

Google Groups

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## Fwd: Short-Term Rental News

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Sharon Dickinson

Jun 23, 2017 10:07 AM

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

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

Date: Fri, Jun 23, 2017 at 10:02 AM

Subject: Short-Term Rental News

To: sharon.dickinson@lacity.org

## Short-Term Rental News

### Affordable Housing

#### **Corporate Landlords Signed Up To List Thousands Of Apartments On Airbnb**

*Buzzfeed | 6/21/17*

A group of major real estate companies that together own 100,000 apartments have signed up to use a new software platform that will let them list thousands of units on Airbnb and other short-term rental sites. The platform, run by startup Pillow, "gives apartment complex owners the ability to easily enable short-term rentals in entire buildings and entire portfolios," the company said in a statement. It will initially enable 4,000 apartments owned by real estate companies Marian Group, Virtu Investments and Peak Capital Partners to be listed on Airbnb, either by tenants or directly by the owners.

#### **San Diego Short-Term Rentals May Impact Housing Affordability: Group**

*NBC San Diego | 6/21/17*

The battle over short-term vacation rentals is heating up in the Pacific Beach neighborhood of San Diego. During a Town Council meeting Wednesday night, a group called Save San Diego Neighborhoods touted findings on the impact rentals may have on the cost of living in San Diego. Supporters and opponents of short-term vacation rental packed the meeting to make their voice heard.

#### **Vacation Rentals Cause Affordable Housing Rut In South Lake Tahoe**

*Capital Public Radio | 6/14/17*

A 156-page report by Michael Baker International and staff from Sacramento State University says the city needs to look at saturation of short-term rentals, tiered permitting, creating an online service center, fines for illegal rentals, enforcement and mitigate the impact vacation rentals are having on affordable housing. Taking houses off the market for vacation rentals means fewer options for long-term renters.

#### **Tough restrictions on short-term rentals could curb gentrification and high rent in Washington D.C.**

*Washington Post | 6/21/17*

There is a housing crisis in the District. Our housing stock is being squeezed, and it is increasingly difficult for working people to afford to live in the District. These constraints mean that District residents need access to every single unit of housing we have available in the

District. Every home that is converted into a full-time tourist rental is a home that a District family cannot live in. It's as simple as that.

### **Airbnb having an 'adverse impact' on Ireland's long-term rental market**

*Ireland Independent | 6/21/17*

The growing use of online short-term leasing websites such as Airbnb is having an adverse impact on Ireland's long-term rental market according to senior Government and Council officials. Earnán Ó'Cléirigh, a Principal Officer at the Department of Housing, said that there are concerns the impact such online platforms could have on properties being withdrawn from the long-term rental sector if not adequately regulated.

### **Airbnb in Australia shows the sharing economy has a 'dark side'**

*ABC News | 6/15/17*

Airbnb has rapidly taken off in Australia, with 115,000 listings for rooms or entire homes to be rented. But new figures raise concerns that the site is swallowing up properties once available to locals to rent long-term, as landlords cash in on lucrative nightly rates for tourists. The figures from the University of New South Wales show 60 per cent of Sydney's 20,000 Airbnb listings are for entire homes. The university's Chris Pettit said the figures underlined concerns about cheap, affordable housing being available for locals.

## **City & State Action**

### **Short Term, Airbnb Rentals Regulations Pass Committee, Move On to Full Pasadena City Council**

*Pasadena Now | 6/21/17*

According to the presentation by Planning Director David Reyes, the growth in AirBnB in Pasadena has been dramatic. As of March 2017, according to a staff report, approximately 644 properties in the City were being actively advertised across various hosting platforms. Approximately two-thirds of were "entire dwelling units"; the remaining one-third were rooms inside of homes. **The average host in Pasadena rents his or her space 54 nights a year**, while 40 percent rent over 90 days a year As previously discussed in a recent Planning Commission meeting, the provisions of the short-term rental regulations include an occupancy limit based on the size of the host's home- two guests per bedroom plus two additional guests. Also, homes cannot be used for any commercial parties or events.

### **Del Mar charts its path forward on short-term rentals**

*Del Mar Times | 6/20/17*

In the first of two STR sessions, the city council on Monday, June 18, instructed city staff to work up language on prohibiting homeowners from renting out their home in fewer than seven-day increments for a total not-to-exceed 28 days in a calendar year. Homeowners will need to register for a yet-to-be-crafted city permit and must provide off-street parking for their guests. Renters will be limited to two per bedroom. The city will also develop a "good neighbor policy" and urge - but not require - renters and homeowners to abide by it.

### **Carmel files suit against Pleasanton couple for illegal short-term rental**

*Monterey County Weekly | 6/22/17*

If anyone is illegally renting out a home as a short-term rental in the city of Carmel, beware. That next guest could be part of an undercover sting operation. One Pleasanton couple that owns a house on Guadalupe between Third and Fourth found that out the hard way. They're now facing a lawsuit filed by Carmel in Monterey Superior Court on June 6. The suit seeks a permanent injunction against further short-term rentals, with the threat of fines and even jail time.

### **City Of Las Vegas Tightens Restrictions On Short-Term Rentals**

*Nevada Public Radio | 6/22/17*

Short-term rentals, like Airbnbs, will soon need special-use permits to operate in the city of Las Vegas. The city council narrowly passed the bill Wednesday. The goal of the ordinance is to curb bad behavior and give neighbors a say in who operates in their neighborhood.

### **Minneapolis considers regulations for short-term rentals like Airbnb**

*Minneapolis Star Tribune | 6/17/17*

The city's director of regulatory services, Noah Schuchman, said the goal is not to halt rentals through Airbnb or other platforms. Rather, they are mulling questions like how they might be inspected and what fees or taxes would be appropriate. Properties used entirely for rental purposes should generally already have a rental license from the city, Schuchman said. The gray area involves properties rented out only for limited periods of time, or rooms rented within people's private homes.

### **Airbnb to start collecting taxes in Oklahoma**

*Tulsa World | 6/16/17*

Airbnb, the hospitality service that allows individual people to rent rooms or homes in an online marketplace, said Friday that it plans to start collecting state sales tax and all applicable lodging taxes in Oklahoma starting July 1. The company's decision could be another potential boost to the state's revenue. Airbnb said in the news release that Airbnb hosts in Oklahoma welcomed 33,100 guests in 2016, which the company claimed was an increase of more than 200 percent the year before.

## **Misc**

### **Airbnb Tries to Behave More Like a Hotel**

*New York Times | 6/17/17*

Travelers accustomed to hotels have come to expect that they can automatically book an Airbnb without having to ask first for the owner's permission - something that has long been a fixture of the hotel booking process. They want to know that their reservation is firm. They expect fresh linens and privacy. They also anticipate that hosts will act like hotel staff members, meaning they will be courteous and blend into the background.

### **Airbnb's head of global policy said the company is changing capitalism for the better**

*Business Insider | 6/17/17*

In a conference call with reporters on Thursday, global policy chief Chris Lehane said the company was building a "different form of capitalism." "We're democratising capitalism," he told Business Insider. "We are driving economics for people at the grassroots level, as opposed to people at the top of the supply chain." By that he means that local homeowners are making money from tourists, rather than hotel chains which funnel their money out of the local economy.

Business Insider asked if this still counted when a large number of Airbnb properties, particularly in London, appear to be rented out by commercial landlords, according to Inside Airbnb data. That doesn't seem like a democratisation of wealth, exactly. "It applies whether the beneficiary is renting out their own homes or additional properties," said Lehane. "It's still a different model to what existed before." He went on to say that Airbnb only represents a small portion of housing stock, and that issues such as London's housing shortage were down to "bigger structural changes".

### **City cracks down on two makeshift hotels in Southern Brooklyn**

*Brooklyn Daily | 6/20/17*

The following day the city busted another makeshift hotel in Bay Ridge whose owner was also renting the shabby spaces on Airbnb. The Sixth Avenue pad was recently purchased and the ground floor and cellar rejiggered as hotel rooms with illegal locks, according to Schnell. An Airbnb listing - which has since been removed - advertised the rooms as a spacious getaway for \$199 a night.

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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