

Google Groups

Fwd: Short-Term Rental News

Sharon Dickinson

May 2, 2017 8:32 AM

Posted in group: **Clerk-PLUM-Committee**

From: **Los Angeles Short-Term Rental Coalition** <lacoalition@calodging.com>
Date: Fri, Apr 28, 2017 at 3:57 PM
Subject: Short-Term Rental News
To: sharon.dickinson@lacity.org

Short-Term Rental News

Illegal Rentals

D.C. sues company for allegedly treating rent-control apartments like 'hotel rooms'

Washington Post | 4/25/17

The District's attorney general is suing a California company for allegedly turning units in four D.C. apartment buildings into illegal short-term rentals. Attorney General Karl A. Racine on Friday filed a lawsuit against Ginosi USA Corp., a Los Angeles-based travel accommodations company, alleging that the short-term rentals are prohibited under the District's Rental Housing Act, which states that apartment units may not be converted into transient rentals. At least two of the four apartment buildings in question are rent-controlled properties, according to the lawsuit.

Renting an Airbnb at \$30 a night: 'Who are these shady dudes?'

Miami Herald | 4/21/17

It turns out a homeowner across the street had leased her gated two-story, white-washed house to a new tenant who makes her money renting out properties on Airbnb. While living upstairs in the master bedroom, Bonny Tejada turned the ground floor of the six-bed, five-bath house into a hostel, renting out beds and mattresses by the dozen for prices as low as \$30 a night - an offer neighbors claim attracted hundreds to the home over just a few months.

Discrimination

Airbnb agrees to let California watch for racist hosts

CNET | 4/27/17

Following a 10-month investigation, the California Department of Fair Employment and Housing (DFEH) will be able to test California Airbnb hosts for racial discrimination, DFEH said Thursday. The voluntary agreement reached by Airbnb and DFEH means the State of California can do fair housing tests on hosts who have three or more listings and have had discrimination complaints lodged against them. A fair housing test involves trained people posing as potential renters, or creating renter profiles with certain characteristics in order to see if the host in question is violating fair housing laws, according to a press release from DFEH.

Crime

Airbnb guest surprised by SWAT team looking for fugitive*Herald Sun | 4/20/17*

New Yorker Yossi Rosenberg, who paid \$US800 to stay at the property - which had "overwhelmingly" positive reviews - got a fright when a SWAT team showed up on Wednesday. And he had some explaining to do, after initially telling two cops that he knew a woman called "Ashley" when they showed up looking for her on Monday.

Airbnb Criticised For Taking Nearly Two Weeks To Remove "Fraudulent" Account*Buzzfeed | 4/22/17*

Airbnb has been criticised by the consumer group Which? after it took nearly two weeks to remove a fake account that was deliberately set up to look fraudulent. Which? created a series of fake profiles across Airbnb, Homeaway, and Tripadvisor's Holiday Lettings in order to investigate "how easy" it would be for scammers to use the sites to "hoodwink holidaymakers with fake listings".

Growth**Airbnb Goes After Business Travelers With New Booking Tool***Bloomberg | 4/28/17*

Airbnb plans to introduce a search tool designed for business travelers. The feature will allow professionals to filter homes and apartments that Airbnb has deemed Business Travel Ready. To qualify for a BTR listing, as the company calls it, the dwelling must have a desk, Wi-Fi, self-check-in through a doorman or digital lock and various amenities you'd expect at a hotel, like free shampoo, a hairdryer and iron.

The battle between hotels and Airbnb continues to heat up*Los Angeles Times | 4/22/17*

The American Hotel and Lodging Assn., the trade group for the nation's hotels, broke fundraising and spending records during the 2016 election cycle to support candidates who want Airbnb to "play by the same rules," according to documents obtained by the Hill and the New York Times. The AHLA raised \$1.5 million and donated \$1.3 million. "Disbursements have been made in a strategic, bi-partisan, bi-cameral fashion to support members of Congress and candidates who are pro-lodging and pro-employer," according to minutes for a January board meeting obtained by the news organizations.

City & State Action**Seattle grapples with Airbnb in proposal to limit hosts to two properties***TechCrunch | 4/24/17*

Seattle will move forward with plans to restrict how many units its residents can list on short-term rental platforms like Airbnb and VRBO. Keeping things a little more lax than cities that have adopted a one-host, one-home policy, Seattle's proposal would allow each short-term rental host to list their own place of residence coupled with one extra housing unit.

Bill to overturn Austin short-term rental rules clears state Senate*Austin American Statesman | 4/22/17*

A bill that would overturn Austin's rules governing short-term rental properties passed the Texas Senate on Tuesday, bringing it a step closer to becoming law. The bill, from Sen. Kelly Hancock, R-North Richland Hills, would bar cities from prohibiting short-term rentals and allow jurisdictions to regulate them only for health and safety purposes.

D.C. lawmakers get an earful on proposal to strictly regulate Airbnb*Washington Post | 4/26/17*

Several hundred District residents packed the D.C. Council chambers on Wednesday to debate a plan to impose strict new limits on ways property owners in the nation's capital can profit from Airbnb and other home-sharing businesses. A bill introduced by council member Kenyan R. McDuffie (D-Ward 5) would make it illegal for District property owners to post multiple addresses for short-term rent. It would also drastically curtail the number of days that a homeowner could rent an entire property - from an unlimited period to as few as 15 days in a single year.

NYC Mayor De Blasio ramps up Airbnb enforcement

Crain's New York Business | 4/26/17

Mayor Bill de Blasio plans to expand a citywide crackdown on illegal short-term rentals, pumping an extra \$2.9 million into the effort over the next two fiscal years. The city's Office of Special Enforcement will add 16 staffers to the 32-member team devoted to inspecting and fining landlords and leaseholders who rent entire apartments out for fewer than 30 days, which breaks state law.

Mississippi Dept. of Revenue pushing to tax Airbnb, other rentals like hotels

The Clarion Ledger | 4/25/17

The state Department of Revenue is planning a change in regulations that would require people renting homes, condos or rooms through services such as the Airbnb online marketplace - or any other form of advertising or listing - to be taxed like hotels. The change would require anyone renting a home, apartment, condo or room to a transient guest - for less than 90 days - to collect and remit 7 percent state sales tax on gross revenue from the rental and related charges (such as soap, coffee, food or other amenities).

Airbnbs in Richmond Will Soon Be Subject to Hotel Tax

NBC Bay Area | 4/21/17

Those who stay at an Airbnb in Richmond will be required to pay a 10-percent occupancy tax starting on June 1. The occupancy tax, which passed at Tuesday's City Council meeting, will be added and collected based on the listing price of the Airbnb rental.

Our coalition represents workers, neighbors, tenants, lodging associations, employers and affordable housing advocates. We stand united behind responsible and appropriate regulation of the short-term rental (STR) industry in Los Angeles.

Short-Term Rental Coalition consisting of AH&LA, CH&LA, Hotel Assoc. of LA, Keep Neighborhoods First, LAANE, UNITE HERE Local 11, and other neighborhood, business and community groups, 414 29th Street, Sacramento, CA 95816

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Fwd: Council File #1635-52

Sharon Dickinson

May 2, 2017 10:49 AM

Posted in group: **Clerk-PLUM-Committee**

From: **Ed Colman** <edcol52@gmail.com>
Date: Mon, May 1, 2017 at 10:19 PM
Subject: Council File #1635-52
To: etta.armstrong@lacity.org, sharon.dickinson@lacity.org

RE: #CF: 1635-52

Dear Mr. Bonin,

I have lived in my home in Venice for 35 years. As one of the longest-time residents on my block I have worked over the years to improve the quality of our neighborhood. We continually strive to make our streets safer, to retain the unique character of our neighborhood, and have enjoyed cooperation from our neighbors and the wider community in these endeavors.

I understand the draft ordinance regulating short-term rentals (STR) is currently under consideration by the City Council. I wanted to relate my experience with STR's and how this proposed measure will affect my wife and me.

I fully understand that regulation of STRs is necessary, as the rampant speculation of commercial owners has subverted the original intention of STRs, that is, renting out a space in your home to produce additional income and to provide a more integrated "local experience" to visiting guests. I also know about the horror stories, the neighbors' complaints of "party houses", the removal of housing stock from the long-term market, and the largely negative coverage this has received in the media.

There are many aspects of the Draft Ordinance that I applaud, which would remedy these issues, but there is one clause that will impose extreme financial hardship on my wife and me: the clause restricting STRs to 180 days per year.

We rent out a room in our home, and use the income derived from this to pay our mortgage and health insurance premiums. I am nearing retirement age, and will depend on that money to augment my Social Security.

I was 'downsized' more than 4 years ago. Airbnb was a lifesaver. We count on the income from our guest room to make ends meet. Any limitation on the number of days we could share our home would have a disastrous impact on our finances.

We carefully screen our guests to ensure compatibility with our residential neighborhood, and to date have hosted hundreds of visitors from around the world without incident or complaint.

We also take great care to direct our guests to patronize local businesses, which brings much needed revenue directly to our area and provides a completely different experience to our visitors. They are able to “live like a local” for the duration of their stay, rather than have a typical “hotel experience”. Our interaction with our visitors has been universally positive, and we have made many new friends with the people who have stayed in our home.

I urge you to reconsider the 180-day limit and support revision to allow responsible property owners to rent out a part of their principal residence without restriction as to how many days per year.

Sincerely,

Ed Colman, Venice