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*Would you prefer to live in a community that banned short-term rentals?*

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W

**William Diaz-Brown** SUBSCRIBER

1 day ago

“I have nothing against short-term renting in principle, but I don’t want to live somewhere that allows it,” said Mr. Swenson, who recently launched a new data center company. “It makes life too unpredictable.”

It’s fine for the peasants, but not for folks of a better sort...

Like 👍 2

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B

**Bill Taylor** SUBSCRIBER

1 day ago

I like the idea of neighborhoods that prohibit STRs. I live in one in a college town where football game weekends make most neighborhoods a madhouse. It is tempting to look down on the "tourists". Still, we have to remember that those visitors make possible many of the amenities we residents enjoy. The guy with the house near Zion has a great setup, but don't forget that the park counts on all those visitors to maintain his hiking area. A private community can maintain a golf course with no outside revenue, but not a ski mountain.

When I travel, though, I don't mind being in a condo complex full of visitors because I am one. I look longingly at the private community on the other side of the ski run, and then remember what a poor skier I am and my flight out in three days and am content.

Like 

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B

**Bill H** SUBSCRIBER

1 day ago

So glad this article was written - if you've never lived next to an STR you have no idea how awful it is and how desperately you need to be protected from them - Short Term Rentals are a crime against neighborhoods - ruining your safety and security - turning friendly neighborhoods into war zones where everyone is on edge about how the next group of intruders will disrupt the community - people HATE having an STR next door because transients have fundamentally different attitudes and behaviors than actual residents - Gov Ducey has turned Arizona into Airbnb's "lab rat" for totally unregulated STRs - it's been a disaster of increasing crime, hospitality tax revenues in free fall and neighborhoods on the brink - Don't let it happen to you!

Like  7

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S

**Sandra S** SUBSCRIBER

1 day ago

STRs by their very nature are not neighbors, they are STRANGERS. They disrupt neighborhoods, and harm families, children, and the elderly.

Arizona has a large RETIREE population that has been negatively impacted by STRs. No neighbors, no friends, and no one nearby to call in the event of a medical emergency. Very isolating. Neighborhoods are vital to the social fabric of the country.

STRs are bad on so many levels.

Like  8

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**Tamar June** SUBSCRIBER

3 days ago

We amended our CC&Rs two years ago. Our development consists of 20-acre parcel properties in forested area and some folks took upon themselves to provide STRs. Well, those renters were having campfires, etc. That put an end to that nonsense.

Like  5

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W

**William Wilson** SUBSCRIBER

4 days ago (Edited)

I think that the author is not up to the latest law on short-term rentals.

I live in Laguna Woods, California. We were just informed that our rule against short term rentals is now illegal. Not only that, but we must allow at least 25% of our rentals to be short term. We also used to say that someone had to live in their unit for a year before they could rent it out. Now that's all off the table.

With the Democrats in charge the California law will soon be national.

The Democrats (and Michelle Obama) believe that zoning laws are racist and so now someone can buy a single family home in the suburbs tear it down and build a 5-story high-occupancy building and the neighbors be damned. Any backyard is also now open for construction as is the garage.

Anyone complaining will be accused of showing their White Privilege.

President Trump tried to warn you.

Like  24

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C

**Craig Hodson** SUBSCRIBER

3 days ago

The California Coastal Commission sets the policies for short term vacation rentals for coastal cities by prohibiting most restrictions. The idea is that vacation rentals allow poor people to enjoy the beaches, an opportunity otherwise unavailable. Since some rentals might be \$1200/night, you can see how many people must be in the property to make the party house affordable.

Like  12

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M

**M Donnella** SUBSCRIBER

3 days ago

Trump is a loser.

Like  4

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W

**William Wilson** SUBSCRIBER

3 days ago

But he was at least a legitimate President.

Unlike slow Joe who is illegitimate.

Like  13

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**Dan Gould** SUBSCRIBER

2 days ago

As per the department of Homeland Security, the 2020 election was the MOST SECURE and well executed in history.

Like  3

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W

**William Wilson** SUBSCRIBER

2 days ago

I'm trying not to laugh.

Joseph Goebbels would be very proud of you.

Like  6

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**Dan Gould** SUBSCRIBER

2 days ago

For all of you who question the election please read : (Joint Statement from Elections Infrastructure Government) It explains why, "The November 3rd election was the most secure in American history". It is in fact completely and totally obvious that the 2020 November elections were in fact the best run elections in history. If there was ANY EVIDENCE WHATSOEVER of significant voter fraud it would have been brought to light. However there has been.....None, zero brought to light. None

Like  4

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J

**Jeff Kirk** SUBSCRIBER

2 days ago

I think that the author is not up to the latest law on short-term rentals.

Sounds more like you're assuming – very much incorrectly – that the "latest law on short-term rentals" is somehow uniform. This isn't even true most of the time within a *single* county or area (let alone statewide or nationwide), nor does it have anything to do with political parties or their broader views on zoning.

As noted in another comment, the California Coastal Commission sets many of the state's regs for oceanside real estate, and while the Commission itself is unique – none others have a similar ability to overturn local zoning laws – allowing private property owners the right to use their land as they see fit is a longtime **Republican** axiom.

How is it not an infringement upon your neighbor's freedoms for *you* to object to *them* building a granny flat in their backyard? Why do you get to be the self-appointed neighborhood hall monitor in this respect?

Like 

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W

**William Wilson** SUBSCRIBER

2 days ago

The ability to live in a neighborhood with wide streets and big backyards is aspirational and not a right. Backyards are going to be turned into three or four story high density units. Then there's the garage. This is Michelle Obama's idea to force blacks into traditional White neighborhoods. Zoning laws are racist- unless you live in an estate on Martha's Vineyard. To see an example of what happens when zoning laws are ignored one need only look to Santa Ana, California. But don't go at night as this once lovely jewel is now very dangerous.

Like  5

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J

**John McGraw** SUBSCRIBER

4 days ago

Very interesting. A few years ago, my 100+ years old waterfront homeowners association on Long Island Sound imposed (after some resistance) a prohibition on short term rentals.

Like  2

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S

**Stephen Struck** SUBSCRIBER

4 days ago

This article hits the nail on the head. Retirees, and likely people of all ages, want a community of neighbors, not transients. One of the most important factors in maintaining a successful HOA is building a sense of community. That is much harder to do if the HOA has an over abundance of transient renters who don't contribute to the volunteer tasks needed to keep the HOA going. Not to mention the age old problems of landlords who don't take care of their property. Most of our enforcement issues are with rental properties.

Like  12

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C

**Christine Cole** SUBSCRIBER

3 days ago

How do you address the problem of having unoccupied properties while the owners are away on extended leaves to their other properties? Seems like having people around would be preferable to having the properties unoccupied.

Like 👍 1

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W

**William Wilson** SUBSCRIBER

2 days ago (Edited)

I would say that an unoccupied unit is preferable to one that is used for a wedding on Saturday, a Quinceanera on Sunday, a bachelor blowout on Monday, a large family reunion on Tuesday—you get the idea. Traffic, noise, police aren't what the neighbors signed up for.

Like 👍 10

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R

**R Desprez** SUBSCRIBER

4 days ago

Privilege rears its ugly head one more time.

And so does in v?

Yes dear moderators I'm sure. I guess I'm violating one of your sacrosanct rules. Either that, or your "AI" is a bit on the slow side?

Like 👍 4

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N

**Neil Marathe** SUBSCRIBER

4 days ago

What I am amazed about is these retirees buying up such huge properties where I suspect the upkeep is just as huge.

And after a life time of working and interacting with folks — not withstanding Wuhan — to live in Utah — to be sure views are good.

But not a soul around.

Not for me, thank you.

I am 72 and don't work any longer after 4 plus decades in the oil patch. I live in Bogota, Colombia in a 2,000 plus sq ft penthouse by myself - in the middle of the city - their Upper East Side or whatever.

I have staff to look after me - but I could never live such isolated life - regardless of views, expensive homes etc.

If anything Wuhan should teach us - human interactions are essential.

Like  6

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C

**CHRISTOPHER TITUS** SUBSCRIBER

3 days ago

Um, St. George, Utah is not a rural area where you can't see your neighbors. I'm guessing you've never actually been to St. George. Look at it on Google maps. It's not like the houses discussed are in San Juan County and spitting distance from Four Corners.

Like  4

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C

**Christine A. Shustak** SUBSCRIBER

1 day ago

You can travel to friends, or bring them to you. You don't have to have them living next door.

Like Share  Report 

M

**Marie Hoch** SUBSCRIBER

1 day ago

Exactly that why we don't want short term rentals, we want trusting long term neighbor relationships whether the neighbors are 10 feet away or a quarter mile.

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J

**Jeff Murray** SUBSCRIBER

4 days ago

Renting, period, has concerns. Friends of ours in Ft Worth rented out their \$1.7 million house for a year rather than sell when they upgraded. Obviously both parties had money. Right before the ice hit Texas the renters flew away for 2 weeks with zero preparation, our friend entered the house to assess damage and found 5 broken pipes and a frozen pool. A background check would not have prevented that. You couldn't pay me enough to become a landlord.

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J

**Jeff Kirk** SUBSCRIBER

2 days ago

Even as a Texan who suffered some property damage from the recent freeze, I'm not seeing why this in and of itself is a reason to forgo buying homes as investments & renting them out. Surely your Fort Worth friends' pool & plumbing were covered by insurance?

Also not seeing what this has to do with Airbnbs...

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W

**William Wilson** SUBSCRIBER

2 days ago

I'm thinking you must not have lived in a nice quiet neighborhood and have had someone buy the home down the block for an investment. Bachelor party on Saturday, Quinceanera on Sunday, Wedding on Monday, big family reunion on Tuesday. You get the picture. Noise, traffic, parking, police, all change the neighborhood. Any wonder why the neighbors protest?

Like  3

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J

**Joyce W Behr** SUBSCRIBER

4 days ago

Wow- Utah is stunning !

Like  4

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D

**DAVID ALDRIDGE** SUBSCRIBER

4 days ago

I cannot but conclude that except for perhaps the most exclusive developments, "Short-Term Rental Bans" will by limiting their appeal to many potential purchasers, lower the sales prices of properties.

Like  2

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**B****Bill Stoops** SUBSCRIBER

3 days ago

The opposite is true in the HOA of single family homes I live in (coastal San Diego County). After having a house near us become listed as a STR, the noise and parties began. Regular calls to the sheriff about noise ensued. The HOA updated the 1975 CC&R's to clearly state that a business could not be run in the HOA, and STR's in my town have to get business permits and pay hotel tax, like the local Holiday Inn, and such.

No more STR down the street.

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**M****Michael R** SUBSCRIBER

3 days ago

David .... on the contrary, people have to decide whether they are "in the business" of renting out, or enjoying their personal home for themselves and their family. Short term rentals are a business and taxed as such. There are numerous examples in southern California of HOAs increasing their appeal by banning short-term rentals. The owners' feelings are they don't want to live next to a commercial space. In addition, with short-term renters you naturally have less control over what they do. For instance a fire in an HOA having shared-wall homes would be a terrible danger. Finally, short-term rentals became such a problem in coastal Europe the taxing authorities established licensing, home inspections, and high fines for tax avoidance on rental income.

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**C****Craig Hodson** SUBSCRIBER

3 days ago

No one in their right mind will buy a house next to a short term vacation rental. The market is limited to (1) the naive and gullible, (2) a bargain hunter, or (3) an investor, who might also be a bargain hunter, looking to buy a property for conversion to vacation rental.

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**Christine A. Shustak** SUBSCRIBER

1 day ago

Maybe the real concern should be why so many people are tone deaf to the needs of other people when they stay at a short term rental. I would think that being considerate of your neighbors is something that should be foremost on your mind when you sign up for one.

For example, I never let my dogs outside before 8 AM, and try to bring them in if they start barking. I never throw parties after 10 PM, and talk to my neighbors beforehand if I'm planning on doing something disruptive.

What ever happened to empathy, consideration, kindness and manners?

Like 2

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**Jerry Stevens** SUBSCRIBER

4 days ago

*"But for a minority of buyers, making sure they will spend retirement in a community of neighbors, not a rotating cast of visitors, is essential."*

I'm surprised if it's a minority. I pointed out to my HOA board that they should amend the covenants before it's too late. They haven't done so.

Like 6

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**Frank Dickof** SUBSCRIBER

4 days ago (Edited)

Our HOA understood the danger of short term rentals as it related to the existing covenants which were written over 20 years ago. We had a special election to close off this avenue of use of our over-55 community. You should push your association so they understand what is at stake. Let the people decide if they want this activity in the neighborhood.

Like 7

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A

**Andrea Otte** SUBSCRIBER

4 days ago

The short term rental tsunami has gutted resort communities by pricing out the seasonal and local workers. I speak as a semi-retired older adult who has had to locate rental housing in places such as the areas near Durango, Aspen, Jackson Hole, Taos, and Winter Park.

While it was always expensive and challenging to acquire seasonal housing in resort areas, it is now a crisis. This is not just my opinion, either, as the employers cannot secure dishwashers, cooks, servers, lift operators, retail staff etc...Local Chambers are expressing great concern for staffing shortages.

The logic to property owners of more AirBnB rental income with fewer problems with tenants is inexorable, but not desirable for the resort areas themselves, long-term.

Like  18

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J

**Jeff Kirk** SUBSCRIBER

2 days ago

I completely agree that it's a severe challenge for seasonal workers to secure affordable housing in areas where prices have gotten out of control, and that this has long been the case. I'd disagree about the extent to which Airbnb & Vrbo have impacted it, however. All of the destinations cited here have seen considerable growth in summertime visitors (even pre-pandemic), meaning more folks are living more or less full-time in what was originally a seasonal home.

Regarding places like Aspen & Jackson Hole specifically: median home prices in the former are around \$1.7 million. In its "cheaper" Wyoming counterpart they're "only" around \$885K. This has zilch to do with Airbnb, but goes a long way in explaining why affordable rentals are so hard to find. If a homeowner is paying \$8K/mo for mortgage + property tax payments, how can they realistically rent it out to seasonal workers at rates they can afford, short of stuffing two-dozen folks into a single house? (which, sadly, happens)

Like  1

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H

**Howard Carter** SUBSCRIBER

4 days ago

Nothing wrong with covenants as long as everyone is aware of them and they are properly made.

There has to be privity. Has to run.

Like  1

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**DEAN L OESTREICH** SUBSCRIBER

4 days ago

I live in an 800 + home community in SW FL and our HOA specifies that any rental must be for a least 4 weeks. Our community did not want to become a glorified hotel , but long term Renters that abide by our biLaws are always welcome.

Like  9

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D

**David Abel** SUBSCRIBER

4 days ago

Glad to hear this. Our HOA is considering doing a ban on rentals of less than a month as well. Since this is in Arizona where we get lots of snowbirds every winter this makes sense - since most come here for at least 3 or 4 months during the winter.

Like 

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M

**Michael Gombola** SUBSCRIBER

4 days ago

My wife and I have a place in St Michaels MD on the Eastern Shore of Chesapeake Bay. The historic district part of town prohibits rentals of less than one year although there are a few remaining B&Bs.

There are still lots of tourists that come into town particularly on summer weekends but I know that all my neighbors are geezers like me who like some peace and quiet.

Like  4

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**Frank Dickof** SUBSCRIBER

4 days ago (Edited)

We live in a tourist town with hundreds of B&B's filling up on the weekend. We voted two years ago to ban short term rentals in our 185 gated home community. Overwhelmingly passed. Not every neighborhood is a good fit for short term rentals.

Like  22

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J

**Jeff Kirk** SUBSCRIBER

2 days ago

Fair, though it begs the question of why you live in "a tourist town with hundreds of B&Bs" if you apparently dislike tourists so much.

Like  1

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C

**CHUCK CLEMENTS** SUBSCRIBER

4 days ago

prices of houses in these neighborhoods are actually cheaper than comparable properties without restrictions. Short term rental revenue drives up the price to the point most people can't afford to live in them full time.

Like  2

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R

**russell burns** SUBSCRIBER

4 days ago

"Mr. Murray partly finances his retirement with income from two properties he rents out via Airbnb, one on the west side of Sedona and the other in Puerto Peñasco, Mexico."

"I have nothing against short-term renting in principle, but I don't want to live somewhere that allows it," said Mr. Swenson

So they like rentals, just not near them. let someone else suffer. I think there was term a few years back that covered this attitude: NIMBY. Privilege rears its ugly head one more time.

Like  59

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C

**Carole Meagher** SUBSCRIBER

4 days ago

Agreed. He sounds selfish.

Like  4

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P

**Paul Callaro** SUBSCRIBER

4 days ago

NIMBY has a racially or culturally discriminatory connotation. Mr. Swenson's proviso is based on privacy, noise and community and doesn't discriminate against any group.

He believes there should be areas for short-term rentals for those who want that lifestyle and areas that don't allow it for those who want privacy, quiet and consistent neighbors. To each his own. Nothing wrong with that.

Like  17

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J

**Jeff Kirk** SUBSCRIBER

2 days ago

NIMBY has a racially or culturally discriminatory connotation.

It *can* have one of those connotations, but its original definition is "not in my back yard" – and that applies to the likes of heavy industry & short-term renters just as much as urbanites who might oppose a low-income subsidized housing development down their street.

And while there's nothing wrong in not wanting to live in an area with short-term rentals, it's nonetheless hypocritical to own two of them but refuse to live in a neighborhood that allows them – especially destinations for hikers & nature-lovers, as opposed to the "partiers" who typically rent ski condos & the like.

Mr. Swenson may feel like STRs are "part of some problem," and yet appears to have no qualms about contributing to said problem – as long as it's at least 200 miles away.

Like  4

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P

**Paul Callaro** SUBSCRIBER

2 days ago

As I said, there is nothing wrong with both accepting and prohibiting STR. To each neighborhood, its own.

Like  1

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R

**robert schaefer** SUBSCRIBER

4 days ago

This also caught my eye. So what's good for the goose is not good for the gander. LOL

Mrs.

Like  1

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C

**CE Cunningham** SUBSCRIBER

4 days ago

Speaking as a previous president of a 318 home HOA, the trouble here in Arizona, and I presume elsewhere, is the legislature has made HOA fines a personal fine rather than having the option to lien against the property. As a consequence the legal costs of going to court, winning a judgement, and then actually collecting on that judgement and recovering legal fees has made HOA fines useless. Particularly in a bankruptcy. And to that add out of state owners and investment companies in it for the appreciation and it becomes even worse. Plus the only way to find out about properties for short, or even long, term rental is when the neighbors complain. Landlords routinely ignore reporting requirements.

Bottom line: CC&R's need to be better written and laws need to give Associations the tools to effectively enforce the CC&R's. Don't count on just what the CC&R's say, look into how they are enforced.

Like  15

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J

**Jeff Kirk** SUBSCRIBER

2 days ago

A lien against a property for a basic HOA fine? Seriously?? Sorry, but there's zero chance such a thing would hold up in a court of law, and the mere concept is repugnant to fair consumer laws.

You also seem to be assuming all of these HOA fines are "reasonable," and if so I'd strongly disagree. OTOH the HOAs in my neck of the woods (Texas) are dictatorial enough in their proclamations as to come off as socialist in nature (yes, in Texas!!). A friend of mine who lived in a HOA had their house repainted a shade that was visually identical to what preceded it but not the literal "approved" color. She was fined \$2,000. (Prompting her to leave - without paying the absurd fine.) Another is fined \$50 each time anyone parks in an "on-street location," a.k.a. by the curb.

Municipal regulations smother our lives enough as it is. Adding more bureaucratic nonsense into the mix (e.g. devising a system for controlling HOA owners) is the opposite of smaller government.

Like 

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M

**MICHAEL WILLIAMSON** SUBSCRIBER

4 days ago (Edited)

I wonder how many of these Boomers thought just the opposite 50 years ago.

I share the view on not having your luxury property neighbor an Air B&B headache, but I'm not a Boomer who was a hippie flake turned grey-haired swell.

Like  14

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R

**robert staab** SUBSCRIBER

4 days ago

Beachfront condos I have owned on the gulf coast of Florida had three month minimum rental periods and a maximum of two rentals per year. That is intended to keep away renters who were given the contract for buying a car.

Like  1

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**Carl Castrogiovanni** SUBSCRIBER

4 days ago

Ironically, it is these higher-end enclaves that do NOT have problems with short-term rentals because the rental rates are high enough to filter out the rif-raff...

I just returned from renting a house (on VRBO) in Florida (Gulf Coast) for 4 weeks. The local property management company was very good about enforcing the well-publicized noise restrictions.

The fervor against short-term rentals is based on false fear-mongering.

Like  12

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A

**Andy Cooley** SUBSCRIBER

4 days ago

The only serious problem with short term rentals is noise and parties. In a resort town, if you ban them, houses and condos will be simply vacant for many weeks and months of the year. The guy in the article has two homes. Six months of the year, his neighbors will see an empty house.

And short term rentals don't always displace workforce housing. Our AirBNB is a 225 square foot condo. No one wants to live there for more than a few days. It is across from the ski lift, so it is perfect as a short term rental. We write our ad to ban parties and loud gatherings. Four years into that project and we have not had any problems.

But I get it. If I had a firefighter bachelor party rent the house next door to me, I would be upset.

Like  2

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**Jon Shields** SUBSCRIBER

4 days ago

<Ironically, it is these higher-end enclaves that do NOT have problems with short-term rentals because the rental rates are high enough to filter out the rif-raf...>

But what if the rif-raf are long-term renters. Asking for a friend, obviously...

Like  2

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**Carl Castrogiovanni** SUBSCRIBER

4 days ago

Are you saying the neighborhood improved when we left after renting there for 10 years? ;)

I can't believe that fewer grill masters on the block wouldn't hurt property values... )o

Like 2

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**Jon Shields** SUBSCRIBER

4 days ago

Well, except for your old neighbors, whose plow service did a great job of building a replica of The Wall across my driveway...

Like 1

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M

**MICHAEL CASTALDO** SUBSCRIBER

4 days ago

Mr. Swenson is living large!

Like 4

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L

**Lisa Berlin** SUBSCRIBER

5 days ago (Edited)

St George is growing so fast that it is no longer a desirable place to live. Our streets were not designed for the amount of traffic we are experiencing and just going to the grocery store has become an ordeal. Young families are being priced out of the market by Californians who are moving here in droves and are paying premium prices. This is raising property values so much that my property taxes have gone through the roof, threatening to tax me out of my home.

Lisa's Mom

Like 23

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M

**MICHAEL WILLIAMSON** SUBSCRIBER

4 days ago

Count me out because it's a huge pain to buy a good bottle of wine retail there.

Like  8

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J

**Judy Harmon Smith** SUBSCRIBER

4 days ago

So true. Have lived here and there in the West during my many decades, moving to stay out in front of congestion. All the signs are there-- the mob has beautiful, well-located St. George in its crosshairs.

Like  7

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W

**Will Rogers** SUBSCRIBER

3 days ago

Utah needs a prop 13.

Like  1

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J

**Jeff Kirk** SUBSCRIBER

2 days ago

Utah needs a prop 13.

Ironic, considering Prop 13 is one of the main *reasons* folks are leaving California in droves. As no less than the Oracle of Omaha himself has pointed out, it's absurd that this property tax bill on his (now-former) SoCal beach house totaled only a few thousand dollars a year, despite appreciating from a five- to a seven-figure valuation during his 30+ years of ownership.

The trickle-down effect onto younger families just starting out is both tremendous & horrific: they're being asked to shoulder the majority of the state's property tax burden despite being least able to afford it – thus pushing more & more out entirely, and into places such as St. George.

Other places do much more sensible things to protect seniors from rising property taxes, e.g. eliminating school-funding taxes once a homeowner turns 65 and setting a maximum allowable annual increase (e.g. 10%-15%) – both of which are done in my home state of Texas.

Like 👍 2

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D

**don harry** SUBSCRIBER

5 days ago

But it's going to keep the inner city people out. Waiting for the outcry of discrimination. Go watch the movie Good Fences

Like 👍 14

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