

## B&B vs TVU

**In fact**, a B&B is different from a TVU – see *Terminology and Definitions*

**In practice**, they may or may not be different, depending on the preference of the operator or owner. Many different operational scenarios are possible.

**In enforcement**, there is no difference. The DPP Director has written: “Generally, the DPP cannot predetermine if a complaint is related to a B&B or a TVU.” He has stated openly that “the neighbors are our eyes and ears” because the DPP will never have the resources to identify and gather information on every zoning violation. This makes sense because we would not want to pay the considerable taxes to hire the hundreds of building inspectors that would be required for the DPP to identify all the violations of this and every type.

Enforcement against illegals has worked with neighborhood participation – identifying and gathering enforcement information. The illegals were easy to identify because they exhibited the two obvious characteristics:

- 1) No zoning for B&B or TVU and no ‘Nonconforming Use Certificate’ (NUC)
- 2) Advertising, flow of changing strangers, changing cars, people on vacation, etc

Remember, a B&B must have the ‘operator’ living on-site and is limited to two rooms and four guests.

Once a B&B ‘permit’ is issued, there will be no way to determine if the operator actually lives on-site, how many rooms are rented, and how many ‘guests’ are in residence. The neighbors will still see the changing strangers, changing cars, and people on vacation. Some illegals are now going ‘stealth’ – building walls all around the property, gating driveway entrance, and No Trespassing signs. The DPP cannot enter the property without the occupant’s permission or a warrant. The DPP has neither the time nor the personnel to get a warrant and gather evidence.

There will be no reasonable means to determine if the operator is satisfying the conditions of the permit and the DPP will not have the personnel to conduct the type of in-depth investigation required. Certainly, the ‘operator’ will get away with cheating – renting out more rooms and allowing more ‘guests’. Some ‘legal’ B&B operators with NUCs are already renting out more than the allowed two rooms and neighbors do not bother to complain.

Once there are hundreds or thousands more ‘permitted’ B&Bs and no more DPP inspectors, mayhem will ensue – but it will be too late. Operators breaking the rules will temporarily satisfy the specifications of the ‘permit’ then resume breaking it when the heat turns down.