

Best Practice Suggestions for Short Term Rental Policy

Host2Host.org

October 5, 2020

Host2Host is an Oregon-registered 501(c)6 nonprofit independent trade association created by hosts, for hosts. We are membership-based and seek to protect and enhance the interests of Oregon's home-sharing host community. We use platforms such as Airbnb and VRBO but they do not represent or speak for us.

Members of Host2Host welcome guests from all over the world in our homes, apartments, ADU's and vacation rental properties where jurisdictions allow the use.

We recognize that the short-term rental (STR) phenomenon has social consequences that can be made more positive through reasonable regulation. Our members seek to operate their home-sharing businesses in a manner that adds value to the individual bottom line, while supporting local businesses and building community in our neighborhoods, city and beyond. Municipalities and STR organizations similar to ours may find the following content useful in developing STR policy.

We include our **Values** here because it provides a more accurate picture of STR hosts than may be promoted in the press.

A section on **Community Benefits** lists the often overlooked positives of STRs.

The table **Managing Common Issues** is a compilation of suggestions for policy.

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Host2Host Values

- Host2Host is committed to diversity, equity and inclusion. We believe that Host2Host plays a key role to promote safe, secure and welcoming experiences for each guest, regardless of race, ethnicity, country of origin, faith, religious beliefs, sexual orientation or gender identity. We expect the same from our members.
- Manage short term rentals in a way that is considerate of residents and businesses within the neighborhood.
- Be responsible to the community by meeting permit and tax obligations.
- Share with guests what makes your neighborhood special, while promoting local businesses and attractions.
- Promote and purchase products from the neighborhood businesses.
- Promote communication among all hosts.
- Share Best Practices and educate members to ensure our host community is the best it can be.

Community benefits of Short Term Rentals

- Encourages hosted tourism where hosts become city “ambassadors” creating an optimal experience tailored to guests desires.
- Provides unique accommodations with friendly and customized experiences as an alternative to cookie-cutter hotel alternatives.
- Allows some hosts to “age in place” and maintain their home with supplemental income.
- Supports small, local businesses in neighborhoods that may not receive the same marketing support from the core corridor.
- Provides welcome overflow housing to neighbors with visiting family.
- Done correctly, creates limited or no impact on long term housing.
- Benefits public health through contactless entry and private space.
- Contributes revenue to the municipality directly through taxes and indirectly through employment of housekeepers, landscapers, repair people and other small businesses.
- Property becomes more attractive, as guest reviews drive improvements.

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Managing Common STR issues:

Homesharing: owner or long-term tenant normally lives in the dwelling.

Vacation rental (VR): Normally not occupied by owner or long-term tenant.

STR: Short-term rental, applies to both home-sharing and VR dwellings. Typical definition specifies less than 30 days rental episodes.

OTA: On-line Travel Agency, such as Airbnb, VRBO

ADU: Accessory dwelling unit

Issue	Suggested Best Practice	Discussion
License or permit	Require	Make STR legitimate. Revocable for bad actors who are not abiding by the guidelines.
Occupancy tax	Require	Contribute to a municipality fairly by matching hotel lodging taxes.
Require OTA Platform to provide STR owner's contact information to municipality.	Recommend	Municipalities are unable to enforce permitting requirements without participation by platforms. Reference: Portland's ordinance .
Require OTA platforms to include permit number in STR listing, if permits are required.	Recommend	Helps identify unpermitted listings.
STR permits for home sharing, where the owner or long-term renter lives in the home most of the year.	Allow	Lowest impact on long-term housing. Recommend no cap on number of home share permits.

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STR permits for unoccupied houses (2nd homes or vacation rentals (“VR”s))	Allow	If housing stock is critical, consider a cap to the number of VR permits. Can be done as a percentage of the total available housing market. Some markets also watch density and only allow VRs to be a minimum distance from each other.
ADUs as STRs	Allow	ADUs go through various roles over the years. Even if built for STR use, ADUs can evolve to long-term housing for the owner, family or renter, so building the ADU for any purpose contributes to housing stock.
Owner’s presence during rental episodes	Do not require	Unnecessarily limits the owner. Deal with behavioral issues separately as noted below.

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Parking	Reasonable local decision	No more strict than requiring 1 off street parking spot for each bedroom.
Traffic impact	Traffic study not needed	Usually very low traffic impact from STR guests.
Local Contact or 24-hour phone line	Require for whole-house rentals	Either a local contact or a management company to be available to hear about an issue. Notifying neighbors when the STR is permitted can help.
Quiet hours	Require	Use existing or set reasonable hours.
Trash service	Require	Unless it is a rural area that allows alternative options.
Utilize property management technology to monitor noise or number of people	Highly recommended	Examples: Noise Aware and Party Squasher, Ring door camera, etc.
"Be a good guest" pamphlet	Recommended	Include in guest guidebook
HOA rules	No recommendation	
Best practices pamphlet for owners/managers	Recommended	