

**From:** [Paul Lipscomb](#)  
**To:** [Peter Gutowsky](#)  
**Subject:** Eagle Crest Text Amendment 247-15-000444-TA  
**Date:** Thursday, October 8, 2015 4:36:26 PM

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Peter, I understand that the record on this hearing remains open. I would ask that this email be made a part of that record.

"Overnight Lodgings" are defined in Goal 8 (with respect to lands in Eastern Oregon) as "available for overnight rental use . . . through a central reservation system operated by the destination resort or by a real estate property manager, as defined in ORS 696.010."

ORS 696.010(19), in turn, defines a "real estate property manager" as follows: "Real Estate property manager means a real estate licensee who engages in the management of rental real estate and is a licensed real estate property manager, a principal real estate broker, or a real estate broker who is associated with and supervised by a principal real estate broker." Thus under Oregon law, "real estate property managers" as that term is used in Goal 8 must be licensed by the state of Oregon to perform their real estate management functions.

National third party websites such as VRBO, Flipkey, Homeaway, etc. that advertise individually-owned units available for overnight stays are not "real estate property managers" as defined in ORS 696.010. Accordingly, individually-owned units available for overnight stays through VRBO, Flipkey, Homeaway, etc, cannot be counted as "overnight lodgings" as proposed by Eagle Crest.

Simply put, the current proposed text amendment, I submit, does not comply with Oregon Law and should not be adopted as part of the Deschutes County code.

Thank you for allowing me to comment on this proposal. You may feel free to contact me for further information on this topic at any time.

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