



Short Term Rentals: Examining Existing Policy Approaches

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Key Issues

- Safety & Consumer Protection
 - Portland
- Housing Affordability & Availability
 - San Francisco
- Economic Opportunity
 - Philadelphia
- Corporate Responsibility
 - Jersey City, NJ



Safety & Consumer Protection Portland

Concerns

- Safeguarding guests, residents & neighborhoods

“We will not stand by while short-term rental websites flout basic consumer protection.”

Portland Revenue Division Director Thomas Lannom

Policy Requirements

- Required to purchase a permit
- Permits issued after unit inspection
- Neighbors must be notified in writing of plan to obtain a permit
- Must provide contact information



**Housing Availability & Affordability
San Francisco**

Concerns

- Protect housing stock

“Our law governing short-term rentals should protect our City’s housing stock.”

San Francisco City Supervisor Mark Farrell

Source: <http://www.sfmayor.org/index.aspx?recordid=837&page=1044>

Policy Requirements

- Only allowed to rent primary residence
- Must reside in units a minimum 275 days/year
- Can only register one unit
- Must follow rent control laws



Economic Opportunity Philadelphia

Concerns

- Streamline Process
- Viable Economic Return

“With the pope coming and the DNC and other things happening in Philadelphia, [short term rentals] are generating a lot of income. And it just seems fair that the city would get its fair share of the money.”

Philadelphia Councilman-at-Large Bill Greenlee

Policy Requirements

- Short term rentals legalized
- Permit required for short term rentals lasting more than 30 days
- 180 day cap
- 8½% sales tax applied



Corporate Responsibility Jersey City, NJ

Concerns

- Corporate Partnership
- Enforcement

“On any give day, people rent 300 to 400 units through Airbnb, and we have no ability to regulate it. Technology is outpacing us. We need to work with it to come up with a reasonable outcome.”

Jersey City Mayor Steve Fulop

Policy Requirements

- 6% hotel & lodging tax applied
- Partnered with Airbnb
 - Airbnb will collect and remit tax from each rental transaction

Moving Forward...

- Data driven, intentional policy

“We are committed to treating every city personally”

Airbnb CEO & Co-founder Brian Chesky

Source: <http://blog.airbnb.com/our-commitment-to-communities-around-the-world/>