

ATTACHMENT 1, FEBRUARY 26, 2026. DAWN MATUS

**Linda Kambeitz**

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**From:** dsmatus <dsmatus@yahoo.com>  
**Sent:** Wednesday, February 25, 2026 2:39 PM  
**To:** Linda Kambeitz; Senator Dan Foreman; Senator Brian Lenney; Senator Todd Lakey; Senator Jim Guthrie; Senator Tammy Nichols; Senator Treg Berni; Senator Christy Zito; Senator Janie Ward-Engelking; Senator James Ruchti  
**Subject:** Public Comment: HB583 & SB1263

Dear Chair Foreman and Fellow Members of the Commerce and Human Resources Committee,

Please add this letter to the public record for HB583 and SB1263, two bills concerning short-term rental properties that are scheduled to be considered by the Committee on Thursday, February 26, 2026.

As a homeowner who does not own short-term rentals, or STRs, I want to let you know how distressed I am by these bills.

Both pieces of legislation are written to vigorously protect and promote the property rights of STR owners. However, they would do so at the expense of protecting the rights of other property owners, neighborhoods with STRs in their midst, and broader communities.

In McCall where I live, there are more than 400 STRs in a city with 1,400 homes occupied year-round. McCall currently has regulations in place that are designed to allow STRs to operate while also keeping our town safe and livable.

Even with these regulations, I hear horror stories from people who live near or next to STRs. Stories about loud music into the night, overflowing garbage, driveways and streets packed with cars, as well as a "party" mentality among STR occupants that seems to make them feel that conventional norms about respecting one's neighbors can be thrown out the window. One acquaintance with an STR next door said that things are so bad sometimes that he has considered selling the home that he loves.

HB583 and SB1263 would only make things worse by vastly stripping local governments of the ability to require owners of STRs to follow commonsense and responsible rules. In McCall, such rules cover fire inspections, on-site parking, occupancy limits, and trash management.

Reading through what the two bills WON'T allow is nothing short of mind-boggling, and truly radical.

I urge you to please think about what you value for your own peace of mind in your own homes and your neighborhoods. Then, please try to imagine what life might be like for you and people in your community should these pieces of legislation go through.

Please do not allow the business interests of STR owners to take priority over the needs and wishes of regular people. Please do not support these bills, which would take away the ability of local leaders to do what is best and right for their local neighbors and communities.



Thank you,  
Dawn Matus

