

Municipality of Anchorage



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Girdwood, Alaska 99587
<http://www.muni.org/gbos>*

Suzanne LaFrance Mayor

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington & Jennifer Wingard, Co-Chairs
Briana Sullivan, Brian Burnett, Kellie Okonek*

Resolution 2025-19

Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT FOR AO 2025-115(S) TO REQUIRE SHORT-TERM RENTAL REGISTRATION AND ADD SHORT-TERM RENTALS AS AN ALLOWABLE LAND USE IN RESIDENTIAL ZONES

WHEREAS, Girdwood, in common with most tourism-focused communities, has a very high proportion of residential housing operating as Short-Term Rental (STR) properties, and

WHEREAS, estimates based on commercially available data suggest that approximately 25% of Girdwood's residential housing was listed on an STR platform during the 12 months through August 2025; compared to approximately 1.5% of residential housing in the rest of the Municipality; and

WHEREAS, STRs serve a valuable role by providing a flexible form of visitor accommodation and supports economic activity, but also adds extreme stress to a very challenging housing landscape for residents by removing existing units from the long-term rental market and drives up housing costs; and

WHEREAS, registration of STRs has been a critical need in Girdwood for many years; and

WHEREAS, over the past few years GBOS has passed several resolutions requesting regulation of STRs, including Resolutions 2022-17 recommending an analysis of STRs in Girdwood, 2023-26 setting out goals for any future STR regulation in Girdwood, and 2024-11 supporting a previous ordinance to regulate STRs and suggesting additional steps; and

WHEREAS, GBOS has made multiple specific proposals for a Girdwood STR registration scheme to current and prior Municipal administrations and Assembly Members, some components of which have been incorporated into AO 2025-115(S); and

WHEREAS, many similar communities to Girdwood have implemented limits to the number and location of short-term rentals, often with maximum densities well below the current conditions in Girdwood.

THEREFORE the Girdwood Board of Supervisors SUPPORTS AO 2025-115(S) to require a registration scheme for short-term rentals

FURTHERMORE, the Girdwood Board of Supervisors requests that the registration information relevant to properties by zip code is made available to the public in order to fully understand the volume of STR activity in various areas of the Municipality of Anchorage

AND FURTHERMORE urges the Assembly either through amendment or future ordinances to consider the following requirements:

1. establish appropriate consequences for non-compliance
2. provide a process for neighbors to send feedback to the registered contact for specific STRs
3. investigate a mechanism to implement restrictions on the number or density of STRs within a community such as Girdwood with a very high density of STRs.

Passed and approved by a vote of 5 in favor,0 opposed on this 17th day of November 2025.

Mike Edgington

Mike Edgington
GBOS Co-Chair, Housing and Economic Supervisor

Margaret Tyler

Attest