally, many homeowners who submitted applications back in 2022 continue to wait for the County to process and issue final decisions on their applications.

Licensed hosts should not lose legitimate bookings due to County administrative errors, outdated records, or an unreliable verification process. It is fundamentally unfair to penalize homeowners or booking platforms for delays and failures caused by the County itself.

The County must first establish a fair, transparent, and efficient licensing system before imposing new requirements that could disrupt lawful bookings and harm homeowners, travelers, and local businesses that rely on short-term rentals.

Furthermore, any verification system that is eventually implemented must include an immediate and effective process for correcting errors before booking platforms are required to reject reservations or block listings.

I respectfully request that these concerns be taken into full consideration and that the proposed rules be postponed until the County has resolved its own significant backlog and systemic issues.

Thank you for your attention to this important matter. I look forward to your response and to a more equitable resolution for all stakeholders.

Sincerely,

Konrad Janica

From: LIN ALEN
To: BL Public Comment
Subject: Dear Clark County Board of Commissioners
Date: Tuesday, July 21, 2026 3:08:34 PM

Dear Clark County Commissioner,

I am writing to respectfully urge you to oppose the proposed ordinance that would require booking platforms such as Airbnb and VRBO to reject reservations and payments for any property that is not verified by Clark County as properly licensed.

While I support fair regulation and responsible enforcement of short-term rentals, I believe this ordinance places new obligations on booking platforms and homeowners before Clark County has established a licensing and verification system that is accurate, reliable, and consistently administered.

The most significant concern is that Clark County currently does not have a dependable verification system capable of accurately reflecting the licensing status of thousands of short-term rental properties. Administrative errors, outdated records, or delays in updating County databases could easily result in licensed properties being incorrectly identified as unlicensed. Such mistakes could lead to canceled reservations, blocked payments, lost income for homeowners, unnecessary confusion for guests, and disruptions to travelers who often make plans months in advance.

Licensed homeowners should not suffer financial harm because of County administrative errors or an unreliable verification process. Before requiring booking platforms to deny reservations or block payments, Clark County should first ensure that its licensing information is accurate, continuously updated, and available through a reliable real-time verification system.

In addition, Clark County has not reopened the short-term rental license application process since 2022, despite Nevada law requiring an ongoing licensing process. Many responsible homeowners have been denied the opportunity to even apply for a license through no fault of their own. It is unreasonable to expect compliance from homeowners when the County itself has not provided a meaningful opportunity to obtain a license.

Even more concerning, many homeowners who submitted applications in

2022 are still waiting for final decisions years later. These applicants have complied with every requirement asked of them, yet remain in administrative limbo because of County delays. Penalizing homeowners or booking platforms for circumstances entirely beyond their control is neither fair nor consistent with good public policy.

Before expanding enforcement responsibilities to booking platforms, Clark County should first focus on fixing its own licensing system. This includes reopening the application process, resolving the large backlog of pending applications, maintaining an accurate real-time verification database, and establishing a prompt and transparent process to correct verification errors before reservations are denied or listings are blocked.

These improvements would better protect licensed homeowners, applicants acting in good faith, travelers, booking platforms, and the many local businesses that depend on tourism. Without these safeguards, the proposed ordinance risks harming lawful businesses while doing little to address truly unlicensed operators.

For these reasons, I respectfully ask you to oppose this ordinance in its current form. Clark County should first establish a licensing and verification system that is fair, transparent, efficient, and dependable. Once those foundational issues have been resolved, additional enforcement measures can be considered without creating unnecessary harm for responsible homeowners, booking platforms, or visitors.

Thank you for your time, your service to our community, and your thoughtful consideration of these concerns.

Sincerely

From: Christina-Marie Corn
To: BL Public Comment
Subject: Short-Term Rental Payments on Booking Platforms
Date: Tuesday, July 21, 2026 3:52:53 PM

I wanted to share a few concerns regarding the County's short-term rental licensing process.

I'm concerned that licensed hosts will lose bookings due to clerical errors. Licensed hosts shouldn't be losing bookings because of mistakes on the County's side. Why isn't there already a verification process included with this proposal? How can the County expect booking platforms to verify license status without first providing a reliable process to do so?

I'm also concerned because the application process still hasn't reopened since 2022. There are homeowners who want to follow the rules and apply for a license, but they haven't even been given the opportunity. At the same time, there are still homeowners who submitted applications back in 2022 and are waiting years later for a final decision. How can we continue adding new rules and restrictions when the original licensing process still hasn't been completed?

Thank you for your time and consideration.

Kind regards,
Christina-Marie Corn
Vacation Rental Manager
REALTOR S.0200129
Mesquite Vacation Rentals
Office: (702)345-5100
Book a Call with Me

From: Assaf Ben-Dor
To: BL Public Comment
Subject: Public Comment Opposing Proposed Short-Term Rental Platform Verification Requirements
Date: Tuesday, July 21, 2026 4:27:21 PM

Dear Clark County Board of Commissioners,

I am writing to respectfully but strongly oppose the proposed ordinance requiring booking platforms such as Airbnb and VRBO to stop accepting reservations and payments for properties that cannot be verified by Clark County as licensed.

I support reasonable regulation and enforcement against illegal short-term rentals. However, this proposal is premature and unfair because Clark County has not yet established the reliable infrastructure necessary to implement it without causing significant harm to law-abiding homeowners, travelers, and local businesses.

Clark County should **not implement this requirement until it has a reliable, accurate, real-time verification system** that booking platforms can depend on. At present, there appears to be no dependable system that allows Airbnb, VRBO, or other platforms to instantly verify the licensing status of thousands of properties.

Without such a system, **licensed hosts could lose reservations and income simply because of County administrative errors, outdated records, delayed updates, or technical failures.** Responsible homeowners should not bear the financial consequences of mistakes made by the government.

Adding to this concern, **Clark County has still not reopened the short-term rental license application process since 2022**, despite Nevada law requiring a licensing process. As a result, many otherwise qualified homeowners have been denied even the opportunity to apply for a license.

Furthermore, **many homeowners who submitted applications in 2022 are still waiting years later for Clark County to process and issue final decisions on their applications.** It is fundamentally unfair to penalize homeowners or booking platforms for delays entirely caused by the County itself.

This proposal would create unnecessary uncertainty throughout the tourism industry. Incorrectly blocking licensed listings could lead to:

- Canceled reservations.
- Lost income for homeowners who have complied with County requirements.
- Guests scrambling to find alternative accommodations.
- Reduced tourism spending that affects restaurants, entertainment venues, rideshare drivers, retail businesses, and other local employers.
- Damage to Clark County's reputation as a reliable travel destination.

Before imposing requirements on booking platforms, **Clark County should first establish a fair, transparent, efficient, and fully tested licensing and verification system.** The County should demonstrate that it can accurately verify licenses in real time before requiring private companies to rely upon its database.

In addition, **any verification system must include an immediate and effective appeals process** that allows licensed hosts to quickly resolve errors. A homeowner whose property is mistakenly blocked should not have to wait days or weeks while reservations are canceled.

Finally, if Clark County's verification system incorrectly identifies a licensed property as unlicensed, **the County should accept financial responsibility for the resulting damages**, including lost rental income, cancellation penalties, and other documented losses. It is unreasonable to shift the risk of government errors onto homeowners who have followed the law.

I respectfully urge the Board of County Commissioners to reject this proposal in its current form or postpone implementation until Clark County has:

- A reliable, accurate, real-time verification system.
- Reopened the licensing application process.
- Processed the significant backlog of pending applications.
- Established a rapid appeals process for verification errors.
- Ensured that licensed homeowners are protected from financial harm caused by County mistakes.

Clark County should focus on creating an efficient licensing system before adopting regulations that could unintentionally punish responsible homeowners while disrupting tourism and the local economy.

Thank you for your consideration of my comments.

Respectfully,

Assaf Ben-Dor
Las Vegas, Nevada

From: frank
To: BL Public Comment
Subject: OPPOSE
Date: Tuesday, July 21, 2026 4:30:05 PM

Oppose implementing this requirement until Clark County has a reliable, accurate, real-time verification system that booking platforms

Franklin Liu

From: Colleen Glieden
To: BL Public Comment
Subject: Clark County Short Term Rental regulation changes
Date: Tuesday, July 21, 2026 4:30:39 PM

To Whom it may Concern
We oppose Clark County's proposed new requirement for short-term rentals. Online booking platforms should not be responsible for regulating local licensing unless Clark County first provides a reliable, accurate, real-time verification system that platforms can trust. Homeowners and platforms should not be penalized for delays caused by the County. Clark County must reopen its short-term rental licensing process, which has been closed to new applications since 2022. Under Nevada law, including AB 363, homeowners should have a clear process to apply for and comply with licensing requirements. If licenses are issued fairly and efficiently, responsible homeowners will follow the rules and regulations. By ignoring state law, lawsuits, and injunctions, the County is creating a larger problem. We have operated a vacation rental company for 14 years without issues, managing an average of 100 units each year. While some bad actors should be addressed, the vast majority of short-term rentals operate responsibly and do not create problems.
This requirement should not be introduced until Clark County has a functioning licensing department that can process applications and a reliable verification system that booking platforms can depend on.

Respectfully,

Colleen Glieden

Premier Properties of Mesquite NV, LLC

Cell 925-548-0976

www.mesquitenvforsale.com

From:	Henry Huang
To:	BL Public Comment
Subject:	Public Comment: Opposition to Proposed Amendment to Title 7 (Short-Term Rental Ordinance)
Date:	Tuesday, July 21, 2026 6:09:29 PM

Dear Clark County Board of Commissioners,

I am writing to express my strong opposition to the proposed amendment to Title 7 of the Short-Term Rental Ordinance.

While I support responsible short-term rental hosting, requiring booking platforms to block listings without a reliable, real-time verification system creates severe risks for compliant property owners. Without an accurate verification system, licensed hosts face wrongful delistings, canceled reservations, and significant lost income due to administrative errors or outdated records.

Furthermore, Clark County has not reopened the short-term rental license application process since 2022, as required by Nevada law, leaving many responsible homeowners unable to apply while pending applicants continue to wait years for decisions. It is fundamentally unfair to penalize hosts and platforms for delays created by the County itself.

I strongly urge the Board to pause this proposal until:
1. Clark County establishes a reliable, accurate, real-time verification system with a clear and immediate error-correction process.
2. All pending 2022 STR applications are fully processed.
3. The licensing application process is reopened for all qualified homeowners.

Thank you for considering my feedback and protecting the rights of local homeowners and small businesses.

Sincerely,
Henry Huang

From: ag2001@earthlink.net
To: BL Public Comment
Subject: STR
Date: Tuesday, July 21, 2026 10:45:20 PM

Sent from EarthLink Mobile mail

It is not fair to allow a change to force platforms for STR to refuse payment for unverified licensed clients. There is no process to get a license in unincorporated Clark county. All the other cities have a process. People who rent a STR are not looking for a hotel experience. They are here to enjoy rock climbing in Red Rock, watch their kid in a sport tournament, or attend a wedding or family event that isn't near the strip, and don't want to expose their kids to a strip hotel that may not be the right time for a young family. They appreciate a STR because their belongings are safe and they can make healthy meals that suite their personal dynamic. Restricting an entity where they are free to utilize a booking because it is accessible, blocks renters of their fundamental right to choose.

There are no systems in place to manage or organize on the county level of STRs to manage this proposal. Please do not allow this idea of forcing outside companies manage an area Clark County Commissioners refuse to implement. People who want to visit Las Vegas will suffer.

Sincerely
Amy Graf

ATTACHMENT 4

RESPONSES IN SUPPORT

From:	nophobus
To:	BL Public Comment
Subject:	Stop Illegal STR"S
Date:	Sunday, July 19, 2026 4:42:30 PM

If you are not licensed you should not rent. Good call on stopping credit card payments to platforms.
Thanks
Carl

Sent from my Galaxy

From: nophobus
To: BL Public Comment
Subject: Stop STRS ACCEPT CREDIT CARDS
Date: Sunday, July 19, 2026 4:44:38 PM

Yes good proposal maybe only way to stop this madnesd

Sent from my Galaxy

ATTACHMENT 5

RESPONSES - NEUTRAL

From:	Lisa Tulak
To:	BL Public Comment
Subject:	Airbnb hosting
Date:	Saturday, July 18, 2026 10:04:32 AM

First of all, thank you for giving us the opportunity to let you know why we feel Airbnb's are good source for not only the host but also the guest.

Hosting an Airbnb offers more than just additional income for the host—it creates a welcoming, home-like environment for guests. Travelers staying for extended periods often find an Airbnb more personal than a traditional hotel, making their experience feel both convenient and connected. Additionally, they're in a safe environment (a neighborhood…) Having a kitchen area, washing machines and paying less for the stay. Therefore, it makes it affordable for someone moving to the Las Vegas Valley, and wanting to determine which area of town they would like to purchase a home in or rent a traditional apartment or condo. The short term stay allows the guest the option of not signing a long-term lease before they feel comfortable with the Las Vegas Valley. Creating this environment helps the Las Vegas Valley attract more people moving into our valley, therefore creating more money overall for the hotels, the host house as well as introducing people to our city in a welcoming fashion.

This combination of financial benefit and meaningful hospitality is what makes Airbnb such a valuable option for both hosts and guests.

Lisa Tulak
Las Vegas NV 89147
[redacted]
Sent from Lisa's iPhone

From: Zephyr
To: BL Public Comment
Subject: Public Comment on Short-Term Rentals – Support for Independent Hosts
Date: Saturday, July 18, 2026 10:56:29 AM

Dear Clark County Commissioners,

My name is Quanzhong Chen, and I am a Clark County resident, a homeowner, and a short-term rental host. I am writing to formally submit my public comment in strong support of protecting the rights of local, independent short-term rental hosts in our community.

Beyond being a host, I am a proud active-duty member serving in the United States Air Force. Managing a short-term rental is not a corporate venture for me; it is a vital lifeline for my family. The supplemental income generated from hosting allows us to maintain our quality of life and, most importantly, directly helps fund my two daughters' school and college education. Without this business, fulfilling these financial obligations for my children's future would be incredibly difficult.

I firmly believe that short-term rentals bring immense value to Nevada residents and the local economy for several key reasons:

Healthy Competition: Short-term rentals provide a healthy alternative to the large hotel conglomerates on the Strip. This competition is good for the market, as it encourages the lodging industry as a whole to maintain high-quality service and diverse options.

Attracting Diverse Visitors: Many families and travelers look for the unique, residential experience that only a home can provide. By keeping short-term rentals accessible, we ensure that Las Vegas remains an attractive destination for a wider variety of tourists who pour money into our local neighborhoods, restaurants, and small businesses outside the tourist corridors.

Responsible Local Ownership: As a military service member, I take immense pride in accountability, property maintenance, and community respect. Individual hosts like myself are deeply invested in keeping our properties pristine and ensuring our guests respect our neighborhoods.

I respectfully urge the Board of County Commissioners to consider the real-world impact that restrictive regulations have on local families and military households. Please protect the rights of responsible, independent residents to host.

Thank you for your time, your leadership, and for considering my testimony.

Sincerely,
Quanzhong Chen
Las Vegas, NV 89147

From: JAY FRANCIS
To: BL Public Comment
Subject: Public Comment — Short-Term Rental Regulations (Clark County Resident & Host)
Date: Saturday, July 18, 2026 11:24:09 AM

To the Honorable Members of the Clark County Board of County Commissioners:

My name is Jay Francis. I am a Clark County resident and an individual short-term rental host in 89123 Las Vegas of unincorporated Clark County— not a corporation or an out-of-state investment fund. I am writing to ask the Board to adopt a short-term rental framework that gives responsible resident hosts a realistic, achievable path to operate legally.

Most of my guests are ordinary people — families in town for a wedding or graduation, folks visiting relatives, travelers who wanted a real home rather than a hotel room. Hosting lets me offer them that, and it lets visitors spend their money at local restaurants and shops instead of only on the Strip. I take pride in running a clean, safe, quiet home, and my guests notice it.

When Nevada passed AB 363 in 2021, the Legislature directed the county to license and regulate short-term rentals — not to eliminate them. I share that goal. I want to be licensed, pay the required fees and transient lodging taxes, carry proper liability insurance, and follow reasonable safety and good-neighbor rules. The difficulty is that the current 1% cap makes lawful operation impossible for the large majority of existing resident hosts, no matter how responsible we are.

I respectfully ask the Board to consider a framework that (1) sets a licensing capacity that reflects actual demand rather than an arbitrary 1% ceiling, (2) prioritizes owner-occupant and resident hosts, and (3) focuses enforcement on the small number of bad actors who cause nuisance, noise, or safety problems — rather than shutting out thousands of law-abiding residents who simply want to operate legally.

Thank you for your time and for including my comment in the official record.

Respectfully,

Jay Francis
Las Vegas, Clark County
[redacted]

From: beth ellyn rosenthal
To: BL Public Comment
Subject: Thoughts as a host and a homeowner
Date: Saturday, July 18, 2026 2:31:45 PM

Commissioners:

I believe anyone who wants to be a host should be able to. And it's good revenue for the county.

However, the County needs to be a good enforcer. Too many hosts just want the money and not the job. In my neighborhood guests' children have thrown things into the next-door-neighbors' pools and played loud music in the backyard until 3 am. The hosts and their managers did nothing.

People hate STRs for this reason.

Hosts should lose the right to host if they don't control their guests. Please figure out a way to do this.

Make it not like the airport tunnel. When I drive through at 35 mph, I get the finger.

((hugs)) BETH Ellyn
Bermuda and Pebble

--

Beth Ellyn Rosenthal
YOUR Las Vegas Real Estate Concierge
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"Politicians are like diapers: You need to change them often and for the same reason."

From the Tony-winning Broadway musical Shucked.

... even if the victory isn't pretty." Carolyn Hax

From:	Pete K
To:	BL Public Comment
Subject:	Public Comment – Proposed Accommodations Facilitator Ordinance
Date:	Saturday, July 18, 2026 3:01:10 PM

Dear Clark County Commissioners,

I am the owner of multiple **fully licensed vacation rental properties** located in an H-1 zoning district in Clark County. My comments are not in opposition to reasonable regulation. I support enforcement against illegal short-term rentals and appreciate the County's efforts to improve compliance.

However, I would like to bring attention to an issue that has caused significant confusion for licensed operators.

Currently, Airbnb automatically collects the 13.8% Clark County transient lodging tax from guests booking our licensed vacation rentals. At the same time, licensed operators in our community have been advised by the County that we are responsible for remitting transient lodging taxes directly to Clark County.

This has created uncertainty regarding:

- Who is legally responsible for remitting the tax.
- Whether taxes are being remitted twice or not at all.
- How licensed operators can accurately comply with County requirements when Airbnb has already collected the tax from guests.

I respectfully request that the proposed ordinance clearly define:

1. Whether Airbnb (or other accommodation facilitators) is responsible for remitting taxes it collects from guests.
2. The reporting requirements for licensed vacation rental operators when taxes have already been collected by the platform.
3. A process that prevents duplicate tax collection or duplicate remittance obligations.

I also encourage the County to ensure that any electronic verification system includes an efficient process for correcting errors before a licensed property is deactivated. Compliant, licensed businesses should not be adversely affected because of administrative or database discrepancies.

Finally, I ask that the County continue distinguishing between:

- licensed short-term vacation rentals operating legally under County licenses; and
- long-term rentals of 31 days or more, which should not be treated as short-term rentals for licensing or transient lodging tax purposes.

Thank you for considering these comments. I appreciate the opportunity to provide feedback and support regulations that are clear, fair, and consistently applied to both licensed operators and booking platforms.

Sincerely,

Peter

From: Randy Gao
To: BL Public Comment
Subject: Short Term Rentals helps to pay for my pregnant wife
Date: Saturday, July 18, 2026 5:45:34 PM

Hi Clark County Commissioners,

I know you have a very difficult decision to make on how to handle short term rentals.

They could impact other homeowners.

They could affect the casino industry, which helps us to fund the state and city in many ways.

After 8 years of operating short term rentals, and having it be a main pillar of how I feed my family… I am just asking for more regulation.

Regulation will solve all the major issues of short term rentals.

If operated the right way, Short Term Rentals would not be a nuisance to the neighbors.

For example, our company puts noise monitoring devices and security cameras around our property, and we hardly ever had any neighbor complaints. We also make sure to introduce ourselves to the neighbors so they know who to call if there's any issues.

The homes that are operating without care, are the homes that are causing disturbances to the neighborhood.

With regulation, the homes would need to operate in the correct way, which will take out the bad apples from the market.

As for the guests and visitors that are staying at the houses, most of them are going to the Strip and still gambling and spending money on the Strip.

The benefit of Short Term Rentals is that the money spent by the tourist are spread throughout our local communities as well. Not just to the casinos. (Which they also spend in)

More regulation and licenses will also create more taxable income in which Las Vegas can collect and help to make the city an even better place to live.

Short term rentals have also created many jobs throughout the community.

Our team employs cleaners, landscapers, pool technicians, HVAC techs, handymen, roofers, electricians, and more.

This also helps to diversify the housing demand in Vegas.

If there's ban on short term rentals in Vegas, it may cause a massive sell off of thousands of homes, which could cause a ripple effect that causes the market to crash.

With proper short term rental regulations, more investors may be more willing to come into

vegas, which has been a pretty stagnant market compared to these past years.

For these reasons, I would like to ask for some sort of regulations, so that the right operators can operate Short Term Rentals the correct way and help to boost the Las Vegas Economy and Community.

Thank you for your consideration.

Haoran (Randy) Gao
Real Brokerage | S.185766
Gao Realty Group
Founder/CEO
CELL : (646) 643-1088 | Office: (702) 919 4108
randygaore@gmail.com
Las Vegas Realtors YPN's Top 40 Under 40 Hall of Fame

From: Carmen Luraschi
To: BL Public Comment
Subject: Clark county vs. AirBnb
Date: Saturday, July 18, 2026 9:44:54 PM

To the Clark County Board of County Commissioners,

My name is Ricky Anderson, and I am a Clark County resident and an Airbnb host. I appreciate the opportunity to share my perspective as you consider future regulations affecting short-term rentals.

I am not a large corporation or commercial operator. I am a local resident who has invested in our community and takes pride in responsibly operating my property. Hosting on Airbnb has helped me offset the rising costs of owning and maintaining my home while providing visitors with a clean, safe, and welcoming place to stay.

Every guest who stays at my property contributes to our local economy. They dine at local restaurants, shop at neighborhood businesses, visit attractions, and support the tourism industry that is so important to Clark County. These visitors create income not only for hosts like me, but also for countless small businesses and employees throughout our community.

I understand the importance of protecting neighborhoods and ensuring that short-term rentals are operated responsibly. I fully support fair regulations that hold bad actors accountable. However, I respectfully ask that the County avoid restrictions that would unnecessarily harm responsible local hosts who follow the rules and work hard to be good neighbors.

For my family, hosting is more than just supplemental income. It helps us manage increasing property expenses, maintain our investment, and continue contributing to our local economy. Losing the ability to host would have a significant financial impact on us and many other Clark County residents who rely on this income.

I respectfully ask the Board to consider the experiences of responsible local hosts when making its decision. Please support balanced policies that protect neighborhoods while preserving the ability for residents like me to continue hosting responsibly.

Thank you for your time, your service, and your thoughtful consideration.

Sincerely,

Ricky Anderson
Clark County Resident and Airbnb Host

From: Debi Cole
To: BL Public Comment
Subject: Senior resident, short term, rental comments
Date: Saturday, July 18, 2026 10:17:01 PM

Greetings,
I retired in Las Vegas from Anchorage, Alaska after 40 years
I have been coming here every year for a week vacation since I was a child. I am now 70.
I bought a home in South Las Vegas with one bedroom and a separate entrance to offer short term rental rentals two visitors that might take an art class with me, or I might offer a custom art tour. If they stayed a week or so that would supplement my personal life and make me happier.

The revenue would also be helpful as it would be a little better than having a year-round roommate, tenant that would not be as interesting as a new visitor.

The strict changes through Airbnb and Clark County presumably from Hotel unions have made it impossible for me to have beyond the extra income, but the entertainment and friendship and camaraderie. It would serve for a senior person

Instead, I have felt isolated, had the wrong long-term roommates that have cost me time and revenue and been very stressful.

I understand the hotel unions, and also the investors who bought multiple large homes and had parties disturbing neighborhoods in short-term rentals.

If Better guidelines could occur, so perhaps seniors could offer short-term rental rentals with Guide guidelines it would help Many Senior supplement their rent and be happier and engaged with the public

I'm extremely disappointed that I cannot offer my room briefly. It would be much more interesting than one tenant year-round.

Many seniors would enjoy this possibility

Please try to come up with a way for seniors to host short term visitors
I would happily pay for a small business License or Airbnb percentages in order to host short term visitors it would make my life so much happier

Thank you for your time
Debi Cole
[redacted]
Las Vegas, NV 89123
[redacted]

Sent from my iPhone

From: Theo Lichtenstein
To: BL Public Comment
Subject: Comment about my AirBnB short term rental experience
Date: Saturday, July 18, 2026 10:20:11 PM

Sirs:

My house is located in North Las Vegas. My AirBnB experience has generally been pretty good. The additional money that I make from renting it out on a short-term basis mostly gets spent in Las Vegas. Some goes to pay a local cleaner so that my place is ready for the next rental, but most goes toward discretionary spending like eating out and shows. The people who stay in my rental are looking for an affordable way of staying in Las Vegas so that they can enjoy what Las Vegas has to offer.

Please continue to allow AirBnB short term rentals.

Thank you.
Theodore Lichtenstein
[redacted], Las Vegas, NV 89110
[redacted]

From: Jerry Xiong
To: BL Public Comment
Subject: Airbnb experience
Date: Saturday, July 18, 2026 10:22:13 PM

Hello!

My name is Jerry, and I have been a proud resident and business owner in Las Vegas since 2017. I am incredibly grateful for the opportunities this city has provided me to build a life and prosper. I am submitting this comment today to urge the Commission to establish a practical, accessible pathway for honest local hosts to operate legally.

Our city's tourism landscape is shifting rapidly. As we host major league sports and massive entertainment events, more families are traveling to Las Vegas than ever before—yet our resort corridor is becoming increasingly less welcoming to children. We are seeing a distinct trend toward adults-only spaces, highlighted by properties like Circa and El Cortez implementing strict, total bans on anyone under 21 at the door. These families love everything Las Vegas has to offer, but they need a safe, comfortable, and practical place to stay. Short-term rentals fill this critical gap, allowing families to visit our city and spend money in our economy without feeling excluded.

For three years, I operated a short-term rental property in unincorporated Clark County to accommodate these very travelers. Throughout that entire period, I vetted every guest stringently to eliminate nuisances, and to my

knowledge, my property never received a single neighbor complaint. I was entirely willing—and eager—to pay our local lodging taxes and adhere to strict, fair regulations. Unfortunately, navigating the Clark County licensing process proved to be practically impossible for a regular property owner. The barriers to entry were so rigid that despite my best efforts to comply, I was unable to secure a license and was ultimately forced to sell the property after receiving a notice of violation.

This does not have to be the standard. I have previous short-term rental experience in Columbus, Ohio. When Columbus opened its licensing framework, the process was clear and achievable. I immediately complied, registered my property, and contributed to the local regulatory system. I would have happily done the exact same thing here in Clark County if a viable opportunity existed.

Prohibitive frameworks do not eliminate short-term rentals; they simply push out responsible, tax-paying residents who want to do things right, while doing nothing to deter bad actors as evidenced by the thousands of current listings. I urge the Commission to reconsider the current restrictions and design a functional, realistic licensing system that allows accountable hosts to support our evolving tourism economy while remaining excellent neighbors.

From: Jacob Dewitte
To: BL Public Comment
Date: Sunday, July 19, 2026 6:56:47 AM

To the Clark County Board of Commissioners,

My name is Jacob, and I am a Clark County resident and a short-term rental host. I appreciate the opportunity to provide public comment regarding the proposed changes to the County's short-term rental regulations.

Short-term rentals are much more than an investment for me. They are an important source of income that helps support my family and allows me to maintain my property while contributing to the local economy.

Every guest who stays at my property spends money at local restaurants, grocery stores, retail shops, entertainment venues, and with local service providers. These visitors support hundreds of small businesses and help create jobs throughout Clark County.

As a responsible host, I work hard to operate my property professionally. I follow the rules, respond promptly to guests, maintain my property to a high standard, and strive to be a good neighbor. Responsible hosts should not be negatively affected by regulations that may unintentionally prevent legally operating properties from accepting reservations.

I respectfully ask the Commission to consider solutions that protect neighborhoods while also preserving the rights of responsible property owners who comply with the law. Any verification system should be accurate, reliable, and designed to avoid mistakenly blocking licensed properties from operating.

Short-term rentals provide flexibility for families, business travelers, convention attendees, and visitors who often cannot find suitable accommodations in traditional hotels. They also generate tax revenue and strengthen our local tourism economy.

I respectfully ask you to support balanced regulations that allow responsible hosts to continue operating while addressing legitimate community concerns.

Thank you for your time, your service to our community, and your thoughtful consideration of my comments.

Sincerely,

Jacob

From:	Bobo
To:	BL Public Comment
Subject:	Public comment regarding STR regulation - Airbnb
Date:	Sunday, July 19, 2026 8:32:40 PM

To whom may it concern,

My name is Ichi Chen, and I am a Clark County resident and homeowner. I have been hosting my own home for years. I am a single mother who moved from California to Las Vegas in search of better opportunities for my family. I invested my life savings into purchasing my home because owning a home large enough for my son and me was a dream I worked very hard to achieve. I live in the guest house with my three-year-old son and rent out the main house through Airbnb to help cover my mortgage, property taxes, insurance, and everyday living expenses.

I do not have a traditional full-time job because I am my son's primary caregiver and take care of him 24 hours a day. At his age, he requires my constant attention, and hosting our home is the only source of income that allows me to support our family while being there to raise him. Without this rental income, I would not be able to afford to keep our home or provide for my son.

I take hosting seriously. I carefully screen my guests because, as a mother and a homeowner, I do not want parties, property damage, or disturbances to my neighbors. I have always worked hard to be a responsible host and a good member of my community.

When Clark County announced that hosts could apply for short-term rental licenses, I submitted my application in good faith. I believed the County was creating a legal pathway for responsible homeowners like me to operate while supporting local tourism and our local economy.

Instead, after submitting my application, I began receiving enforcement notices and fines. Although the County had my application and my address, my application was never processed, yet I was fined $1,000 per day whenever inspectors assumed I have guests at my property. Within approximately one month, the fines exceeded $25,000.

This experience has been financially devastating. I followed the process the County asked us to follow, yet I was penalized before receiving a decision on my application. I respectfully ask the Commission to consider how situations like mine affect ordinary residents who are simply trying to support their families while complying with the rules.

Short-term rentals are not a large corporation for me—they are the income that allows me to keep my home and provide for my son. I hope the County will create a fair system that gives responsible homeowners a genuine opportunity to comply before imposing severe penalties and that those of us who acted in good faith are treated fairly.

Thank you for taking the time to consider my story and the impact your decision will have on families like mine.

From:	janet ordoñez
To:	BL Public Comment
Date:	Sunday, July 19, 2026 10:22:55 PM

Hi! My name is Janet Ordonez, and I live in the Sunrise Manor area. I'm part of the Airbnb community, and I wanted to share that this work opportunity allows me to pay my bills while also dedicating time to my 6-year-old daughter, who has autism—something that would be very difficult with a full-time job. I love what I do and always give it my all; this opportunity has been a lifesaver, giving me the gift of time with my daughter, which is what I cherish most! Thanks for reading this far.

From: Osmar Martinez
To: BL Public Comment
Date: Sunday, July 19, 2026 10:43:44 PM

Hello! My name is Osmar Martinez, and I live in the Sunrise Manor area. I wanted to share that, thanks to being part of the Airbnb community, I've been able to keep up with my mortgage payments. It's a great opportunity for me since I work out of town; it allows me to generate income to support myself and provide jobs for the cleaning ladies! Thank you for valuing our feedback. Best regards and blessings.

From: Mark Stevens
To: BL Public Comment
Subject: Las Vegas Needs Short Term Rentals
Date: Monday, July 20, 2026 9:31:38 AM

Dear County Commission,

First, please let me introduce myself. I have recently retired from thirty years of teaching. I was born and raised in California, but my rather limited retirement benefits have made it very difficult to live there. The cost of living in California has caused a great exodus to more economically practical locations. For me, this is Las Vegas. My wife and I have owned a home in Las Vegas for eighteen years in the 89117 area. My wife worked at a property management company since 2008 but had to quit her job because she was diagnosed with breast cancer. We kept our home in Las Vegas and started renting it out short term. Previously, we had been both traveling back and forth between California and Nevada. During covid, we sold our condo in California and bought a second house in Las Vegas. We decided to rent it out as well until I would retire. I retired in June and have moved here full time. My retirement money coupled with the small income from our short-term rental should cover most of our expenses. Everything in Las Vegas is less expensive than California, gas is as much as $1.50 per gallon cheaper, there is no income tax, and everything is very convenient. However, if we do not have the income from our short-term rental, it would be very difficult, and we would have to sell the house. Last year, we were told we couldn't do short-term rental anymore and we had to put the house up for sale, unfortunately, with this challenging economy, the market is not good and we received no offers, it looked like we would lose everything because without the houses paying for themselves, I could not maintain the houses on my teacher's salary. Fortunately, just before losing everything, the ban on short-rentals was overturned in court, we were able to continue renting. This is my individual story and how short-term rentals have impacted my life and my family.

Is short-term rental good for Las Vegas? Yes! The difficult and rather unsure economy has hit Las Vegas hard. People simply don't think they can afford a vacation in Las Vegas. The cost of renting a room in a hotel has skyrocketed. Once you have spent money on travel and then the cost of a room added to all the exorbitant fees you are charged, there is no money left for eating in a restaurant, going to a show, or buying gifts. It is also too expensive to attend a convention or to bring a children's non-professional sports team to compete. The tourism economy will collapse. However, if there is a group of you, say fifteen to eighteen coming to a convention, or competition, or if you simply want to attend one of the many big professional sporting events, you can rent a home that sleeps all those people, and comes with all the conveniences you need with no extra added fees. Those people can spend money here in Vegas, dinner in restaurants, going to shows, attending sporting events, paying for cabs or Uber, grocery shopping, etc. The list of things where this group of people would be able to spend money goes on and on. The Las Vegas economy would thrive. The philosophy of the old Vegas was to get people here as cheap as possible so they would spend money on gaming, dinning and shows. However, this has changed, and the hotels continually jack up prices to turn a profit for room rentals. All other businesses are left in the cold as people say, "I can't afford the hotel room". It was a natural progression to provide cheaper ways to come to Las Vegas so people could come here and be able to afford to spend money and enjoy themselves. While this can negatively impact the income for hotel rooms, everything else in the hotel, restaurants, retail, entertainment, and of course gaming will flourish. If nobody comes to Vegas, then nobody spends money here. People will lose their businesses, prices will go up, and people will leave Las Vegas because residents can't earn a living. Short-term rentals are a vibrant contributor to the Las Vegas economy, and it benefits everybody, including the hotel industry.

Thank You,
Mark Stevens

From: Edgar Molina
To: BL Public Comment
Subject: Public Comment Regarding Short-Term Rental Regulations
Date: Monday, July 20, 2026 5:08:14 PM

Dear Clark County Commissioners,

My name is **Edgar M.**, and I am a Clark County resident. I appreciate the opportunity to provide public comment regarding the proposed changes affecting short-term rental regulations.

For the past three years, I have operated an Airbnb casita on my property as a responsible host. During that time, I have made every effort to ensure my guests respect the neighborhood by following house rules, keeping noise to a minimum, and being considerate of those who live nearby. I am proud to say that my rental has not created issues or disturbances in my community.

The supplemental income from my Airbnb has been an important source of financial stability. It has helped me keep up with rising costs such as my mortgage, property taxes, insurance, utilities, and ongoing maintenance. Like many homeowners, I have faced increasing financial pressures over the past few years, and this additional income has allowed me to continue maintaining my home responsibly.

In addition to helping homeowners, short-term rentals bring visitors who support our local economy. My guests spend money at local restaurants, grocery stores, retail shops, entertainment venues, and other small businesses throughout Clark County. Their visits help support local jobs and generate tax revenue that benefits our community.

I understand the importance of protecting our neighborhoods and support reasonable regulations that hold irresponsible operators accountable. However, I respectfully ask the Commission to avoid broad restrictions that would negatively affect responsible homeowners who have demonstrated they can operate safely, respectfully, and in compliance with County regulations.

I hope the Commission will continue to support responsible short-term rental operators while focusing enforcement on those who violate the rules rather than limiting opportunities for everyone.
Thank you for your time, your service to our community, and your consideration of my comments.

Respectfully,
Edgar M.
Clark County Resident

From: Rian Burress
To: BL Public Comment
Subject: Airbnb
Date: Tuesday, July 21, 2026 8:12:10 AM

Hi,

I am reaching out on behalf of Airbnb to share my short term rental experience. Not having the capability to enlist in short term rentals has tremendously affected our income. We would like you to allow more areas to open back up short term rentals, specifically zip code 89145 and not require such an extensive application process for the areas that do allow it.

Thank you,

Rian Burress

From:	Upper Host
To:	BL Public Comment
Subject:	Public Comment in Support of Short-Term Rentals
Date:	Tuesday, July 21, 2026 9:59:04 AM

Dear Clark County Commissioners,

My name is Bella, and I am a Clark County resident and Airbnb host.

I am incredibly grateful for the opportunity to host visitors through Airbnb. The additional income has helped me stay current on my mortgage and provide a better life for my family. Like many local hosts, I am not a large corporation—I am simply a local resident working hard to support my household.

Hosting has also given me the opportunity to meet wonderful people from all over the world. Over the years, I have welcomed families celebrating special occasions, first-time visitors to Las Vegas, and travelers who later became friends. These experiences have made hosting much more than just a source of income.

Airbnb has positively impacted not only my family but also the guests we welcome into our home. I respectfully ask that you consider the many local families who rely on responsible short-term rentals when making your decision.

Thank you for your time and consideration.

Bella
Clark County Resident

Sent from my iPhone

From: Iting Wen
To: BL Public Comment
Subject: Public Comment Regarding Short-Term Rentals in Clark County
Date: Tuesday, July 21, 2026 11:00:41 AM

Dear Clark County Board of County Commissioners,

My name is Iting Wen, and I am a Clark County resident and short-term rental host. I am writing to ask the Commission to protect responsible homeowners' ability to operate short-term rentals and to consider a fairer licensing system.

I am an individual homeowner, not a large company or corporate operator. The income I earn from hosting helps me pay my mortgage and manage the costs of owning my home. I also genuinely enjoy welcoming visitors to Las Vegas and providing families and groups with a comfortable place to stay.

One of my biggest concerns is how difficult it has become for homeowners to obtain new short-term rental licenses in Clark County. Responsible homeowners who want to follow the rules should have a realistic legal pathway to become licensed. If licenses remain extremely limited while additional restrictions are added, individual homeowners are left with very little opportunity to operate legally.

I also believe the County should consider limiting how many STR licenses one individual or entity can hold. When licenses are limited, it does not seem fair that one owner or operator can hold multiple licenses while another local homeowner with only one property cannot obtain even one. The County could consider prioritizing a homeowner's primary residence and potentially allowing one additional property, or adopting another reasonable per-owner limit. This would give more individual homeowners a fair opportunity while still controlling the overall number of short-term rentals.

I support reasonable regulations addressing party houses, excessive noise, parking violations, and irresponsible operators. Those who repeatedly violate the rules should be held accountable. However, responsible homeowners who follow the rules should not be treated the same as problem properties or large-scale commercial operators.

I respectfully ask the Commission to avoid banning or overly restricting short-term rentals, provide a realistic pathway for responsible homeowners to obtain licenses, and consider reasonable limits on the number of licenses each owner or entity can hold.

Thank you for considering the experiences of local homeowners like me.

Sincerely,
Iting Wen
Clark County, Nevada

From: Mark Wagner
To: BL Public Comment
Subject: Opposition to Shut down of Airbnb payments
Date: Tuesday, July 21, 2026 11:45:28 AM

I understand the need for casinos to operate healthily in Clark county, however a regulated allowance of Airbnbs which offer experiences resort casinos can not brings more business to Las Vegas.

There needs to be a regulated way for homeowners to utilize their part time Vegas homes.

As a builder, I fear that shutting down short term rentals will tank the luxury home market by as much as 40% due to all the vacation homes that can no longer be rented flooding the market.

Please reconsider this bill

Mark Wagner
[redacted]

From: Kok Lim
To: BL Public Comment
Subject: Public Comment – Fair Short-Term Rental Licensing in Clark County
Date: Tuesday, July 21, 2026 11:50:16 AM

Dear Clark County Board of County Commissioners,

I am a Clark County resident writing to express my concern about the current and future direction of short-term rental regulations in our community.

Short-term rental income helps support our household financially, and I believe responsible local homeowners should have a fair opportunity to legally operate a short-term rental. Unfortunately, obtaining a new STR license in Clark County has become extremely difficult, leaving many homeowners who are willing to follow the rules without a realistic path to become licensed.

I understand the need to limit and regulate short-term rentals, but I believe the licensing system should also be fair. When licenses are limited, one individual or entity should not be able to hold numerous licenses while another local homeowner with a single property cannot obtain even one. The County should consider reasonable limits on the number of licenses one person or entity can hold so that more individual homeowners have an opportunity to participate legally.

I support strong enforcement against party houses, excessive noise, parking violations, and operators who repeatedly break the rules. However, responsible homeowners who are willing to comply with County requirements should have a reasonable path to obtain and maintain a license.

Rather than banning short-term rentals or making the regulations so restrictive that individual homeowners cannot participate, I encourage the Commission to create a fair and balanced licensing system that protects neighborhoods while giving responsible Clark County residents a reasonable opportunity to host.

Thank you for considering my comments and the impact these decisions have on local residents and their households.

Sincerely,
Kok
Clark County, Nevada

From:	Manyi Tabot
To:	BL Public Comment
Subject:	Public Comment on Short-Term Rental Regulations
Date:	Tuesday, July 21, 2026 12:02:30 PM

Dear Clark County Board of County Commissioners,

My name is Manyi Tabot, and I am a Clark County resident and a short-term rental host.

Hosting has provided an important source of supplemental income for my family while also allowing us to welcome visitors who contribute to our local economy. My guests support nearby restaurants, shops, entertainment

I respectfully ask the Commission to consider the impact that additional restrictions could have on responsible, compliant hosts like me. I support fair regulations that address bad actors while preserving the ability of responsible homeowners to continue hosting.

Thank you for your time and for considering the perspectives of local residents who rely on short-term rentals as part of their household income.

Sincerely,

Manyi Tabot
Clark County Resident

From: Everythingforspa Llc
To: BL Public Comment
Subject: make property legal to str
Date: Tuesday, July 21, 2026 12:15:14 PM

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dear,

make licenses available for everyone who wants to apply. not fair that we cant apply if we missed first round what was year and half ago.

our families depends on that , we are hiring 5 more families who are feeding their children, pay bills, pay taxes etc

Sent from my iPhone

From: Herman Kayy
To: BL Public Comment
Subject: How Short Term Rentals Create Local Jobs
Date: Tuesday, July 21, 2026 12:16:37 PM

Dear Clark County Commissioners,

My name is Kwan, and I am both an Airbnb host and someone who works behind the scenes helping other hosts maintain their properties.

Through Airbnb, I have been able to build a small family business. In addition to hosting, I provide housekeeping and property management services for other short-term rentals. Even my children have had the opportunity to help with simple property tasks such as home preparation and pool maintenance, teaching them the value of hard work and responsibility.

Short-term rentals have created meaningful job opportunities for my family and many others in our community. We take our responsibilities seriously—we pay our taxes, comply with local regulations, including the County's lodging tax requirements, and work hard to operate responsibly.

I am truly grateful for the opportunity to earn an honest living through Airbnb. I respectfully ask the County to continue supporting responsible local hosts and family-owned businesses. If there are additional standards or guidelines that can help improve the industry, we welcome them and are committed to working together with the County.

Thank you for your time and consideration.

Kwan
Clark County Resident

From: kwyatt wyattspaintbody.com
To: BL Public Comment
Cc: District F CC
Subject: Short-Term Rentals
Date: Tuesday, July 21, 2026 12:22:19 PM
Attachments: Outlook-iu0y4scu.png
Outlook-vc3q4nlq.png

My Name is Kris Wyatt

Good afternoon. My name is Kris Wyatt, and I am a Clark County resident District F and a local short-term rental host. I appreciate the opportunity to share my experience.

Hosting my property has allowed me to earn supplemental income while welcoming visitors to Clark County. The additional income helps offset the costs of owning and maintaining the property, including mortgage payments, insurance, taxes, utilities, and ongoing maintenance. It has also allowed me to reinvest in the property, keeping it safe, clean, and well-maintained for both guests and the surrounding neighborhood.

As a host, I take my responsibilities seriously. I screen guests, communicate clear house rules, respond promptly to any concerns, and work to ensure that my property is a positive part of the community. My goal has always been to provide a quality experience for visitors while being a respectful neighbor.

Short-term rentals also benefit the local economy. My guests support nearby restaurants, grocery stores, retail shops, entertainment venues, and other local businesses during their stay. Their visits contribute to tourism and help support jobs throughout Clark County.

I respectfully ask that any decisions regarding short-term rental regulations consider the experiences of responsible local hosts like me. Many of us are ordinary residents who rely on this income to support our families and maintain our properties. We want to continue operating responsibly while complying with reasonable regulations that protect both neighborhoods and property owners.

Thank you for your time and for considering my perspective.
Kris Wyatt

From: Jessica Oleksa
To: BL Public Comment
Subject: Airbnb comments
Date: Tuesday, July 21, 2026 1:17:48 PM

Clark County has not accepted new Airbnb license applications since August 21, 2023, leaving local homeowners with no path to compliance for nearly three years. More than 2,400 Las Vegas Airbnb hosts —local homeowners and small business owners—remain unable to obtain a license because the county has no timeline for accepting new applications.

The county is not issuing licenses and then fining people thousands for not having a license! Affecting local homeowners, local businesses, and the housing market. Home sales slow and rents are declining, tourism is down. Many families are looking for ways to keep their homes. Eliminating responsible short-term rentals could increase foreclosures, vacancies, and declining property values while affecting the many that depend on them - cleaners, landscapers, pool services, plumbers, electricians, HVAC technicians, roofers, exterminators, laundromats, and local retailers.
It is going to be bad press for the county when 25% of homes are owned by corporations, and they are going after local individual homeowners.

Responsible Airbnb homes are often among the best-maintained properties in non-HOA neighborhoods, helping improve curb appeal and protect property values. If the concern is absentee-owned party houses, address that issue directly by limiting occupancy to 6–8 guests and prioritizing locally owned, owner-operated rentals instead of penalizing responsible hosts.

The county needs to provide a clear, simple path to licensing. It is unreasonable to enforce a licensing system that has been closed for years with no plan to reopen.

I have written MULTIPLE times to our elected officials with no response.

Jessica Oleksa
Spring Valley

From:	Bentley Pham
To:	BL Public Comment
Subject:	Public Comment in Support of Responsible Short-Term Rental Owners
Date:	Tuesday, July 21, 2026 1:35:37 PM

Dear Clark County Board of County Commissioners,

My name is Bentley Pham, and I own a short-term rental property in the Spring Valley area of Las Vegas. Although I live outside Nevada, I chose to invest in Clark County because I believe in the community and its tourism-driven economy.

I am writing to respectfully ask you to protect the rights of responsible short-term rental owners as you consider changes to the current regulations.

I understand the concerns about disruptive rentals, and I share them. My property is not a party house. I do not allow parties, large gatherings, or excessive noise, and I enforce strict house rules to ensure every guest respects the neighborhood. Being a responsible owner and a good neighbor is very important to me, even as an out-of-state investor.

This property is a significant investment for my family, and I take pride in keeping it well maintained. I regularly hire local Clark County businesses for lawn care, pool service, cleaning, pest control, HVAC maintenance, and other routine upkeep. These ongoing expenses support local small businesses and create jobs in the community.

My guests also contribute to the local economy by dining at restaurants, shopping at local stores, and visiting the attractions that make Clark County a world-class destination. Responsible short-term rentals bring visitors and spending to the area while allowing homeowners to earn income from their investment.

I respectfully ask that responsible hosts not be penalized for the actions of a small number of bad actors. Existing rules should continue to be enforced against those who create problems, while responsible owners who follow the law and respect their neighbors are allowed to continue operating.

I invested in Clark County because I believe in its future, and I remain committed to maintaining a quality property, supporting local businesses, and contributing positively to the community. I hope you will consider the perspective of responsible hosts like me as you make your decision.

Thank you for your time, service, and thoughtful consideration.

Sincerely,

Bentley Pham

From: Kevin McReynolds
To: BL Public Comment
Subject: Public Comment on Proposed Short-Term Rental Ordinance Changes
Date: Tuesday, July 21, 2026 1:48:35 PM

Dear Clark County Commissioners,

My name is Kevin McReynolds, and I am a resident of the historic Paradise Palms neighborhood in unincorporated Clark County.

I support thoughtful and effective regulation that protects our community while ensuring any new requirements can be implemented fairly.

I wanted to share what I've personally witnessed in Paradise Palms over the years.

There have been homes in our neighborhood that sat vacant on the market for months, and sometimes even years. When homes remain unoccupied for long periods, they can fall into disrepair and, from time to time, attract squatters. That affects the entire neighborhood.

In recent years, I've seen a noticeable positive change. More homes are occupied and well maintained instead of sitting empty for extended periods. The neighborhood feels more active, safer, and better cared for. Less petty crime and damage.

I know we have short-term rentals in Paradise Palms, and from my experience, they have contributed to that feeling of an occupied and welcoming neighborhood. The guests I've encountered have been respectful, and the homeowners and property managers have remained approachable and in close communication with nearby residents. They have been responsive to concerns and have shown respect for our neighborhood by helping maintain quiet, cleanliness, and the character of the community.

I've also noticed a renewed sense of community. Neighbors know one another, families spend time outside, and it's become common to see children playing in the streets again. Those are the kinds of changes that make a neighborhood feel like home.

My request is simply that the County carefully consider the real-world impact of any proposed changes. If new verification requirements are adopted, they should be supported by a reliable and accurate system so that unintended consequences do not negatively affect responsible property owners, residents, or the neighborhoods we all care about.

Thank you for your time, your service, and your consideration.

Sincerely,

Kevin McReynolds
Resident, Paradise Palms

Kevin McReynolds

Co-Founder
Fran Metrics

9102386087

kevin@franmetrics.net

www.franmetrics.net

Boise, ID USA

From: Chiawei Wen
To: BL Public Comment
Subject: Public Comment – Fair STR Licensing in Clark County
Date: Tuesday, July 21, 2026 3:06:45 PM

Dear Clark County Board of County Commissioners,

I am writing as a Clark County resident to ask the Commission to provide a fair and reasonable path for homeowners to obtain short-term rental licenses.
If Clark County allows short-term rentals, responsible homeowners should have a realistic opportunity to apply for a license and operate legally. I encourage the County to reopen the application process and ensure the requirements are reasonable and not so restrictive that ordinary homeowners have little chance of qualifying.
I also believe eligible homeowners should have a fair opportunity to obtain at least one STR license before individuals or entities are allowed to hold multiple licenses. When licenses are limited, it does not seem fair for some operators to have several while other homeowners cannot obtain even one.
I support reasonable rules addressing noise, parties, parking, and irresponsible operators. However, responsible homeowners who are willing to follow the rules should have a fair opportunity to participate.
Please consider reopening the STR application process, establishing reasonable requirements, and creating a fairer licensing system for Clark County residents.
Thank you for your consideration.

Sincerely,
Chiawei Wen
Clark County, Nevada

From: Kristijan Matic
To: BL Public Comment
Subject: STR license and ability to host
Date: Tuesday, July 21, 2026 3:30:52 PM

Dear,
Sort term rentals are essential part of any city that it major tourist and business destination like Las Vegas. I have been hosting since pandemic when I lost my job working in hotel and casino industry. Renting my residence was major way I was able to keep my house and pay my bills. I have full time job now and receive regular pay check but it's just not enough to keep up with all the bills and increase in expenses.
It's unfair that county is trying to hurt its local voting population by not allowing local homeowners to rent their residence and pay for the increased expenses.
STR licensing process was a disaster and we are till waiting for all who applied to get licensed. It was estimated that around 3000 licenses will be issued based on the 1% rule. How many have been issued so far?! And why is it taking so long to get this done!
Please allow locals to earn extra cash by allowing them to use their homes and rent. This is for many locals life saving opportunity.
Thank you,
Kris Matic
Sent from my iPhone

From: ron hamilton
To: BL Public Comment
Cc: ron hamilton
Subject: Comments on Short-Term Rentals in Clark County
Date: Tuesday, July 21, 2026 4:54:30 PM

Dear Members of the Board of County Commissioners,

I am writing to express my support for short-term rentals (STRs) in Clark County and to ask that the Board consider policies that allow homeowners the flexibility to use their property responsibly, including as a short-term rental.

I have lived in and owned my home in Clark County since 2004. I am also a licensed Realtor and a small-scale real estate investor, so I see this issue both as a homeowner and as someone who works with buyers and sellers across our community every day.

During the pandemic, I lived out of state for a period of time. Renting my home out short-term allowed me to keep it, cover a portion of my expenses, and retain the flexibility to return when I needed to. Without that option, I would have faced a much harder choice about whether to sell a home I had lived in for over fifteen years. I know I'm not alone in this. Flexibility like this matters to a lot of homeowners, especially as work, family, and life circumstances change more often than they used to.

I also want to speak to what I see in my own neighborhood, where there are a number of well-maintained short-term rentals. These aren't the problem properties people sometimes picture. They're kept up, and they bring a steady stream of visitors who are good neighbors for the time they're here. Visitors come to Las Vegas for a lot of different reasons these days, not just the Strip. Many travel with pets, and a home with a yard makes that kind of trip possible in a way a hotel room doesn't. Groups come into town for youth sporting events and want a home for families to gather. Every guest who stays in a short-term rental in our neighborhoods is a chance to show them there's more to this community than the tourist corridor and that's good for the county's image and its economy. These visitors spend money at nearby restaurants, shops, and small businesses, which supports local jobs, not just the big resorts.

As a Realtor, I also see the impact on the investment side. Short-term rentals give me the opportunity to work with "mom and pop" investors, regular people, often local, who are buying one or two properties, not large-scale operators. Restricting STRs too heavily doesn't just affect big companies; it takes away an option that everyday residents and small investors rely on.

I'd ask the Board to consider policies that hold short-term rental owners accountable for being good neighbors. Focus on things like noise, parking, and occupancy standards rather than approaches that eliminate the option altogether. Responsible regulation, not prohibition, allows homeowners like me to keep the flexibility we need while still protecting the character of our neighborhoods.

Thank you for your time and consideration.

Sincerely,
Ron Hamilton
Clark County Resident since 2004

--

Ronald Hamilton
REALTOR, Investor | DRE:S.0201362
Realty ONE Group
M: 702-235-3629
RON.HAMILTON@GMAIL.COM

From: Ryan C
To: BL Public Comment
Subject: Public Comment on Short-Term Rentals — Peter [Last Name], Spring Valley
Date: Tuesday, July 21, 2026 5:09:46 PM

Dear Chair and Members of the Board of County Commissioners,

My name is Ryan Chow, and I live and operate a short-term rental in Spring Valley. I'm writing as a resident and a small operator whose family depends on this income, and I'm asking you to keep a fair, workable path open for hosts like me.

I tried to do this the right way. I applied for a short-term rental license, my application went into pending status, and then I never heard back. No approval or denial, and no word on how to move forward. I've been stuck in limbo, unable to get licensed no matter how much I want to comply. I'm not looking to skirt the rules. I'm asking for a process that lets hosts like me follow them.

My family has a lot riding on this. In 2023 I was laid off from my job in tech. Since then I've sent out close to 2,000 applications over three years and still haven't landed a role. The market hasn't been there. My short-term rental isn't a side project or a passive investment. It's my primary source of income and the reason my family covers our bills each month. If the ability to host is taken away, or left impossible to obtain, I have no fallback.

I understand the County has a lot of interests to balance, and I don't take that lightly. A framework that lets responsible hosts get and keep a license, with clear timelines and real answers, would let people like me operate legally and pay my taxes like any other business, instead of sitting stranded in a process with no way out.

It also makes sense for the local economy. Las Vegas runs on tourism, and visitors need options. When hotels raise nightly rates and pile on resort fees, parking, and other charges, a lot of families and travelers get priced out. Short-term rentals give those visitors an affordable way to come to Vegas and spend money at restaurants, shows, and local shops. Tourism is already softening. Cut the supply of affordable stays and you work against the economy the County runs on.

I'm not asking for special treatment. I'm asking for a real, reasonable way for hosts to operate legally and support their families. Please protect a workable path for responsible short-term rental owners in Clark County, and fix the licensing process so applicants like me aren't left waiting with no answer.

Thank you for your time and for considering my comment.

Respectfully,
Ryan Chow
Spring Valley, Clark County

From: diane england
To: BL Public Comment
Subject: Short term rentals
Date: Tuesday, July 21, 2026 5:20:23 PM

Dear Chair and Members of the Board of County Commissioners,

I am writing to express my support for short-term rentals (STRs) in Clark County and to ask that the Board consider policies that allow homeowners the flexibility to use their property responsibly, including as a short-term rental.

I have lived in and around Clark County since 1985. Over the past decades, this community has become my home, and I care deeply about seeing it continue to thrive.

As I approach retirement I would like to responsible rent my home on a short term basis affording me the opportunity to flex my time between NV and other states. This will allow me to keep my home-base and travel. Without this option, I will be faced with a hard choice to relocate to a state that allows STR and gives flexibility. I know we're not alone in this, flexibility like this matters to a lot of homeowners, especially as work, family, and life circumstances change more often than they used to.

I also want to speak to what I see in my own neighborhood, where there are a number of well-maintained short-term rentals. These aren't the problem properties people sometimes picture — they're kept up, and they bring a steady stream of visitors who are good neighbors for the time they're here. Visitors come to Las Vegas for a lot of different reasons these days, not just the Strip. Many travel with pets, (as I do and have for decades before air bnb existed) a home with a yard makes that kind of trip possible in a way a hotel room doesn't. Many youth sports groups with families come and a home to gather is a better more enjoyable experience. This affords us the opportunity to show what lovely communities we have and a chance to show them there's more to this community than the tourist corridor, and that's good for the county's image and its economy. These visitors spend money at nearby restaurants, shops, and small businesses, which supports local jobs, not just the big resorts.

I'd ask the Board to consider policies that hold short-term rental owners accountable for being good neighbors — things like noise, parking, and occupancy standards — rather than approaches that eliminate the option altogether. Responsible regulation, not prohibition, allows homeowners like us to keep the flexibility we need while still protecting the character of our neighborhoods. I would add that the process to responsibly rent short term in unincorporated Clark County needs to be revised and updated to make it more available, accessible and easier to navigate. Similar to what Henderson implemented.

Thank you for your time and consideration.

Sincerely,
Diane England
Clark County Resident since 1985

From: Ramsey Jone
To: BL Public Comment
Subject: Short term rental
Date: Tuesday, July 21, 2026 6:24:43 PM

I’m a licensed Clark County operator. I did it right, paid $750/year for three years, and the injunction has me competing against thousands of unlicensed listings and cutting my prices. Restore a workable licensing system, enforce it, and protect the operators who complied.

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From: Annie Nielsen
To: BL Public Comment
Subject: Short term rental rules and regulations
Date: Wednesday, July 22, 2026 9:44:22 AM

Considering I was homeless with my 2 year old in a foreign country two decades ago, I think encouraging entrepreneurship through renting a portion of your home without making owners jump through more hoops than a circus ring, is imperative. People in general are barely on their feet. People in general are trying to scrape by this year without turning to crime. Renting your own home shouldn't be a criminal act. It should be a means of supporting yourself and giving your family a semblance of stability when times get tough financially. Renting your home whether you live in it or not, is one of the hardest businesses out there. No one wants to do this for fun. It is out of necessity. I would urge Clark County to think about the political climate we are in and ask how desperate do you think people are to have to rent their own homes to strangers, who often request refunds and contact you 24-7 day and night with request after request? Unless you want more poverty in the city and bad PR for international tourism in Las Vegas I would grandfather everyone in and just leave it be, for the love of god.