



**In our island economy,
empty streets mean empty pockets.
VOTE NO on restricting short-term rentals.**

Short-Term Rentals Are Important To Nantucket's Economy.

VOTE NO on Article 90 at Town Meeting, starting June 5th.

Why vote against Article 90 to restrict short-term rentals?

1. Support local businesses, including shops, restaurants, and galleries, who stay afloat with tourism
2. Help families offset mortgage costs and allow them to stay in their homes
3. Keep local workers, including landscapers, caretakers, and restaurateurs employed

Contact us and tell us your story:

Alliancetoprotectack@gmail.com

NantucketEconomy.com



VOTE at Town Meeting

Starting Saturday, June 5th

Nantucket Public Schools, Backus Playing Field

Register to vote by May 26, 2021

if you're not already a registered voter.

The Alliance to Protect Nantucket's Economy



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**On Nantucket, short term rentals
bring long term island prosperity.
VOTE NO on restricting short-term rentals.**

Short-Term Rentals Are Important To Nantucket's Economy.

VOTE NO on Article 90 at Town Meeting, starting June 5th.

A study by the University of Massachusetts Donahue Institute on the economic impact of short-term rentals (STR) on Nantucket finds that:

1. STR account for 9 out of every 10 lodging rooms on Nantucket.
2. There is NO EVIDENCE STR make the island's housing less affordable.
3. STR generate an estimated \$9 million in tax dollars.

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**The Alliance to Protect
Nantucket's Economy**



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VOTE

YES ON **39+42**

NO ON **43**

**PROTECT OUR ISLAND
ECONOMY & TRADITIONS**

Short term rentals
bring long term
island prosperity.

Short-Term Rentals Are Important To Nantucket's Economy.

VOTE at Town Meeting, starting May 2nd.

Why vote YES on Articles 39 & 42?

1. Support the Town of Nantucket's sponsored articles which offer a common sense framework to regulate STR.
2. Preserve Nantucket's rental traditions and tourist economy.
3. Support local businesses, including shops, restaurants, and galleries, who stay afloat with tourism revenue.
4. Sustain employment for local workers, including landscapers, caretakers, and an entire island workforce we all rely on.
5. Help families offset tax payments and mortgage costs to keep their island homes.
6. Avoid lengthy and costly legal battles for current homeowners who rent, and gridlock for the town's ZBA.

Why vote NO on Article 43?

1. Only fulltime residents can offer STR "by right", and only on their primary residence. Everyone else is prohibited until they get a special ZBA permit - this could take years; be very costly and is open to legal challenges.
2. Creates an extreme room shortage that will damage our tourist economy; hurting island businesses, property owners, shutting storefronts and job loss.
3. \$9 million in annual short-term revenue for school funding, infrastructure improvements, and affordable housing projects will be reduced, leaving property taxpayers on the hook.
4. Creates two classes of property owners, and this discrimination may be illegal in Massachusetts.

VOTE at Town Meeting

**Starting at 5pm Monday, May 2nd
Nantucket High School Auditorium**

***Register to vote by April 12, 2022 if
you're not already a registered voter.***

**The Alliance to Protect
Nantucket's Economy**



P.O. Box 5045, Nantucket, MA 02554

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**Short term rentals bring
long term island prosperity.**



Short-Term Rentals Are Important To Nantucket's Economy.

VOTE at Town Meeting, starting May 2nd.

Why vote YES on Articles 39 & 42?

1. Unless Article 42 passes, homeowners who rent their property for STR are threatened by litigation.
2. Support Town sponsored articles that offer safeguards to regulate STR.
3. Preserve Nantucket's rental traditions and tourist economy.
4. Support local businesses, including shops, restaurants, and galleries, that stay afloat with tourism revenue.
5. Sustain employment for local workers, including landscapers, caretakers, servers – our tourism workforce.
6. Help families offset tax payments and mortgage costs to keep their island homes.

Why vote NO on Article 43?

1. Only full-time residents can offer STR "by right", and only in their primary residence. Everyone else will need a special permit from the ZBA – which will take time, be expensive and is open to legal challenges .
2. Creates an extreme room shortage that will damage our tourist economy, thereby hurting island businesses and property owners, shutting storefronts and resulting in job loss.
3. \$9 million in annual short-term revenue for school funding, infrastructure improvements, and affordable housing projects will be reduced, leaving property taxpayers on the hook.
4. Will unconstitutionally discriminate between resident and non-resident homeowners.

VOTE at Town Meeting

**Starting at 5pm Monday, May 2nd
Nantucket High School Auditorium**

***Please remember to vote-
every vote counts!***

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If ARTICLE 60 passes, it will leave island businesses with an empty feeling.
VOTE NO on restricting short-term rentals.



Short-term rentals provide essential revenue for Nantucket's year-round economy.

A 2023 study by the UMASS Amherst, Donahue Institute on the economic impact of restricting short-term rentals (STR) on Nantucket found:

1. 92% of all lodging rooms on Nantucket are STR.
2. Based on current uses if Article 60 passes, of the 2,300 registered STR, only 114 which are owner-occupied would be available.
3. Restricting STR would drastically decrease STR taxes by \$6.8 million annually, depleting town services for year-round residents.

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**VOTE NO on ARTICLE 60 at
Town Meeting, May 6th, starting 8:30am
at Nantucket High School**

**The Alliance to Protect
Nantucket's Economy**



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**Without people staying,
we won't have people paying.
VOTE NO on restricting short-term rentals.**

Nantucket relies on short-term rentals. Article 60 restrictions would reduce island taxes by \$6.8 million.

A 2023 study by the UMASS Amherst, Donahue Institute on the economic impact of restricting short-term rentals (STR) on Nantucket found:

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