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## Short-Term Rental Opinion

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### Council File: 14-0600-S89

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In reference to this one, I think that airbnb could be taxed but **NOT as much as a hotel.**

This is your home you are renting out. If I was sharing a space and renting a room I would never feel comfortable coming in with 3 friends not staying there and partying all night like I might in a hotel. (Though I have never rented out a room, I have thought about it and I have rented an airbnb.) *Perhaps there should be a different taxation rate for renting out a whole house and for only renting out a room?*

**RISK:** There is risk for both the homeowner and the renter in doing an airbnb/vrbo arrangement that there is not in a hotel situation. I think the participants need to be compensated for this by lower taxes. Though I know that the hotels are complaining but business has always worked this way. There is always an underground economy for people willing to barter or to take risks. I can hire a certified plumber and spend a lot of money or I can take a risk and hire a known fix-it-person in the neighborhood who couldn't afford the official education and pay a tremendous amount less. The likely hood that anything bad will happen is small but it might. I also have to worry that the whole thing might be a scam and when I get there I will have nowhere to stay. I don't have that worry with a hotel. I think there is much more risk when renting through an airbnb type service and I wouldn't want to have to pay as much in taxes as a renter. It just wouldn't seem fair.

So I think that one way to compensate for the different service an airbnb is from a hotel is that the home and stay **should be taxed AT LEAST 30% less than hotels.**

A little different matter but related and about taxation of income:

The state must figure out a formula for the owners to be able to take off their taxes as "expenses" for every day they rent out their room or home. I know not everyone declares this on their taxes but I think more and more people will. When you are a hotel, you can take off "expenses" to defray income. How would someone take off their labor for making the beds, doing the wash, landscaping, shopping for food for guests, paying for air conditioning or heat or water for guests? All of these expenses come off the cost of running a hotel.

### Council File: 14-1635-S2

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I really like this one! I think someone making a business of it and getting around the law is despicable. **I think this needs to be incorporated in the**

**motion so it can't get lobbied out of passing by the people doing this.**

**Thanks,  
Tamar Rosenthal  
Council District #1  
Mt. Washington Resident**