

# Short Term Occupancy Rentals

AIRBNB, VRBO, HOMEAWAY, FLIPKEY, CRAIG'S LIST

## Who is Airbnb?

SHORT TERM RENTAL WEB SITE

PRIVATELY OWNED

800,000 LISTINGS, 33,000 CITIES, 192 COUNTRIES

ONLY SIX YEARS OLD BUT WORTH \$10 BILLION

## Issues with Airbnb- State

CURRENT LICENSING AND EXEMPTIONS

ATTEMPTS AT CHANGE – LD 330

OUTCOMES OF THAT ATTEMPT

FUTURE ATTEMPTS AT CHANGE – 15 DAYS

## Issues with Airbnb- Local

LOCAL OCCUPANCY ORDINANCES

DEFINITION OF LODGING

LOCAL EFFECTS

FUTURE ATTEMPTS AT CHANGE

## Level Playing Field

TAXATION  
LICENSURE AND INSPECTION  
LIFE SAFETY CONSIDERATIONS  
INSURANCE REQUIREMENTS  
RESIDENTIAL EXPECTATIONS

## BEST PRACTICES TO DATE

NEW YORK CITY- STUDY "AIRBNB IN THE CITY"  
SAN FRANCISCO  
AMERICAN HOTEL & LODGING ASSOCIATION  
OVERNIGHT OVERSIGHT COALITION

# NYC Study

NEW YORK CITY- STUDY "AIRBNB IN THE CITY"

COVERAGE BY THE [NEW YORK TIMES](#). A FEW OF SCHNEIDERMAN'S TOP-LINE TAKEAWAYS INCLUDE:

- 72% OF AIRBNB RENTALS IN NEW YORK CITY ARE ILLEGAL.
- \$33.4 MILLION IN TAXES HAS GONE UNCOLLECTED SINCE 2010.
- WHILE ONLY 6% OF HOSTS RAN LARGE-SCALE OPERATIONS ON AIRBNB, THAT SAME GROUP DOMINATED THE PLATFORM, GENERATING 36% OF ALL RENTAL TRANSACTIONS AND COLLECTING 37% OF TOTAL REVENUE – OR \$168 MILLION.
- COMMERCIAL HOSTS DOMINATE THE MARKET.
- 4,600 HOUSING UNITS WERE BOOKED THREE MONTHS OR LONGER PER YEAR THROUGH AIRBNB.
- THE REPORT ALSO ILLUSTRATES THE PROPERTY USE, SAFETY AND TAX LAWS VIOLATED BY AIRBNB AND ITS HOSTS.