

Google Groups

Fwd: Short-Term Rental News

Sharon Dickinson

May 26, 2017 11:48 AM

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

From: **Los Angeles Short-Term Rental Coalition** <lacoalition@calodging.com>

Date: Fri, May 26, 2017 at 11:38 AM

Subject: Short-Term Rental News

To: sharon.dickinson@lacity.org

Short-Term Rental News

Affordable Housing

Is Airbnb Hurting Southern California's Housing Market?

NBC Los Angeles | 5/24/17

The popular online vacation rental site Airbnb might be making it harder and more expensive for you to find an apartment or home to rent in Southern California, according to a community advocacy group that's studying the impact of vacation rentals. And, those community advocates say Airbnb rentals are also hurting the quality of life in some areas.

Almost 1 million affordable homes needed for Southern California poor, report says

Los Angeles Daily Bulletin | 5/22/17

A decline in government spending, rising rents and falling incomes have created a shortage of nearly one million affordable homes in five Southern California counties, the nonprofit California Housing Partnership Corp. reported Monday, May 22... Los Angeles County has Southern California's steepest shortage: 551,807, the advocacy group reported. L.A. County's shortfall increased by 8,500 rental units from 2016.

A New Jersey Landlord Joins Forces with Airbnb

Wall Street Journal | 5/24/17

Few issues vex New York City landlords as much as tenants joining the sharing economy by listing their apartment on short-term home-sharing platforms such as Airbnb. Across the Hudson River, however, at least one landlord is going all in. At a new 69-story residential tower near the Jersey City waterfront, home-sharing services are being touted as the latest amenity to lure young renters.

Legal

Airbnb in Los Angeles and Beyond: Potential Legal Issues

The National Law Review | 5/25/17

When people stay in hotels and are injured because of the failure of the hotels to maintain their properties in reasonably safe conditions, the hotels will be liable for resulting injuries. If you are hurt in an Airbnb rental because of unsafe conditions, you might be dealing with the homeowner, Airbnb or the property's landlord if the person who you are renting from is also renting the home from another. Property owners owe duties of care to maintain their homes

in reasonably safe conditions and to warn those who will be staying in their homes about existing hazards.

Scams/Fraud

Scheme Targeting Airbnb Users Prompts New Account Protections

NBC 5 | 5/24/17

Brittany Hall, of Crowley, has been bitten by the travel bug and her next stop was Montreal. Hall booked her flights and started looking into Airbnb for lodging. Airbnb is a hospitality option that millions of people worldwide have chosen. "I considered it safe. I considered it cheaper and it always the best option for me," she explained. A few clicks later, Hall's trip was set...or so she thought. "I got an email that said that I booked a trip to L.A. that was the week before I was supposed to be in Montreal. I was thinking, that's weird, I didn't book this trip to L.A. She then got a few more emails saying her phone number, password and even email had been changed on her account. "So, I'm just thinking automatically my account has been hacked and so I'm just freaking out," said Hall. She was locked out of her Airbnb account just days before her big trip.

St. Louis man pleads guilty to 'Stolen Valor' charge

St. Louis Post Dispatch | 5/25/17

While on a trip to California while using another name, Chartrand showed his Purple Heart to his Airbnb hosts, and in consideration of that, they allowed him to stay even though his bill was delinquent, Albus said. They also loaned him money for car repairs, he said.

Illegal Rentals

Woman who claimed Airbnb renters were 'roommates' booted from pad

New York Post | 5/23/17

An appeals court didn't buy a rent stabilized tenant's claim that the 93 guests who paid \$95-a-night to stay in her Greenwich Village two-bedroom were actually roommates - and now the 69-year-old woman has been booted from her home... a majority of judges from Manhattans' Appellate Division found that Lipetz was improperly trying to use a loophole in the law that prevents rent stabilized tenants from profiting off their units. Under state law tenants can sublet to roommates, but only at a 10 percent markup from their rent. Lipetz was paying \$1,758 a month, or \$57 a day, while charging Airbnb guests \$95 a night for individuals and \$128 for couples, according to court papers. "In our view, subletting of an apt at an excessive rental rate for 338 days over a year and half...constitutes unlawful profiteering," Judge Peter Tom wrote for the majority.

Condo owner shocked her unit was being sublet on Airbnb

Toronto Star | 5/24/17

Even in Toronto's tight rental market, Zenobia Omarali agreed to lower the rent for her tenant - the son of a former employee - when he moved into her spacious downtown loft two years ago. And this past winter, when the tenant, Zeyadh Moosa, asked her to pay a pest control service to get rid of bedbugs - and replace his mattress - Omarali agreed. She said Moosa told her the bedbugs "came through the walls, and it's my fault." So she was shocked when she found out that Moosa, 26, had been subletting the unit on Airbnb for up to \$200 a night. Moosa is currently paying \$2,600 a month for the loft, Omarali said. "My heart's just going 'Oh my gosh, no wonder I had to buy a new mattress,'" she said of her suspicion that an Airbnb "guest" imported the bedbugs.

City & State Action

For Airbnb hosts in KC, the rules for renting are likely to get stricter

Kansas City Star | 5/13/17

Kansas City will introduce a proposed ordinance Monday that wades deep into the sharing economy - specifically to regulate Airbnb and other short-term property rentals. City staff members have spent two years researching ways to legalize what's now actually illegal in the city. After looking into other cities' rules and holding community meetings, they're proposing permit fees and time limits to govern how such "hosts" rent out their properties. The proposal is for two levels of regulation, one for owner-occupied properties and one for non-owner-occupied properties.

Santa Monica Beats Challenge To Anti-Airbnb Ordinance

Law360 | 5/25/17

A California federal judge on Wednesday dismissed a proposed class action brought by a Santa Monica resident who is prevented by city law from using her home as a vacation rental via Airbnb and HomeAway, ruling that his court is the wrong venue because only a state claim remains.

Transparency

Airbnb Angered by Amsterdam's Obligation to Report Listings

NL Times | 5/24/17

Rental platform Airbnb is calling on its members to protest against Amsterdam's plan to fine Airbnb landlords who don't report their listing to the municipality... Amsterdam finds this obligation to report listings necessary because the municipality still does not have a good view on how often Amsterdam homes are rented out through house sharing sites like Airbnb. That means that the city can't keep proper track of people who rent out their homes for more than the allowed 60 days per year. If you fail to report your listing to the municipality, you could face a fine of up to 20,500 euros. Airbnb calls this obligation "excessive", claiming that it infringes on the privacy of the landlords and is unnecessarily taxing.

Advocacy

Airbnb registers new lobbyist amid escalating fight with hotels

The Hill | 5/24/17

Airbnb is ramping up its lobbying efforts as its battle with the hotel lobby intensifies on Capitol Hill. Meagan McCanna, who has been at the company as their head of federal affairs since December, has registered as a lobbyist for Airbnb. She will advocate for the company on issues like labor, online marketplaces, access to Cuba, government operations and the hospitality, travel and tourism industry, according to disclosure forms.

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

SafeUnsubscribe™ sharon.dickinson@lacity.org

Forward this email | [Update Profile](#) | [About our service provider](#)

Sent by lacoalition@caiodging.com in collaboration with

Constant Contact 

Try it free today