

SHORT TERM RENTAL REFORM

- The goal of Short Term Rental Reform is to protect the private property rights of Kentucky homeowners who want to rent out their primary residence while they are away on a short-term basis to earn extra money.
- It would prevent local governments from using local zoning laws that could infringe on property rights and prevent Kentucky residents from sharing their primary residence.
- Airbnb supports local governments in creating fair, balanced regulations for short-term rentals. Legislation supported by Airbnb allows municipal governments to do the following:
 - o Continue regulating short-term rentals to simply ensure that there are limits in place to prevent localities from enacting **BROADSWORD ZONING LAWS** on primary residences.
 - o Use zoning and conditional use permits to control where non-primary residence short-term rentals could operate.
 - o Regulate factors such as occupancy, parking or noise for any property that is used as a short-term rental. Many jurisdictions already have ordinances in place for these types of issues and Airbnb does not seek to change that.
- The overwhelming majority of Kentucky local governments DO NOT use **zoning** to restrict short-term rental use of properties that are someone's **primary residence**.

- States like **Indiana, Iowa, Nebraska, and Arizona**, have already passed legislation to address this issue and protect private property rights for their residents.

SOLUTION

Ban conditional use permits.

1. Property rights are sacred in America. Americans for Prosperity supported a CUP ban in VA last year for this reason.
2. CUP's are used for things like gentleman's clubs, bars and gas stations. They should not be used to regulate activity a home was designed for, sleeping, bathing and eating.
3. CUP's generally take 6-9 months to obtain and can be revoked at anytime.
4. CUP's make a citizen face off with a body of elected officials or worse, appointed officers (planning commission) for what can be an arbitrary vote.
5. Immigrants and persons of color can find the CUP process to be intimidating. The chairman of the VA Black caucus sponsored a CUP ban last year for this reason.

Local governments often require a CUP if the host is not staying at the property. Not surprisingly, most users of airbnbs do not want to stay with the Host which is why Hosted stays are only 10% of stays.

In New York City, the implementation of conditional use permits for short-term rentals, primarily through "Local Law 18," has resulted in a significant drop in available short-term rental listings, particularly on platforms like Airbnb, with reports showing a decrease of around 80% in listings due to stricter regulations and registration requirements, effectively limiting the number of properties that can be legally rented out for short periods; this has been attributed to the complex application process and restrictions on who can qualify for a permit, leading to many hosts removing their listings from the market.

It also resulted in a 7.4% increase in daily hotel rates in one year.

- **Reduced housing options for tourists:**

With fewer short-term rental options available, tourists may face challenges finding suitable accommodations in the city.

- **Impact on small-time hosts:**

Many individual hosts who relied on short-term rentals as a source of income have been significantly impacted by the new regulations, potentially forcing some out of the market.