

**SEE “DISCLAIMER” ON THIS WEBSITE
BEFORE USING THIS LETTER**

LETTERHEAD AND/OR
ADDRESS

Dear Guest and Tenant,

Welcome (back?) to _____ (name of your unit, if it has a name) on _____ Lake (if applicable), which we are pleased you have chosen for your _____ (vacation, wedding, reunion, recovery, etc.) We hope that your stay with us will be restful, joyful and invigorating.

In addition to all the information provided to you with your Lease, there is new and disappointing information this year of which we are required to inform you. Unfortunately, the County of Yates, unknown to most private property renters of homes and cottages, enacted an Occupancy Tax this past November, just after election, requiring those who rent their homes or cottages to collect a 4% occupancy tax from the renter, if the term of the rent is less than 29 days. Thus, part of your total payment will include the 4%. That is also why you see a sign on the wall in your rental unit. Please don't remove it.

(Optional Paragraph for a home/cottage owner who reduces their rate to compensate for the occupancy tax: We felt badly that this was being done unexpectedly to tenants (and the owners!) this year, but legally we are not allowed to pay the tax instead of you, so what we have done for this season only, and because we so value your staying with us, we have REDUCED THE RENT to compensate for the Occupancy Tax. Note to Landlord: the reduced rent would be the original rent, divided by 1.04; therefore, if your rent is \$1000 for a week, dividing by 1.04 would become a rent of \$961.54. This would lead to an occupancy tax of \$38.46, still a total to the tenant of \$1000. Note, however, that both prices must be charged as separate listings, although the tenant can pay with one check.)

Optional breakdown of rent: In addition we believe that certain aspects of your rental are not taxable, and we have modified the (front page of the lease? Invoice?) to accommodate those clarifications. We hope you will be pleased at our personal efforts to minimize the impact of this tax on you and your family. Please also be assured that we, as many other cottage owners in Yates County, are doing everything we can to minimize the impact to you, and that there has even been a lawsuit launched against the County challenging its action on constitutional grounds.

Many of us who rent are actively opposing this occupancy tax. For example, you will see signs on the property saying “NO BED TAX” and the website of YatesOUCHtax.com which is fighting to repeal the tax. Please be assured that if we were to be successful and any amount of the occupancy tax were to be refunded to us, we would return it to you. Please visit the website to find out more of what is happening in Yates County. You can pretty well assume that anywhere you see the “NO BED TAX” sign, there will be support for repealing this unfair tax. We encourage you to patronize stores and merchants who display the sign.

You will also find that we have removed tourist information this year from your rental unit regarding organizations and activities connected with the legislators and Chamber of Commerce who caused this occupancy tax to be enacted. In your unit you will find a list of those organizations that pushed for and caused this tax to be charged to you. Please use your own discretion in determining whether or not to patronize those entities.

Please consider that we as property owners are doing all we can to fight this situation, and remember our efforts as you plan future vacations. We will do whatever we legally can to accommodate your dealing with this situation.

Thank you again for staying with us, and for your patience and understanding.

Sincerely,