

2nd Hotrec STPAR Regulatory Bulletin

The 2nd edition in this series involves a small portion of market developments along with the most recent news about the introduction/evaluation of regulations for Short-term Private Accommodation Rentals (STPAR) in North American cities and respective challenges faced among European destinations.

HOTREC Members are welcome to put forward suggestions for interesting references from their own countries ahead of the next bulletin to be published in May 2017.



Multi-unit hosts a regular issue across the United States says the American Hotel & Lodging education foundation

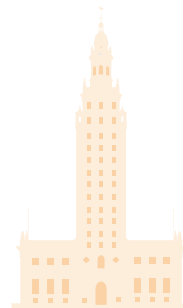
STPAR shares captured by multi-unit hosts saw a steady growth in 2016 based on a [study published in March 2017](#). Most importantly, a rather small share (4.2%) of Airbnb hosts with large inventories of properties (10+units) account for almost a quarter (24.8%) of revenues generated by multi-unit hosts (2+units). A lack of compliance with tax obligations is another key issue of the same agenda.

Comprehensive application requirements a prerequisite for STPAR licenses in New Orleans



The City will begin [licensing authorized types of STPAR](#) on April 1, 2017. Applicants will need to verify or document compliance with minimum requirements including a valid liability insurance of \$500,000 or more for each property, working smoke detectors in several areas, a properly working fire extinguisher and relevant site plans. Based on different zones in the city, rentals are permitted for different uses (commercial, temporary and accessory).

NYC - style law in Miami prioritizes enforcement of existing regulations



After saying that he had [nothing to negotiate with Airbnb](#), the Mayor of Miami saw passing in March 22 [a new law](#) that basically reiterates STPAR regulations in effect, with an amendment that would have the City look into suing online platforms and effectively protecting the character of residential neighborhoods.

Hoteliers promote through Fairbnb their policy priorities on Toronto's STPAR



Fairbnb (a ShareBetter-style coalition including hoteliers among several groups) has recently put forward [recommendations for STPAR regulations](#). Among several points, the coalition calls (a) for hosts to register for an annual City of Toronto permit that would trigger a home inspection for safety and (b) for online platforms to assist the city's officials in enforcing the law by providing them with data of their users.

Airbnb a possible link between overtourism and surging property prices in Reykjavik, Iceland



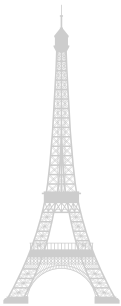
In [Iceland](#), it is lately examined to what extent the recent boom of tourism may be fueling the pressure on the capital city's property's market. A law passed in January requires those renting their properties on online platforms for more than 90 days per year – or respectively making revenue higher than \$9,000 – to obtain a special business license.

Diffrent Authorities agree that STPAR in Dublin require greater regulation due to increasing housing concerns



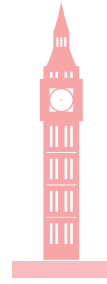
The [Housing Minister](#) and [City Council Officials](#) are among those concerned with the ongoing housing crisis as exacerbated by the exponential growth of Airbnb listings. It was estimated that a total of 6,100 hosts let out part or all of their properties at some point for guests in 2016, compared to 2,960 hosts between October 2014 and September 2015.

Hoteliers highlight co-ownership buildings, a key priority for law enforcement in Paris



In Paris, hoteliers and relevant investment groups think it is important to mobilize the people living in co-ownership buildings so as to protect their lives in these buildings. Fighting against Airbnb in these terms is a matter of ensuring that [French co-ownership rules](#) are not undermined by an uncontrolled spread of STPAR activity.

The Mayor of London is adamant that same rules should apply for all platforms



Further to the introduction of an online block that prevents Airbnb users from exceeding the 90-day limit, the [Mayor of London](#) expects more platforms to act similarly. A proactive enforcement of regulations is seen as the best way to ameliorate the negative impact of STPAR activity on London's housing situation.

A possible cap of rental days in dialogue between Airbnb and Copenhagen's authorities



Further to an idea by Copenhagen's Mayor to introduce an Amsterdam-style cap of rental days for online platforms, [meetings have taken place](#) between representatives of Airbnb and political parties. Though an indicative number has not been noticed yet, it is reported that individual properties in the Danish Capital are usually rented for more than 60 days per year.

Airbnb steps up into luxury accommodation and dining services

Acquiring [Retsy](#), a New York City-based dining reservations mobile app, and [Luxury Retreats](#), a vacation rental platform with more than 4,000 luxury properties in 100 destinations around the world, Airbnb spent the beginning 2017 focused on its strategic ambition to expand into additional segments. These moves came only a few weeks before Airbnb [raised \\$1 billion](#) for a valuation of \$31 billion.

Consumers want Airbnb on online Travel Agencies

Bases on a [TNOOZ](#) article, the majority of 2500 travellers polled in the US, would find it valuable and even book an AirBnB property on an OTA website, if they could do so. AirBnB stated that integration with other sites is definitely a possibility.



Acquiring competitors a long - term strategy for homeaway

Acquisitions are at the core of HomeAway's growth based on a report published by [SKIFT](#) in February 2017. In fact, HomeAway has acquired since 2006 more than 20 competitors focused on leisure vacation rentals.

More information on these acquisitions and the tactics of additional platforms will be shared with HOTREC members during the forthcoming HOTREC STPAR Webinar.

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The Regulatory Bulletin was prepared by TOPOSOPHY