

Google Groups

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## Fwd: Short-Term Rental News

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Sharon Dickinson

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

From: **Los Angeles Short-Term Rental Coalition** <lacoalition@calodging.com>  
Date: Fri, Jun 30, 2017 at 10:02 AM  
Subject: Short-Term Rental News  
To: sharon.dickinson@lacity.org

# Short-Term Rental News

## Los Angeles

### **Los Angeles Airbnb rentals should be capped at 83 nights yearly, study says**

*Curbed Los Angeles | 8/30/16*

The city of Los Angeles is inching closer to enacting regulations for short-term rentals meant to businesses such as Airbnb from encroaching on an increasingly limited supply of affordable housing. But a new report from Inside Airbnb—a website that monitors listings offered through the short-term rental service—finds the rules, as proposed, would provide landlords with little incentive to make their units available longterm renters.

Restrictions recommended by the Planning Commission in June would impose a 180-night limit on the length of time property owners can offer up a room or their entire primary residence to short-term renters (non-primary residences would be limited to 15 nights per year). That limitation is partly meant to keep housing available to residents.

The report, however, shows that the financial gains offered by short-term rentals are often more than enough to negate this concern. Murray Cox, the report's author, finds that, on average, LA landlords only need to fill up Airbnb units for 83 nights per year in order to make more money than they otherwise would by bringing in a yearlong renter.

### **On home-sharing issue, San Francisco has warnings for L.A.**

*Los Angeles Daily News | 6/26/17*

For more than three years, ShareBetter SF has worked to create enforceable, sensible regulations for short-term Airbnb rentals in San Francisco: Our coalition of tenant organizers and landlords, affordable housing advocates and neighborhood associations, labor unions and business interests, advocates for seniors and the disabled, and proponents of sound planning, land use and housing policies, focuses on preserving affordable housing and preventing de facto hotels in San Francisco neighborhoods.

## Commercial Hosts & Affordable Housing

### **Corporate Rentals are Complicating Boston's Housing Market**

*Boston Globe | 6/25/17*

The 13-story tower in Jamaica Plain was pitched as one small part of the solution to Boston's housing crunch, adding 195 apartments to a market that needs all the units it can get. Yet

with one signature last month, 24 of those apartments were taken off the table, snapped up by a corporate-housing giant that will install couches and beds, stock the cabinets with dishes, and rent the spaces - probably for \$200 or more a night - to traveling business people and visiting doctors in town for a few weeks or months.

### **Mega-Hosts Are Transforming Airbnb Into A Travel Booking Site**

*Bisnow | 6/13/17*

Airbnb is fast-changing. The home-sharing behemoth, originally founded to help homeowners with spare rooms or empty homes earn a little extra cash, is being transformed into an international travel company by hosts marketing hundreds of listings. Users like Los Angeles-based Jan, who manages more than 1,000 listings from Fiji to Montana, are the catalysts behind Airbnb's changing model. This shift is enabling entrepreneurs, hotel companies and property managers to use Airbnb almost as if it were Expedia or TripAdvisor, and it is a growing trend, BuzzFeed reports. In 2012 only 10% of U.S. property managers used Airbnb, according to Phocuswright, but today that number is closer to 50%.

### **Low-income residents losing homes as New Orleans rents soar**

*Associated Press | 6/29/17*

Short-term rental programs, such as Airbnb.com and HomeAway.com, also have become increasingly popular in tourism-heavy New Orleans, and have pulled rental units off the market, Deducker said. Short-term housing in some neighborhoods is commanding up to \$300 a night. "They make more money doing that than renting to an actual resident of New Orleans," she said.

## **Crime**

### **Airbnb guest 'held knife to neck of owner's father in damage row'**

*Sunday World | 6/29/17*

A tourist staying in an Airbnb is alleged to have produced a knife and held it to the neck of the homeowner's father following a row. Danilo Viera (29) is also accused of threatening to kill the injured party, who is elderly and has a heart condition. Mr Viera is from Brazil and arrived in the country last week, with plans to study English for six months.

### **AirBnB guest 'set up fake profile to book a stay at £1.6million Kensington house and then picked up the key and burgled it'**

*The Sun | 6/29/17*

Elmi Hassan, 24, arranged to rent a room at Paul Kaliszewski's town house in Kensington, West London, last September. But after receiving several calls from his cleaner, he returned home to find he had been burgled, magistrates were told. Hassan, of no fixed address, denied one count of theft at Westminster Magistrates Court today.

## **Scams**

### **Bride can't afford dream wedding dress thanks to Airbnb scam**

*New York Post | 6/25/17*

A tourist who flew all the way to New York to buy a dress for her wedding wound up getting jilted by a phony Airbnb listing - and was left unable to afford her dream gown. "The one I really want I can't get," lamented bilked bride Malissa Blackman, 36. Blackman traveled from her home in Barbados and expected to be staying in a swank rental at 400 Fifth Ave. in Midtown with her mom, two sisters and two bridesmaids. But when she got there, the doorman broke the bad news to her that the digs she'd shelled out \$2,000 to use for five nights didn't exist - and that they weren't the first people to turn up at the address.

### **How to Avoid the Latest Airbnb Scam**

*CNBC | 6/28/17*

The fairy tale villa was on an island off the coast with views of the Mediterranean, a swimming pool and more than enough room for three families. The fee was steep, but not terrible since it was being shared by three renters: 6,000 euros a week. "We were bummed that we had to be a day late to the place, but it turned out to be a godsend, because when our friends got there yesterday, the owners were there," my friend said. "They weren't renting the place. It was the third time that month they'd had people show up who had rented their house on Airbnb." The only inaccuracy in his statement is this: They didn't rent the house via Airbnb. They thought they did.

### **Palm Beach County vacation rentals a target for scammers**

*Palm Beach Post* | 6/26/17

Boynton Beach homeowner Thierry Chevrier thought he was renting his \$1 million mansion on the Intracoastal Waterway to a family of five here on vacation, but the reservation made through a popular travel website turned out to be fraudulent - paid for with a stolen credit card by a group Chevrier said held an elaborate house party in the home. All told, Chevrier said there was \$9,000 in damage to the property and nearly \$8,000 worth of items stolen during the June 9 party.

## **Illegal Rentals**

### **Barcelona threatens to expel Airbnb from the city after accusing executive of illegally listing sublet**

*The Telegraph* | 6/27/17

Barcelona's left-wing council has threatened to boot Airbnb out of the city after accusing one of the company's executives of illegally listing a sublet flat on the site. Kay Kuehne, who was at the time Airbnb's regional manager in Latin America, has been accused by the council of listing a flat in the city in December 2014, without a tourism licence and after deceiving the homeowner.

### **Airbnb fury: Barcelona woman books own flat and changes locks to kick out subletting tenants**

*Stuff* | 6/26/17

A Barcelona woman who sneakily booked her own apartment on Airbnb and barred herself inside says it was the only quick way to kick out her subletting tenants. Montse Perez said she had "no choice" but to reoccupy her 32 square apartment in the beachside suburb of Barceloneta and squat inside until the locks were changed. Barcelona is Spain's most popular tourist city and the city has had huge issues with illegal subletting on Airbnb. Authorities have vowed to crackdown on the practise.

## **City & State Action**

### **Newport Beach beefs up enforcement of short-term rentals for summer, shuttering 78 properties**

*Orange County Register* | 6/28/17

In anticipation of the large influx of visitors expected to visit Newport Beach this summer, city officials have taken steps to enforce the city's short-term rental regulations...So far, 57 citations have been issued to property owners of questionable listings - meaning they may not have permits to operate as a short-term rental - and 78 unpermitted properties have stopped operating vacation rentals and will have to pay back transient occupancy taxes, Brandt said. Over 50 listings are still under review from city staff, she said.

### **Massachusetts Lawmakers to mull regulations for Airbnb**

*Boston Herald* | 6/25/17

Hundreds of people are expected to pack a State House hearing room this week while lawmakers grapple with how best to regulate and tax short-term rental companies like Airbnb, an industry some say is taking housing away from neighborhoods... Airbnb and other

short-term rentals have been criticized for the number of commercial hosts, companies or investors who buy a building and list the units on short-term rental websites year-round. Some neighborhoods, like East Boston, say they have been overrun with short-term rentals.

### **Santa Cruz commission considers short-term rental, Airbnb limits**

*Santa Cruz Sentinel | 6/26/17*

Working under a moratorium on the registration of all new short-term and vacation rentals, the Santa Cruz Planning Commission will hear a draft of a new law related to the industry at its meeting Thursday night. Santa Cruz's consideration of regulations related to short-term rentals, such as Airbnb and VRBO properties, has resulted in a firestorm of debate between property owner and affordable housing advocates in recent years.

### **Sacramento Airbnb guests may start paying more**

*ABC 10 | 6/28/17*

Then on Tuesday evening, in a unanimous vote, the Sacramento City Council members approved an agreement between Airbnb and the city. Airbnb will now collect that 12 percent tax online, so hosts don't have to...The city will definitely see a boost in those tax dollars. Airbnb has more than 450 hosts in the city of Sacramento, but the city says only about 30 people have obtained a permit at this point and are paying the taxes.

## Misc

### **Polls show homeowners like Airbnb renting - but not if the neighbors do it**

*Miami Herald | 6/22/17*

In another sign of how highly politicized the battle around short-term rentals has become in South Florida, dueling polls released this week paint opposing pictures about local opinion regarding the controversial rentals. The polls, one from Airbnb and one from hotel industry lobbyist Armando Ibarra, were released to correspond with the U.S. Conference of Mayors, when more than 250 mayors from around the country will gather in Miami Beach for the 85th annual meeting.

### **Is Airbnb Turning NYC's Brooklyn White? Airbnb Responds**

*Brooklyn Daily | 6/25/17*

Brooklyn Deep and Inside Airbnb's study shows that across all 72 predominantly black neighborhoods in Brooklyn, the revenue from white hosts more than tripled the dollar amount black hosts received. White Airbnb hosts in New York's black neighborhoods made up 13.9 percent of the population but were 74 percent of Airbnb's hosts in black neighborhoods, earning \$159 million between 2010 and 2014, compared with black hosts who made only \$43 million-even though blacks made up 79.6 percent of the population. With 74 percent of income accumulating to a group representing only 13.9 percent of the population, that creates a 530 percent economic disparity, the study found, and this in Airbnb's largest market and in the most diverse city in the world.

### **A surprise risk you're facing if you rent out your home this Fourth of July**

*CNBC | 6/28/17*

More than six out of 10 homeowners polled by Assurant had no idea whether their dwelling's insurance policy would cover vacation renters. The New York-based insurance company polled 1,003 adults in early June. Forty percent of the homeowners were also unsure of who would be legally responsible if a guest were injured on their property. Here's a news flash: You - as the host - are likely on the hook if someone gets injured at your home.

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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