

SHORT RENTING

BENCHMARK MAJOR EUROPEAN CITIES

City	Uncontrolled dispersal	Obvious imbalance in terms of contribution to economy	Obvious imbalance in terms of regulation
Paris			<p>The ALUR law (loi n°2014-366 24 mars 2014 pour l'Accès au Logement et un Urbanisme Rénové):</p> <ol style="list-style-type: none"> 1. The law provides a new obligation for the intermediaries. They must inform the tenant of his obligations and obtain from him a declaration on the honor that he will respect his obligations before the renting. 2. The furnished rented premises repeatedly for short periods to transient guests who do not establish residency cannot be considered as domestic premises. Consequently, in municipalities with more than 200,000 inhabitants, an authorization for change of use from domestic use to business use is required to rent for short periods. In other municipalities, such a regime could be decided by the Mayor of the municipality in which the property is located (prior authorization, temporary license, etc.). <p>However, it is not sufficient as the main residence has been exempted.</p>
Barcelone	<p>According to insideairbnb.com, there are 14,539 active listings in the city, 55% of these listings (7816 unique houses/apartments) are rent out as entire homes. The other 45% (6566 rooms) are rent out as share private rooms. Taking into account that Barcelona has a surface of 101,9 square km, there are 142 listings of</p>	<p>Nowadays, tourism generates approximately 120.000 direct working places in Barcelona 25.000 people working in the hotels of the city.</p>	<p>At the present moment, the Catalan Government has only regulated the renting of the entire home/apartment.</p> <p>The renting of rooms is in process of being regulated.</p> <p>The Catalan Tourist Act requires that homes used for tourist stays of less than 30 days are required to be registered with the Catalan Tourist Office prior to commencing operation. The registration number must be displayed when advertising the home.</p> <p>An Inside Airbnb analysis of "Entire homes/apartments" and "private rooms" in Barcelona at April 30 2015, show that 79% (9,459 out of 12,005 listings) have no license number displayed and are probably unlicensed.</p>

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	<p>Airbnb by square km in the city. 88% of the properties offered in Airbnb have a high availability (more than 90 days per year are available for renting: not occasional!) The average duration of the short renting is 3 nights. The average occupancy of the AirBnB properties in Barcelona is 27,6%. This means 7 nights per month or 84 nights per year (note that all properties could be sold in other websites).The average price is 78 €/night. This would amount to an average monthly income of 544 €. Of course, this is not equally balanced. 55% of the listings in Barcelona are owned by multiowners, hosts that own more than one listing.</p>		<p>In July 2014, Airbnb was fined €30,000 along with 7 other internet sites for a "serious" breach of local laws.</p>
Amsterdam	<p>Since its launch in 2008, Airbnb has seen a</p>	<p>In 2014, The municipality of Amsterdam collected €38,5</p>	<p>In February 2014, Amsterdam created a new category of housing, a "Particuliere Vakantieverhuur", or "private vacation rental" which allows short term vacation rentals</p>

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	<p>massive surge in number of listings. The majority of this growth accumulated in the past two years. Whilst the organization is rather secretive of its exact numbers, the numbers below are compiled of several sources. This might give an indication of Airbnb growth, but is not 100% valid. 2009 : 0 listings. 2012-2013 : 2,400 listings, 2013 : 4,500 listings, 2014 : 7,006 listings, 2015 : 11,500 listings.</p> <p>The website insideairbnb.com gives an overview of the current Airbnb situation in Amsterdam. According to the website, there are 9,771 active listings in the city, most of which are concentrated in the central area. 81.1% of these listings</p>	<p>million on tourist tax (which was 5,5% that year). This would suggest that the total sum of revenues (out of tourism accommodation) amounted 699 billion euros. Airbnb has stated is expects to collect 5,5 million euros in tourist taxes in 2015 (the first year in which they have to collect tax at a rate of 5%). This would suggest that the total revenue via Airbnb in Amsterdam is €110 million.</p>	<p>to tourists under the following conditions:</p> <ul style="list-style-type: none"> ☒☒ Only the registered, main occupant of a dwelling may rent out a property ☒☒ The owner is the only person that can rent out the property, in most cases Amsterdam leases prohibit a tenant renting to others ☒☒ The dwelling must not be rented for more than two months a year in total ☒☒ No more than 4 people can rent a property at a time

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	<p>(7,921 unique houses/apartments) are rented out as entire homes.</p> <p>The website calculates an average of 110 nights per year at an ADR of €134. This would amount to an estimated occupancy of 30,2% and an average monthly income of €1,136. Of course, this is not equally balanced.</p>		
Rome	<p>number of places in Airbnb: 45 in 2009, 441 in 2010, 2.148 in 2011, 4.996 in 2012, 8.607 in 2013, 13.689 in 2014, 18.456 in October 2015)</p>	<p>-contribution of the official accommodation: 15.870 employees in hotels in Rome; bed tax paid in 2015 about 123.000.000 euros;</p> <p>-contribution of the airbnb to taxes, employees, etc.: no official data is available</p>	<p>In Italy, we haven't a national rule about short renting. Each region has a regulation.</p> <p>In Rome, according with the new rules, if a B&B has more than 3 rooms / 6 beds or works more than 245 days per year, it becomes an enterprise and must pay the taxes like the enterprises.</p>
Berlin	<p>number of places in Airbnb compared to the surface of the city, growth between 2009 and 2015 : 11.701 in February 2014, 13.802 in July 2015 and 15.373 in October 2015.</p>	<p>Official accommodation provider in Berlin (hotels and similar establishments):</p> <p>VAT: 247,6 Mio Euro in 2013</p> <p>City Tax: 26,6 Mio Euro in 2014 / 35 Mio. Euro in 2015 (estimated)</p>	<p>In Germany, there are now more and more cities, that implement so-called misappropriation prohibition acts (=Zweckentfremdungsverbotsgesetze), such as Berlin, Hamburg and Munich. The aim of a misappropriation prohibition act is among others the protection of existing living space against a conversion into apartments and office spaces. The ban diverts from each city but basically they all got in common: it is not allowed to rent an apartment (either you are a tenant or an owner) in a commercial way. This includes private accommodation. So it is allowed to rent occasionally to thirds via Airbnb, 9flats or something similar (if you are "only" a tenant you need the permission of your landlord to do so). But as soon as you turn this into a business – even</p>

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		<p>Employees: 18. 500 in 2013</p> <p>contribution of the airbnb to taxes, employees, etc.: no official data is available</p>	<p>if it is only one room within your apartment – it’s under the scope of the local legislation and therefore forbidden. But no further limitations like the number of rooms, beds etc. exist.</p> <p>In Berlin, for example, this Act applies since May, 1st 2014. Since that, the use of housing in Berlin for other than residential purposes requires a license. The license must be requested from the district authorities of where the apartment is located. Flats that were used already before May 1st, 2014 for “offers of the sharing economy”, benefit from a two years period without a license (until 30 April 2016), if registered in time. In Berlin 5.980 apartments were registered at the district authorities to benefit from the two year period without license.</p>
<p>London</p>	<p>number of places on Airbnb: 25,361 of these places STR Global say in recent research that 11,000 are units comparable with hotel rooms (the number of hotel rooms is 134,000).The balance between the 25,361 and 11,000 are Airbnb properties which are not comparable with hotel rooms, such as entire homes, apartments.</p> <p>tourist traffic: number of tourist arrivals: 19 million pa</p>	<p>contribution of hoteliers/Airbnb to taxes: no information on Airbnb. Taxes paid by the hospitality industry as a whole are £41 billion (source: Oxford Economics) of which the hotels’ share is about 20%, approximately 8 billion (This figure includes all taxes paid in relation to the industry).</p>	<p>This year’s <u>Deregulation Act</u> includes provision which allows homeowners paying council tax in London to rent out properties for up to 90 days each year without the need to apply for planning permission.</p> <p>The London Councils, which represents 33 London Boroughs, in October 2014 said that 93% of the Boroughs opposed this deregulation. They are concerned at London’s housing crisis and high rents and noted the diminished supply of accommodation for those living and working in London and the problems which short-term lettings create. Figures given at this time showed an increase of 37% in just over 3 months in the number of flats let as short-rentals in the Borough of Camden and Westminster City Council estimated that at least 3000 properties were being let as short term accommodation.</p> <p>In addition, the Councils were concerned that a transient population had a negative impact on the local community and quoted a survey which produced the following results: 92% of Boroughs said short-term lets caused noise and social behavioural problems; 92% said it resulted in loss of permanent accommodation; 75% said it caused a loss of community identity; 58% said it caused a fear of crime; and 25% said it increased crime and safety risks.</p> <p>It remains to be seen whether following the legislation any structure will be put into place to monitor short-term lettings.</p>

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			<p><u>Health & Safety</u> Unlike hotels and other regulated hospitality venues and legislation relating to landlords and tenants, the health & safety requirements for short-lets are not clear. Specific areas for consideration include: fire risk assessment, smoke and carbon monoxide testing and gas safety.</p>