



SARAH R. BRATKO, ESQ.
VICE PRESIDENT & POLICY COUNSEL
STATE & LOCAL GOVERNMENTAL AFFAIRS

About AHLA

AHLA is the largest hotel association in the U.S. representing ALL segments of the industry nationwide.

AHLA is the singular voice representing every segment of the hotel industry including major chains, hotel owners, independent hotels, management companies, REITs, bed and breakfasts, industry partners, and more.

AHLA Position

AHLA supports the right of state and local governments to adopt regulations and accountability measures governing short-term rentals.

We believe short-term rentals should abide by the same laws as hotels and every other business:

- Registering their business
- Paying taxes
- Following laws and regulations
- Removing illegal listings

Level the Playing Field

Short-Term Rentals are acting as hotels without being required to follow the same laws.

Below is a non-exhaustive list of examples:

- Anti-discrimination & disability access laws
- Compliance with Innkeeper laws
- Health & Safety Measures
 - Carbon Monoxide detectors
 - Fire safety measures
- Human Trafficking awareness and training
- Taxation
 - Hotel taxes
 - Commercial property tax rates

Impact of Short-Term Rentals in Communities

Common Complaints from Community

- Residential areas vs tourism areas
- Party houses
- Excessive noise
- Excessive trash
- Parking
- Violence/Illegal Activity

Two People Stabbed at Thames Street Rentals

By Alex Malm
on May 31, 2021



By Alex Malm

A felony stabbing took place shortly after midnight at a Thames Street property being run as short term rental on May 29, according to the Newport Police Department.

Denver Police Department warns of short-term rental violence during holidays

by: Shaul Turner

Posted: Dec 25, 2023 / 09:39 PM MST

Updated: Dec 26, 2023 / 05:30 PM MST

Unpermitted short-term rentals leading cause of STR complaints in North County coastal, records show

Las Vegas police got thousands of complaints about short-term rentals during Super Bowl

Impact of Short-Term Rentals on Housing

Housing Availability & Affordability

- Commercialization of short-term rentals has led to landlords moving their units from housing to short-term rentals.

What the Numbers Say

- According to a 2019 Harvard Business Review study*, the growth in home-sharing through Airbnb contributes to about 20% of the average annual increase in U.S. rents and about 14% of the average annual increase in U.S. housing prices.

McCall homeowners converting properties to vacation rentals, pushing locals out



NBC News
@NBCNews

In this Colorado ski town, even a six-figure salary isn't enough to buy a home.

Out-of-town buyers turning homes into short-term rentals have left many residents with hotel rooms as their only housing option.

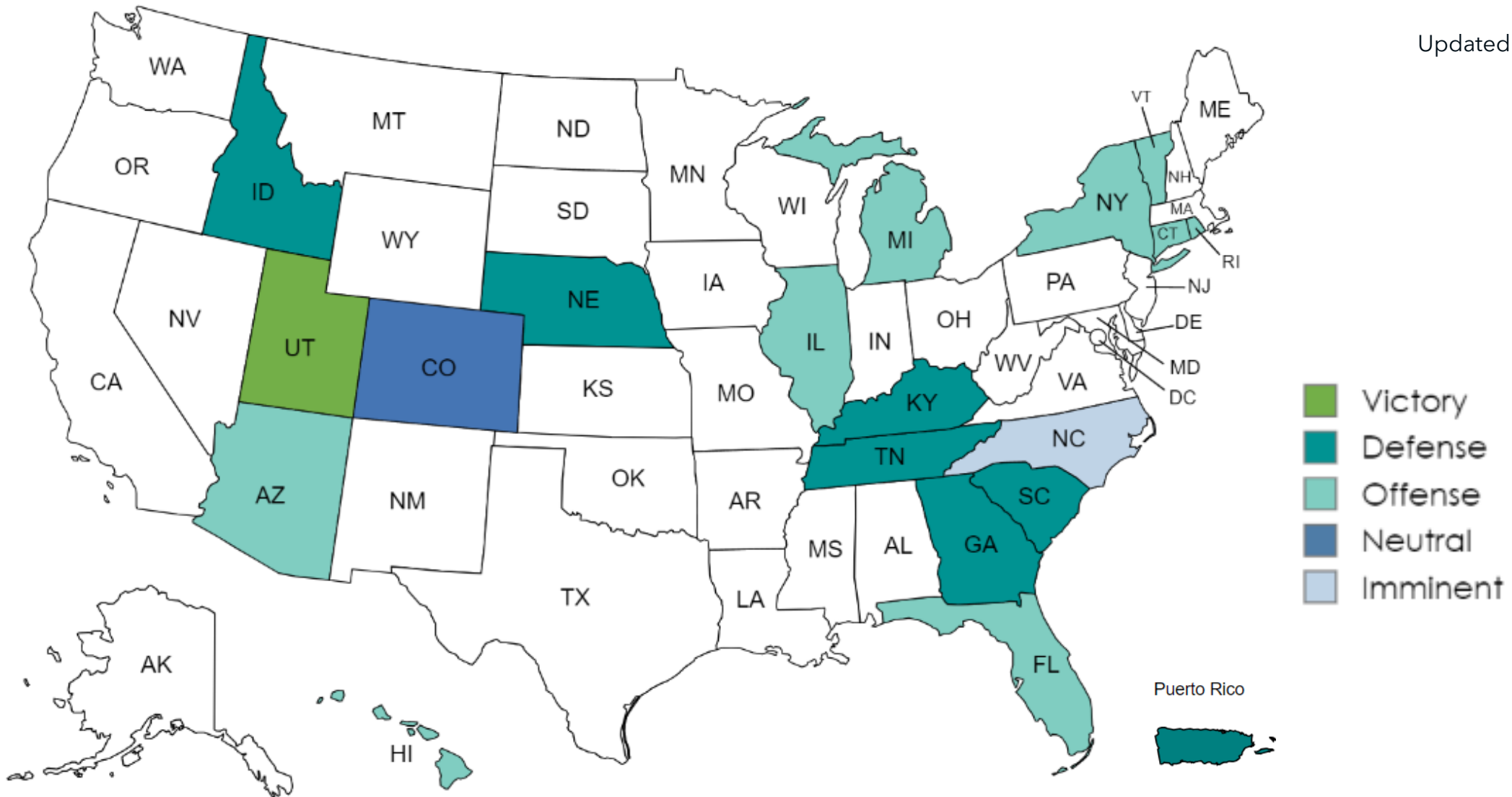
"in aggregate, New York City renters had to pay an additional **\$616 million** in 2016 due to price pressures created by Airbnb."

- Brad Lander
New York City Comptroller, 2018

*Source: <https://hbr.org/2019/04/research-when-airbnb-listings-in-a-city-increase-so-do-rent-prices>

Current Legislation on Short-Term Rental

Updated as of 3/14/24



Current Legislation on Short-Term Rentals

Proactive Legislation

- Growing trend to develop tax parity and Registry systems
 - New York: State-wide registry and tax parity
 - Hawaii: House Bill 1838, which proposes to authorize each county to roll out zoning rules phasing out short-term vacation rentals over a "reasonable period of time."
 - Utah: Tax on Short-Term rentals

Growing Movement to Remove Local Control

- In 2016, ALEC adopted a model policy to prohibit local control over short-term rentals.
- In 2016, AZ adopted this policy, only to reverse it in 2022.
- In recent years, we have seen a growing attempt to remove the ability of municipalities and counties to regulate short-term rentals, including:
 - South Carolina
 - Kentucky
 - Idaho
 - Nebraska
 - Tennessee

Rhode Island Laws

Current Laws

- Registry system
- Sales tax and local hotel tax parity
- Strong local control

Areas of Opportunity

- Platform accountability
- State hotel tax parity
- Exemptions from discrimination and health & safety regulations

Rhode Island Municipalities Leading the Way

Rhode Island municipalities have led the way in addressing the impact of short-term rentals

- Newport
- Warwick
- Providence
- Narragansett

Providence mulls ban of short-term rentals, like Airbnbs, in some areas of the city

A new housing project won approval from one city board, as long as its 58 units never become short-term rentals. The city's planning chief says that could become the new standard.

Newport cracks down on short-term rentals

WARWICK, RI — The Warwick City Council unanimously OK'd [new regulations governing short-term rental properties](#) Feb. 27, characterized as a reasonable compromise subject to change.

Narragansett seeks to regulate short-term rentals

by: Sarah Doiron, Kayla Fish
Posted: Mar 18, 2024 / 09:33 PM EDT
Updated: Mar 18, 2024 / 11:03 PM EDT

Importance of Platform Accountability

What is it?

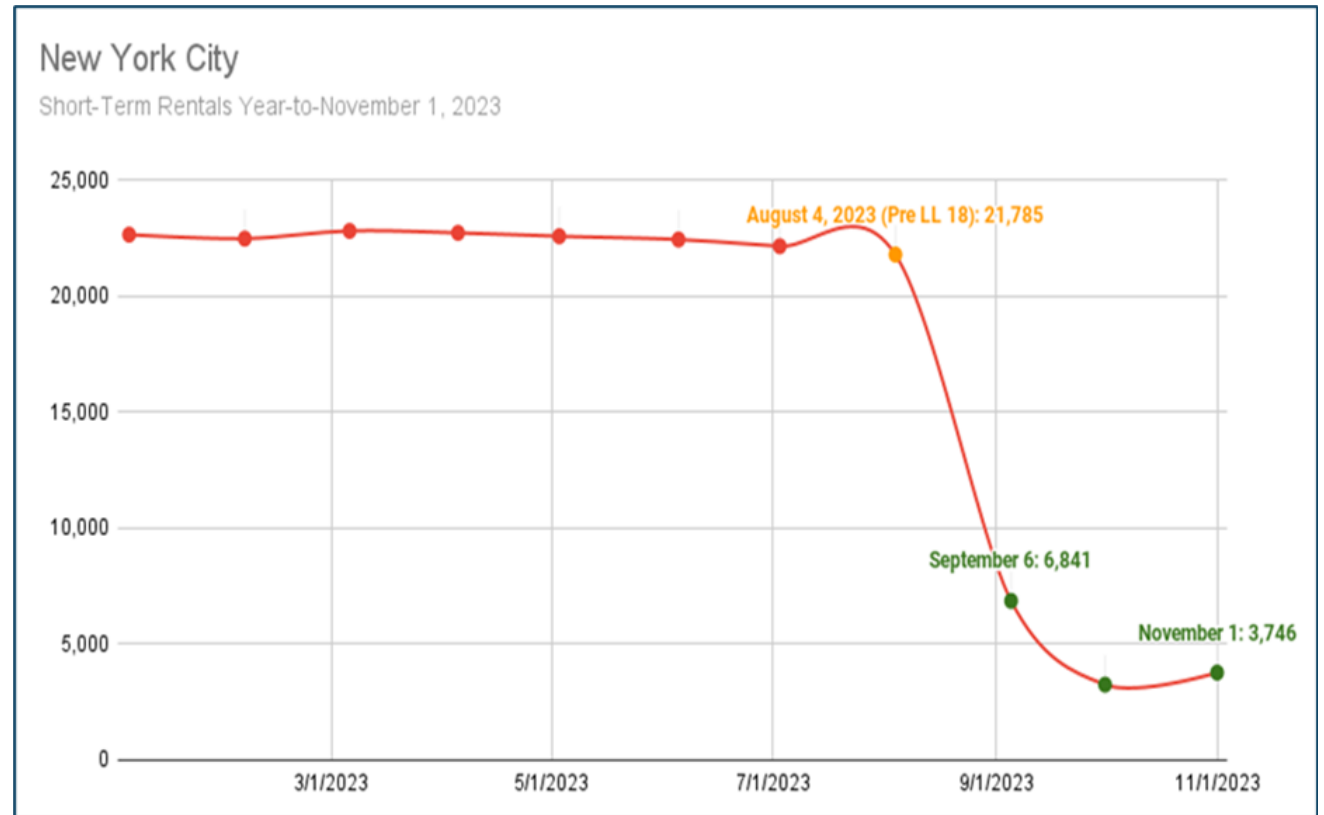
- Requirement that the platform hosting the short-term rental takes reasonable measures to ensure that the unit complies with state and local laws
 - Registry requirements
 - Tax collection

Why is it needed?

- Strong platform accountability measures are imperative to the success of any regulatory action.
- The State and local communities do not have the resources to effectively enforce regulations.
- Places the compliance burden on sophisticated corporate actors as opposed to individual property owners.

Short-Term Rentals

Case Study: New York City



- **NYC LL18:** Ordinance prohibits short term rentals unless the owner lives in the unit. It creates a strong registry system with platform accountability to enforce the rule.
- New York City saw an **83% drop** in short-term rentals since law took effect in Sept. 2023.



SARAH R. BRATKO, ESQ.

SBRATKO@AHLA.COM

508-783-2094