



DOOR COUNTY TOURISM ZONE COMMISSION

Administrator's Report

June 2017

Compliance: Late Letters Sent

- The number of *January 2017* "No Reports" letters sent: Eighteen (18) to owner managed properties on 3/15/17
 - All properties have reported for January 2017.
- The number of *February 2017* "No Reports" letters sent: Eighteen (18) to owner managed properties on 4/14/17
 - Two (2) remain to report as of 5/30/17. A final notice was sent 5/15/17 with a deadline of 5/31/17.
 - One (1) remains to report as of 6/5/17.
- The number of *March 2017* "No Reports" letters sent: Fifteen (15) to owner managed properties on 5/17/17
 - Seven (7) remain to report as of 5/30/17.
 - Two (2) remain to report as of 6/5/17

Unpaid tax/fees/penalties: The total outstanding due as of 6/6/17 is: \$2,180.68 from six (6) permit holders.

First Notice	Second Notice	Third Notice	Attorney	Settlement/ Payment Plan	Collections
\$ 60.62				\$ 1,068.43	
\$ 86.35				\$ 246.16	
\$ 4.76				\$ 570.27	
\$ 25.13				\$ 68.91	
\$ 50.05					
\$ 226.91	\$ -	\$ -	\$ -	\$ 1,953.77	\$ -
\$ 2,180.68	Total Outstanding				

- **Permits:** *Nineteen (19) permits have been issued since April reporting – Nine (9) or 47.4% due to compliance efforts.*
 - *Seven (7) properties were permitted during the same period in 2016.*
 - *As of 6/5/17 there are 1047 permits.*
 - *Town of Gibraltar –seasonal – compliance*
 - *Town of Gibraltar – seasonal – compliance*
 - *Town of Liberty Grove – year round – compliance*
 - *City of Sturgeon Bay – year round – 2 units*
 - *Town of Liberty Grove – seasonal*
 - *Town of Gibraltar – seasonal*
 - *Town of Liberty Grove – seasonal*
 - *Town of Sevastopol – seasonal*
 - *Town of Liberty Grove – seasonal – compliance*

- *Town of Egg Harbor – year round*
- *Town of Liberty Grove – year round – compliance*
- *Town of Egg Harbor – year round*
- *City of Sturgeon Bay – year round – compliance*
- *Town of Liberty Grove – seasonal – compliance*
- *Village of Sister Bay – seasonal*
- *Village of Ephraim – seasonal – compliance*
- *Town of Gibraltar – year round*
- *City of Sturgeon Bay – year round*
- *Town of Washington – seasonal - compliance*

- **Unpermitted Properties:**

I am currently working on permitting sixteen (16) unpermitted properties that are advertising online or have contacted the office regarding permitting. Last year at this time I was working on eleven (11) unpermitted properties. There have been much fewer new permit applications coming in this year from agents.

- **VRBO/ Homeaway/ Vactionrentals.com** : Currently on VRBO there are 300+ rentals. The format has changed and I no longer can get an exact count. Last month there were 542 (535 prior month) properties for Door County with a few that are located in or around Algoma.
 - VRBO Listing #1017982 – compliance emails 4/25/17
- The same properties are cross listed on **Homeaway.com/vactionrentals.com** have over 300+ listings.
- **AirBnB:** Currently on Airbnb there are 173 (the same 173 last month – but properties have dropped off and new ones have come on) rentals listed for Door County. Below is the current breakdown of the Airbnb Properties by Municipality. Currently there are five (5) unpermitted properties on Airbnb, three of which are timeshare weeks which are either wholesaler listed or by the week owner. Two have compliance letters sent to the owners.

MUNI		# of Airbnb Properties		
2	Baileys Harbor	9		
6	Clay Banks	2		
8	Town of Egg Harbor	23		
9	Village of Egg Harbor	18		
11	Ephraim	5		
12	Gibraltar	11		
14	Town of Forestville	0		
15	Town of Jacksonport	4		
27	Nasewaupee	6		
32	Liberty Grove	24		
33	Sevastopol	7		
34	Sister Bay	5		
35	City of Sturgeon Bay	31		
36	Town of Sturgeon Bay	6		
39	Gardner	4		
42	Union	1		
46	Washington Island	14	170	TOTAL IN DC
	NOT IN DOOR COUNTY	3		

- **Unpermitted Listings:**

- Unpermitted Listing #1: 15062338 (compliance /timeshare- no leads)
- Unpermitted Listing #2: 13282955 (compliance /timeshare- no leads)
- Unpermitted Listing #4: 18346670 – compliance letter sent on 4/25/17.

- Unpermitted Listing #5: 155484 – timeshare with no leads
- Unpermitted Listing #518791774 – compliance letter sent 6/1/17
- **TRIPADVISOR/FLIPKEY:** Currently on TripAdvisor there are two hundred twenty eight- last month there was two hundred nineteen (219) vacation rentals (200 the previous month). TripAdvisor pulls in Homeaway and VRBO listings as channel partners.
 - Flipkey has 42 Door County Listings. Last month there were forty two (42) listings and the month before there were forty six (46) rentals. (all permitted)
- **Facebook** – I have been monitoring various pages on Facebook. Currently I am working on three un-permitted properties via Facebook both have been sent compliance letters.
- **Craigslist :**
 - Listing #5977803938 -Time share for sale or rent. Compliance letter was sent 3/17/17 and 5/3/17 (previously permitted)

Other news:

- It has been an extremely busy month at the Tourism Zone office. There has been a lot of permitting, completion of the annual reports, new permit holder training in office, records requests from owners from a large resort and compliance searches.

• **2016 Aging Report:**

• **One and two unit properties:**

Year	Paid on Time	During Grace	Within 30	Later	Online Filings
2016	94.5%	9.0%	5.8%	3.0%	39.68%
2015	80.4%	1.0%	5.2%	3.4%	37.10%
2014	75.7%	7.5%	10%	6.8%	34.73%

- Analysis: For 2015 one and two unit properties-
 - 14.1% more paid on time compared to 2015.
 - 8.0% more paid during the grace period compared to 2015. Mail time has really slowed down over the past couple of years and I believe that this increase is due to mail going to Green Bay and then coming back up for local permit holders.
 - There was a decrease of .6% paying within 30 days in 2016 compared to 2015.
 - And a decrease of .4% paying later than 30 days in 2016 compared to 2015.
 - Online filings increased from 37.10% to 39.68% or +2.58%.

• **Three+ unit properties:**

Year	Paid on Time	During Grace	Within 30	Later	Online Filings
2016	85.4%	11.0%	3.6%	1.6%	57.20%
2015	82.2%	12.0%	3.6%	2.2%	53.97%
2014	83.67%	9.3%	4.4%	2.50%	53.14%

- Analysis: For 2015 3+ unit properties-
 - 3.2% more paid on time in 2016 compared to 2015.
 - 1.0% less paid during the grace period compared to 2015.

- There was no change in properties paying within 30 days in 2016 vs. 2015.
- And a decrease of .6% paying later than 30 days.

● **Permitted Properties Report**

- As of 5/23/17 there were 1040 permitted properties.
 - 60 permits were new since 11/30/2016 and 33 of the 60 were permitted as a result of compliance.

● **Removed Properties Report (for the time period of 12-8-15 though 5/31/16)**

- 53 properties were removed since 11/26/15
 - 27 properties were sold
 - 6 properties are for sale
 - 13 properties are no longer renting
 - 3 Transfer or combined permits
 - 1 property is only offering long term rentals
 - 1 Business Closed
 - 2 Properties are now being used a primary residence

● **By Unit Report:**

	Number Of Permits	Number of Units	Year Round Units
5/23/17	1040	4769	2757
5/27/16	1008	4741	2709

- Hotels are 5.5% of permits / 26.7 % of units
- Resorts 4.3% of permits / 39.5% of units
- Inns 1.9% of units/4.3% of units
- Condos are 14.3% of permits / 5.5% of units
- B&B's 2.1% of permits/2.5% of units
- Homes are 70.3% of permits and 20.4% of units
- Other units account for 1.2% of permits and 1.1% of units
 - Permit holders with agents 328(31.5%)/ (376 units – 7.9%)

Respectfully Submitted,
 Kim Roberts
 Administrator

Removed Properties 5/10/17 to 6/6/17

Municipality	Permit #	Removed	Lodging Name	Lodging Address	Owner	Reason for Removal
Town of Gibraltar	12-56-1353-00	5/17/17	Fish Creek Beginnings	8876 Spring Road	Kristine and John Maclean	Property Sold. New owner permit #1719
Town of Egg Harbor	08-53-1698-00	5/17/17	Landmark Unit #1336 Schultz	4908 Landmark Circle	Wendy and Scott Schultz	Combined with permit # 1626 for ease of filing.
Village of Ephraim	11-50-1389-00	6/5/17	Trollhaugen Lodge	10176 STH 42	Javier Sandoval	Property sold. New owners permit #1758
Town of Washington	46-56-1483-11	6/5/17	Stillpoint #106	1325 South Shore	Shirley Weese Young	Property was sold.
Village of Sister Bay	34-53-1435-02	6/5/17	Skogland #13	10710 N Crescent Drive	Joshua Joseph	Property was sold.