

We follow DOOR COUNTY TOURISM ZONE COMMISSION Good Neighbor Best Practices

Aim: Help keep Door County an enjoyable place for everyone.

Guest Code of Conduct: This Property is a privately owned home and we enforce a good neighbor policy. Please treat the Property with the same care you would use with your own residence and leave it in the same condition it was in when you arrived. You and other occupants agree to conduct yourselves throughout your stay in a manner that is respectful of and not disruptive to neighbors, traffic flow, or the community and that will not prompt complaints to police, neighbors, or municipality.

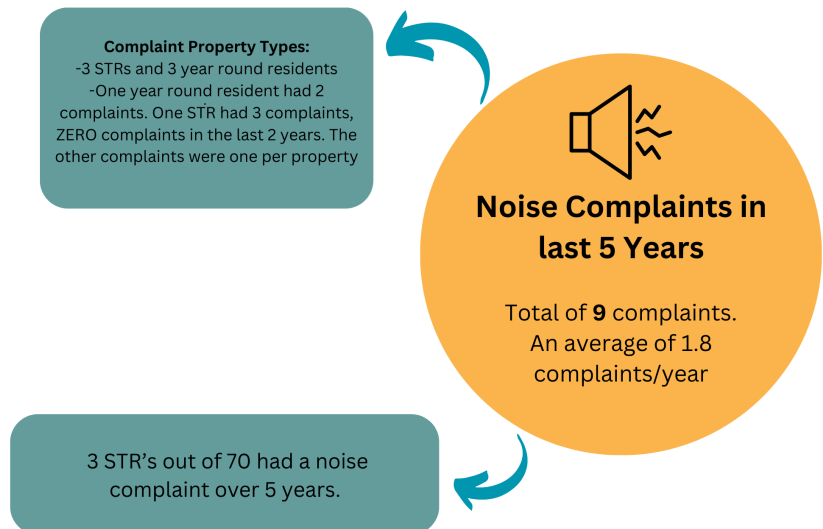
To accomplish the above we give our guests guidelines and information:

1. **24 hour Contact Information.** For our neighbors and guests.
2. **Respect for Neighbors.** Be friendly and courteous. Respect your neighbors and their property. Do not trespass. Bring directions so you do not disturb our neighbors if you are lost. **Follow the golden rule and treat others the way you would want to be treated back at home.**
3. **Occupancy** - Always get approval before bringing additional persons into the property beyond your booking agreement.
4. **Noise.** Be considerate of the neighborhood and your neighbor's right to the quiet enjoyment of their home and property, especially after 10 p.m. Balance the vacation fun with the neighbor's own quiet enjoyment of their homes – many of them are not on vacation and are leading normal lives during your stay.
5. **Fireworks/Deck Charcoal Grilling Prohibited.** Per local regulations
6. **Maintenance of Property/Parks.** Be sure to pick up after yourself and keep the property clean, presentable and free of trash. Garbage should be bagged securely and placed in trash bins provided. Please no cigarette butts or litter in our beautiful public lands. **Be environmental stewards.**
7. **Pets.** We provide guests with detailed pet rules to keep the yard clean, prevent prolonged barking and pet's must stay only on rented property and leashed when on a walk.
8. **Parking.** Utilize driveway and/or garage before using street parking. Follow home rules regarding parking, including mobile homes. Drive like your children live in the neighborhood.

We ask that guests recognize our community's dedication to maintaining a **safe and peaceful family atmosphere for all residents and visitors** of Door County. Enjoy living like a local!

The Good Neighbor Policy is working! Very few noise complaints or other concerns have been expressed!

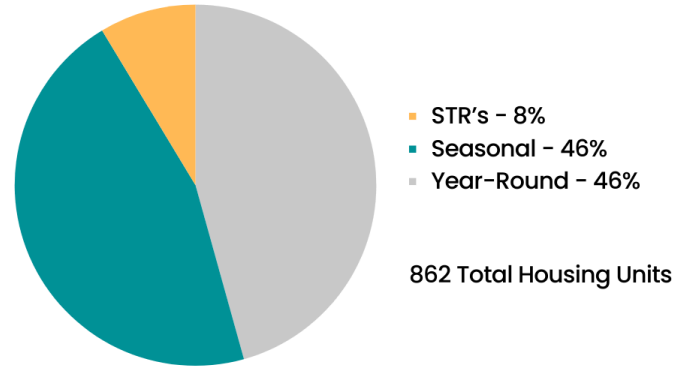
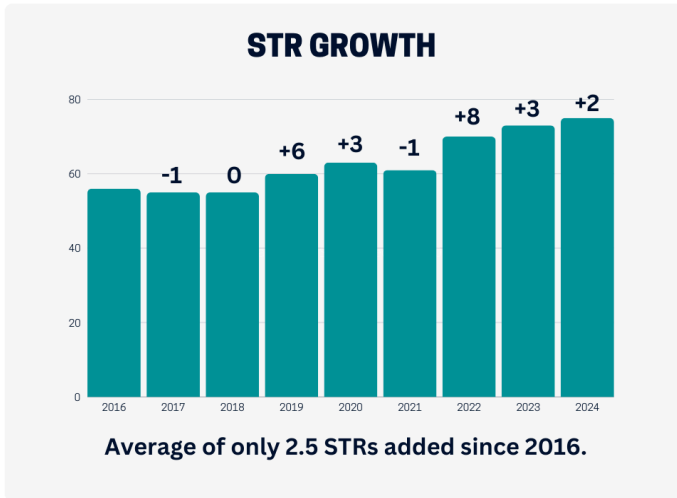
Source: Door County Sheriff's Office



Community Not Expressing Concern About STRs: In the 2023 Jacksonport community survey that was reported in the Jacksonport Comprehensive Plan 2023 -2043 not one of the concerns expressed referenced short term rentals. (See pages 47 - 55)

Growth of STRs

From 2016 to 2024: STRs went from 55 to 75 total units. That’s an average of 2.5 STRS added per year since 2016. STR’s are only 8% of the total housing units in Jacksonport.



Source: Growth Chart - DCTZC Unit Report, May 2024, minus properties no longer renting. Pie Chart Jacksonport Comprehensive Plan 2023-2043

STR impact on Affordable Housing:

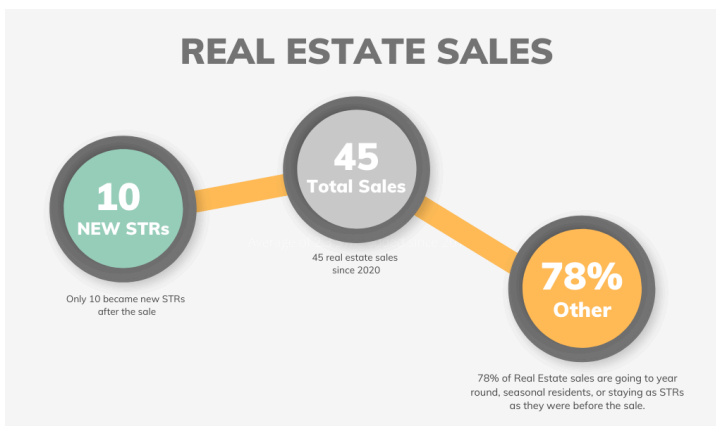
Q: Are those buying homes paying more if they plan to rent them part of the time? No. In fact they pay a lower price over asking price than year round or seasonal residents:

A: MLS Home sales for the last four years:

~Average % Over Asking Price For STR's 2.29%

~Average % Over Asking Price Non-STR's 3.06%

Q: There is an impression a disproportionate amount of home sales are being turned into STRs. Is this accurate?



A: Of the 45 real estate sales since 2020, only 10 became new STRs after the sale, 78% of Real Estate sales are going to year round and seasonal residents, or staying as STRs as they were before the sale.

Given 46% of the housing stock is utilized by year round residents, the fact that 10 out of 45 homes since 2020 became new STRs is not out of line with current year round vs. seasonal breakdowns. Other new STR licenses are coming from existing homeowners that are deciding to rent their property not from RE sales.

Source: MLS listings 2020-2024