



Resources

BRPC 5th Thursday Dinner Series

“Planning and Regulating for Short Term Residential Rentals”

DWIGHT H. MERRIAM, FAICP

ROBINSON & COLE LLP

BOSTON AND HARTFORD

“Airbnb, Snapgoods and 12 More Pioneers of the ‘Share Economy,’” Forbes.

<http://www.forbes.com/pictures/eaji45emgkh/airbnb-snapgoods-and-12-more-pioneers-of-the-share-economy/>

“The Dark Side Of ‘Sharing Economy’ Jobs,” The Washington Post, Jan 26, 2015.

http://www.washingtonpost.com/opinions/catherine-rampell-the-dark-side-of-sharing-economy-jobs/2015/01/26/4e05daec-a59f-11e4-a7c2-03d37af98440_story.html

“What's Next for the Sharing Economy?” Entrepreneur.com,

<http://www.entrepreneur.com/article/239233>

APA, Short-Term Vacation Rentals (2002)

<http://www.sonhawaii.org/Zoning%20News%2020%20March%202002.pdf>

Austin, Texas STR

<http://www.austintexas.gov/str>

Judge Tosses Homeaway Suit over Airbnb Law, Says Texas Company Lacks Standing

<http://www.bizjournals.com/sanfrancisco/blog/2015/01/judge-homeaway-suit-airbnb-rentals.html?page=all>

Brookford, LLC v. Penraat, 2014 NY Slip Op 24399 (Sup. Ct. NY Co. Dec. 19, 2014)

<http://leagle.com/decision/In%20NYCO%2020141219429.xml/BROOKFORD,%20LLC%20v.%20PENRAAT>

Unique Airbnb Rental

<http://www.digitaltrends.com/home/airbnbs-new-a-night-at-contest-is-for-a-cable-car-in-the-french-alps/>

Airbnb named Inc.'s Company Of The Year

<http://www.cnn.com/id/102217146#>

Talbot County [Maryland] Planning and Permits Department

Short Term Rental Application (STR)

<http://www.talbotcountymd.gov/uploads/File/PlanningPermits/PZ/Short%20Term%20Rental%20Application.pdf>

Asheville, NC Staff Report, Jan. 16, 2014

http://www.ashevilenc.gov/Portals/0/city-documents/cityclerk/mayor_and_citycouncil/boards_and_commissions/planning_and_zoning/Staff%20Report%20PED_Short%20Term%20Rentals.pdf

APA, PAS Inquiry Response – Short Term Rentals (2014)

http://www.ashevilenc.gov/Portals/0/city-documents/cityclerk/mayor_and_citycouncil/boards_and_commissions/planning_and_zoning/PAS%20Research%20Response.pdf

New York Attorney General, Airbnb in the City (Oct. 2014)

<http://www.ag.ny.gov/pdfs/Airbnb%20report.pdf>

IMLA, Airbnb: Innovation and Its Externalities (Nov/Dec 2014)

<http://www.imla.org/images/links/IMLA%20ML%20Airbnb%20Article%20Updated3.pdf>

NAR, “Short-Term Rental Housing Restrictions,” Robinson & Cole LLP (2011)
http://arlingtontx.granicus.com/MetaViewer.php?view_id=2&clip_id=1188&meta_id=140526

NAR, “Field Guide to Short-Term Rental Restrictions”
<http://www.realtor.org/field-guides/field-guide-to-short-term-rental-restrictions>

From NAR Field Guide [go to the site for point and click links to these resources]:

According to the [2013 NAR Investment and Vacation Home Buyers Survey](#), 80% of respondents purchased a vacation property for personal use, but 23% purchased with the intent of renting to others. Renting out a vacation home can offset the costs of this investment until retirement. But what happens when a community acts to restrict short-term rentals? Read on... and you'll find out. (S. Hogan, Information and Web Content Specialist

The Short-Term Rental Debate

Why restrict?

- Increased noise and traffic.
- Reduced housing stock available to those who live and work in a community.
- Unfair competition with licensed establishments.

Impact of restrictions:

- Diminishes value of investment property.
- Reduces the pool of buyers able to purchase in high-demand vacation areas.
- Infringes upon property rights.

Benefits of short-term rentals:

- Promotes tourism.
- Generates revenue for community.
- Defrays costs of a vacation/second home.

Short-Term Rental Conundrum

[Airbnb Gentrification: How the Sharing Economy Drives Up Housing Prices](#), (Slate, Feb. 13, 2014).

[Lessons Learned: The Good & Bad in Short-Term Rental Regulation](#) (*The Short Term Rental Advocacy Center*, no date)

[The Basics of *Legal Short-Term Rentals* \(Curbed Chicago, Apr. 5, 2013\).](#)
[Personal, Financial Investment Returns Make Short-Term Rentals Ever More Popular \(DeadlineNews.com, Jan. 27, 2012\).](#) <https://mbasic.facebook.com/notes/real-estate-sales-maui/personal-financial-investment-returns-make-short-term-rentals-ever-more-popular/338679879511088/>
[Risks and Rewards of Short-Term Rentals: A Starter Guide for Property Owners \(Property Management Software Guide, Dec. 20, 2011\).](#)
[Home Sweet Home? The Efficacy of Rental Restrictions to Promote Neighborhood Stability \(Scholarly Works, 2009\).](#)

Win, Lose, Compromise

[Portland tries to make peace with Airbnb as 'sharing economy' moves into the mainstream, \(OregonLive, Jan. 31, 2014\).](#)
[Short-term rental legislation making headway in Tallahassee, \(Vero Beach Newsweekly, Jan. 29, 2014\).](#)
[Airbnb's New York Problem, \(The New Yorker, Oct. 8, 2013\).](#)
[Civic Forum Debates Beach Rental Issue \(Fort Myers Beach Observer, May 1, 2013\).](#)
[Austin Broadens Short-Term Rental Rules \(Statesman.com, Feb. 28, 2013\)](#)

Articles, Surveys & More from NAR

[NAR Investment and Vacation Home Buyers Survey 2013 \(National Association of REALTORS®, Apr. 2013\).](#)
[Economic Impact of Transient Vacation Rentals \(TVRs\) on Maui County \(Prepared for the REALTORS® Association of Maui, Jan. 8, 2008\).](#)

Websites & Other Resources

Learn about the Short-Term Rental Industry

[Short Term Rental Advocacy Center](#) - The Short Term Rental Advocacy Center (STRAC) was created by Airbnb, HomeAway, TripAdvisor, and FlipKey to engage with policymakers on behalf of community members. STRAC has several local chapters across the U.S., and educates communities on short term rental best practices and ways to get involved.

[Protect Vacation Rentals](#) - A collection of articles posted by "professionals against the legislation banning short-term rentals in New York City"(Source: Protect Vacation Rentals).See this site for articles, legislation, and more with a New York focus.

[Community from HomeAway](#) - HomeAway(www.homeaway.com) connects travelers with short-term rental properties, and Community from HomeAway is a

member-driven site with topic forums, resources, groups, and blogs for both travelers and property managers.