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Fwd: Short-Term Rental News

Sharon Dickinson

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

From: **Los Angeles Short-Term Rental Coalition** <lacoalition@calodging.com>
Date: Fri, Jul 14, 2017 at 10:04 AM
Subject: Short-Term Rental News
To: sharon.dickinson@lacity.org

Short-Term Rental News

Los Angeles

New rules are coming for LA Airbnb hosts. Here's what the city is planning

San Gabriel Valley Tribune | 7/8/17

Short-term rentals of 30 days or less are currently illegal in L.A., although a home-sharing ordinance is being developed by the city. Claire Bowin, a city planner for Los Angeles, said there are benefits to allowing short-term rentals, but those must be weighed against how Airbnb can change a neighborhood. "If someone is looking for additional income and wants to rent out their spare bedroom while they are out of town for a couple of weeks, that's a positive thing. It also brings people into neighborhoods they might otherwise never visit," Bowin said. "But if someone wants to do this all the time it can change the character of a neighborhood and people who live there will feel it's a more transient place." The city doesn't want to see apartment owners converting their entire buildings into Airbnb units for the same reason, she said. "We're also looking at what would be the right number of days someone could do this," Bowin said. "We're looking at anywhere from 60 to 180 days a year."

AirBnb Turns Blind Eye To Rowdy Renters, LA Landlords Say

Law 360 | 7/5/17

A group of apartment complex owners in Los Angeles have filed a putative class action against AirBnb alleging rowdy guests are costing them money and disturbing long-term tenants, according to filings removing the case to California federal court Monday. The suit, filed by AIMCO Venezia LLC and Park La Brea LLC in February and amended in June, claims the landowners have had problems with Airbnb guests and that when they notified the company that their clients were violating California state laws and their lease agreements, which do not allow sublets, Airbnb did not take action.

Affordable Housing

Startups Help Landlords Turn Apartments Into Hotel Rooms

Wall Street Journal | 7/11/17

A handful of startups are betting they can help apartment-building owners convert empty units into hotel rooms, a controversial practice that could help landlords generate more revenue. The rise of home-sharing services such as Airbnb Inc. has been a boon for owners of single-family homes looking to make extra money by renting out their homes.

Did Airbnb Kill the Mountain Town?*Outside Online | 7/11/17*

For ski towns throughout the West, perhaps the most pressing challenge related to STRs is workforce housing. "It's always an issue, and this has just exacerbated it," Bowes says. "Homes that used to be rented to the workforce, that offered year leases, are suddenly being pulled out from under them and put on the short-term market."

City & State Action**Hoteliers welcome Paris decision forcing Airbnb hosts to register rentals***Reuters | 7/5/17*

French hoteliers cheered on Wednesday a Paris City Council decision making it mandatory from December for people renting their apartments on short-term rental websites such as Airbnb to register their property with the town hall. The ruling comes as Airbnb, much like its ride-hailing peer Uber, is facing a growing crackdown from legislators worldwide triggered in part by lobbying from the hotel industry, who see the rental service as unfair competition.

Should Every Airbnb Unit Be Inspected? DC Bill Would Require It*NBC Washington | 6/29/17*

D.C. lawmakers are expected to cast an initial vote in July on a bill that would require health and safety inspections of all short-term rental units. If approved, the bill would establish some of the strictest regulations on Airbnb units in the country. D.C. Councilman Kenyan McDuffie introduced the bill. He said Airbnb renters should have proof the properties meet basic safety standards -- rather than having to rely only on previous renters' reviews.

Vancouver extends Airbnb rules as home prices keep rising*The Star | 7/6/17*

Vancouver is set to introduce new restrictions on Airbnb Inc, Expedia Inc's HomeAway unit and other short-term rental operators as Canada's priciest housing market seeks to ease its near-zero supply of homes to let. Under the new rules, residents will only be able to rent principal residences and will be required to obtain a business license and pay as much as a 3% tax on stays. Rentals of secondary suites, laneway homes and investment properties will be prohibited. City officials said they would be ready to pursue legal action against violators, as well as a C\$1,000 (RM3,324) fine.

Cities play catch-up on stopping short-term rental abuse*Fox 2 KTVU | 6/30/17*

Short-term rental platforms like AirBNB have become a target for criticism amid the Bay Area housing crisis. And according to some city officials, they have also quickly grown into a source of cash for people looking to exploit lucrative loopholes. For months, 2 Investigates examined an extreme case of alleged home sharing abuse after receiving multiple reports about a host named Steve Barbarich of San Francisco. Regulators say they know him as a serial renter linked to more than a dozen properties in San Francisco. The city has cited ten of those properties for violating local short-term rental laws, according to records.

Plans to tax, regulate short-term rentals face opposition*The Salem News | 7/2/17*

Beacon Hill wants to tax and regulate short-term rental units to fill gaps in the state budget and help hotels that are losing business to enterprising property owners, but the real estate industry is resisting the plans. Lawmakers are weighing proposals requiring short-term rentals to be regulated like hotels and subject to taxes, inspections, insurance requirements and registration. A House plan, filed by Rep. Aaron Michlewitz, A North End Democrat, would require people renting out rooms in their primary home to pay a 4 percent state tax, with cities and towns able to levy additional taxes up to 5 percent.

Crime

An Airbnb guest was late checking out, so the host shoved her - down a staircase, she said

Washington Post | 7/10/17

A confrontation over check-out time turned violent after an Airbnb host allegedly pushed a woman down a flight of stairs in Amsterdam. Sibahle Nkumbi was traveling with two other women and South African artist Zanele Muholi, who shared video of the incident on social media. In the 34-second video, Nkumbi appears to tell the host "don't be emotional" and asks why he is throwing her things out of the apartment. The shaky video shows the host, who is wearing a black T-shirt, repeatedly say "out" as he pushes Nkumbi against a wall. He then says "out now" more emphatically, while pushing Nkumbi toward the stairs. The video follows Nkumbi as she plunges headfirst down the narrow staircase. The host runs down the stairs, as Nkumbi lies motionless on the floor, before the video stops.

Prostitutes are using Airbnb for 'pop-up brothels'

New York Post | 7/3/17

Prostitutes are using Airbnb rentals as "pop-up brothels" across the UK, according to a Daily Mail report. Police just uncovered 10 temporary houses of ill repute in the towns of Cheltenham and Gloucester - and have previously found ones in half a dozen other towns across England and Scotland, according to the paper. Prostitution isn't illegal in the UK, but cops raided six of the bawdy houses last week and arrested four people for various charges including human trafficking, as part of an operation to help women who are caught up in the sex trade or are victims of modern slavery, the paper reports.

Discrimination

Airbnb host fined \$5,000 for canceling a reservation with a racist comment

The Verge | 7/13/17

An Airbnb host has been fined \$5,000 for racial discrimination and will have to take a course in Asian-American studies after canceling a woman's reservation because of her ethnicity, reports The Guardian. It's the first time an Airbnb host has been penalized after California regulators passed an agreement that allows officials to test Airbnb hosts for racial discrimination earlier this year.

Misc

Miami real estate agent sues Airbnb over "fraudulent" rental

The Real Deal | 6/30/17

In a twist on an alleged Airbnb scam, a real estate agent is accusing the online short-term rental listings company of allowing an unauthorized individual to rent out a client's Miami property without her knowledge. Realtor Yarden Bayles is suing Airbnb in Miami-Dade Circuit Court to recoup \$29,500 in rental fees she paid the property owner out of her own pocket and for an undetermined amount of damages. In Bayles' case, an individual named Mihael Yordanov allegedly fraudulently listed a duplex at 521 Northeast 68th Street in Miami's Morningside neighborhood on an Airbnb account with his information, asserting himself as the property's owner, the recently filed lawsuit states.

Life, liberty and property - the real shared economy

The Hill | 7/7/17

Lately, I have been alarmed about the home-sharing movement, where houses act as hotels minus the employees, benefits and other regulations required for hotels. I am generally for a free market, but I also believe in transparency, equity and economic growth. As an example, home-sharing giant Airbnb - with its \$31 billion valuation - claims it has brought \$1.2 billion into the Los Angeles area economy and \$420 million to greater San Diego. But the reality is

that short-term rentals suppress hotel occupancy, restaurant receipts and in turn sales taxes. The Airbnb statistics do not take into account the thousands of businesses and jobs that suffer because those dollars are going to an underground economy rather than to the regular, labor-intensive tourism industry.

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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