

## NPC19 Live Feed — Sunday

### SESSION: SHORT-TERM RENTAL ENFORCEMENT: DATA AND INNOVATION

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"A year's worth of work to build the highest compliance rate in the country disappeared overnight."

In the second of three NPC19 sessions on the topic of short-term rentals (STRs), panelists on Sunday discussed a critical but challenging component of regulating STRs — compliance.

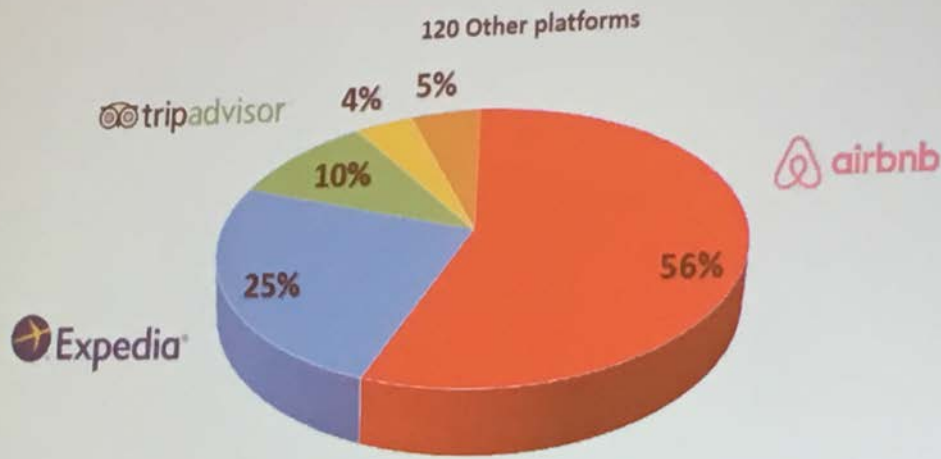
Since the advent of STR advertising platforms many cities have passed ordinances to regulate short term rentals, but as moderator Ulrik Binzer explained, few have seen levels of compliance needed to achieve desired impacts of maintaining sufficient housing supply and reducing nuisance complaints from neighbors.



Cities have few cost-effective means of identifying owners who are skirting ordinances. According to panelist Jeffrey Goodman, the City of New Orleans attempted to work with two of the largest platforms to increase compliance, but found that “working with the platforms is challenging at best.” After the city began discussing additional changes to its STR ordinance, the largest platform pulled its permit data from the listings overnight.

Binzer, Goodman, Elizabeth Caraker, AICP, from the City of Monterey, California, and Daniel Mick from the City of West Hollywood, California, discussed how big data and compliance software now provide cities with usable address and owner data that allows communities to focus on enforcing short-term rental regulations.

The North American Short-term Rental market is fragmented and Airbnb represents only slightly more than half of the total listings



Sources: Host Compliance proprietary data

~1/3 of North America's STRs are located in just 30 cities/counties

	<u>Listings</u>		<u>Listings</u>
New York city, NY	57,025	Panama City Beach city, FL	11,834
Osceola County, FL	38,584	Washington city, DC	11,201
Los Angeles city, CA	36,737	Houston city, TX	10,846
Polk County, FL	24,581	New Orleans city, LA	10,568
Toronto, ON	23,118	Clark County, NV	10,506
Maui County, HI	22,108	Orange County, FL	10,286
Montréal, QC	20,976	Sevier County, TN	9,647
Walton County, FL	18,757	Chicago city, IL	9,462
Honolulu County, HI	18,457	Summit County, CO	9,170
San Diego city, CA	18,083	Destin city, FL	9,092
Austin city, TX	14,398	Kauai County, HI	9,020
Hawaii County, HI	13,439	Philadelphia city, PA	8,993
Hilton Head Island town, SC	12,306	Nashville-Davidson metropolitan government, TN	8,865
Seattle city, WA	12,065	Boston city, MA	8,669
Atlanta city, GA	11,862	Other	1,346,600
<b>Total</b>			<b>1,827,255</b>



Sources: Host Compliance proprietary data

Photos: John Shepard