



General Policy Committee – 170143B

Short-term Vacation Rentals

August 24, 2017

Short-term Vacation Rentals

- What are short-term vacation rentals?
- Legal considerations
- Local overview
- Should the City regulate?
- How?

State Preemption

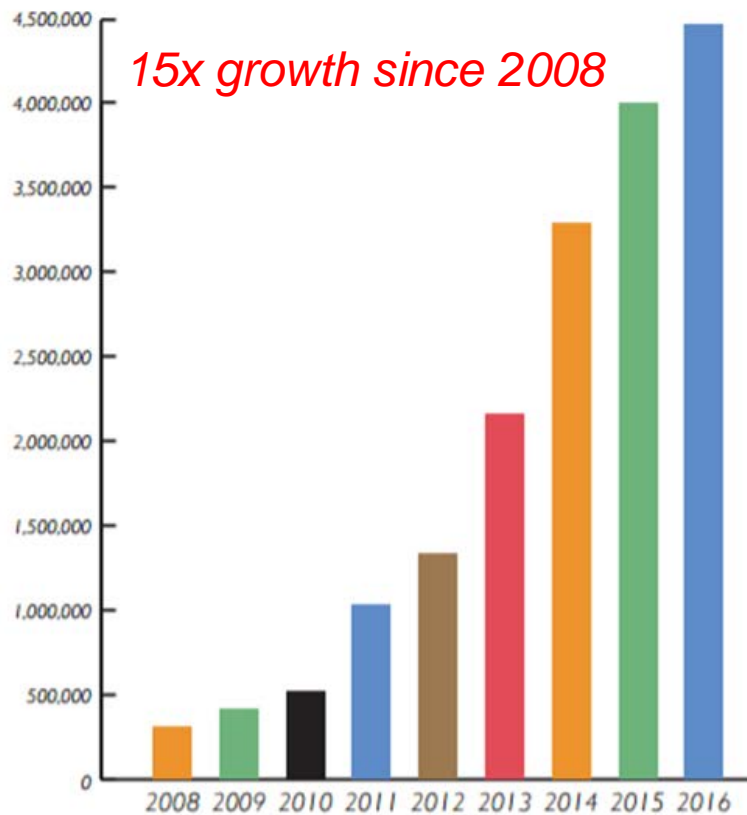
- **Vacation Rental** – Individual or collective condominium, cooperative, 1-4 family dwelling unit that is: **1)** rented more than 3 times per year for periods less than 30 days, **OR 2)** advertised as rented to guests.
- **CANNOT:** *Prohibit or regulate duration or frequency of vacation rentals.*
- **CAN:** Regulate safety, garbage, parking, noise, occupancy limit, bedroom limit, registration/permit program, etc.

Short-term Vacation Rental Websites

- Three websites account for approximately 70% of online traffic for short-term vacation rentals:
 - **AirBnb.com**
 - **HomeAway.com (VRBO.com & Vacation Rentals.com)**
 - **TripAdvisor.com (FlipKey.com)**

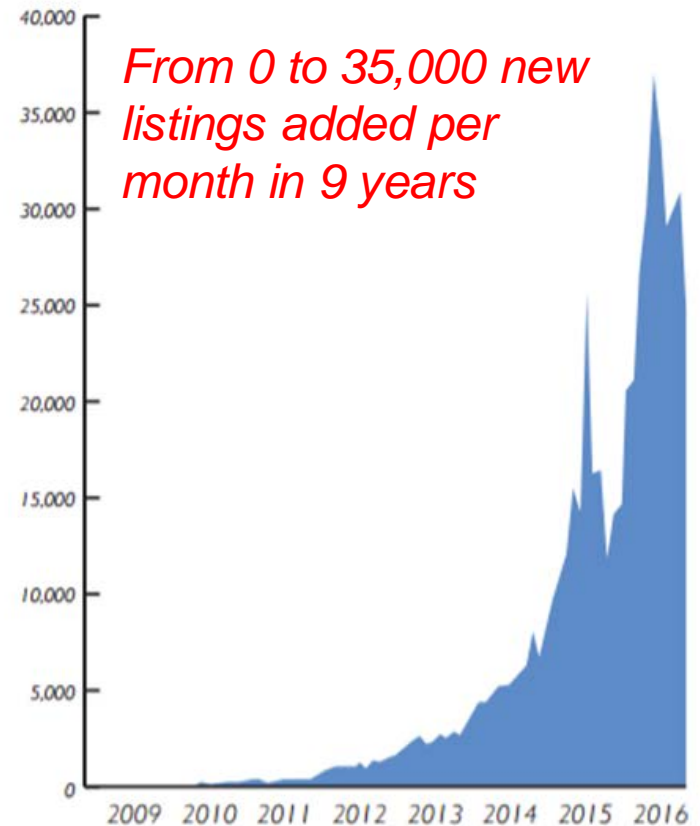
Short-term Vacation Rental Websites

Global listings on top four platforms*
(2008 - 16)

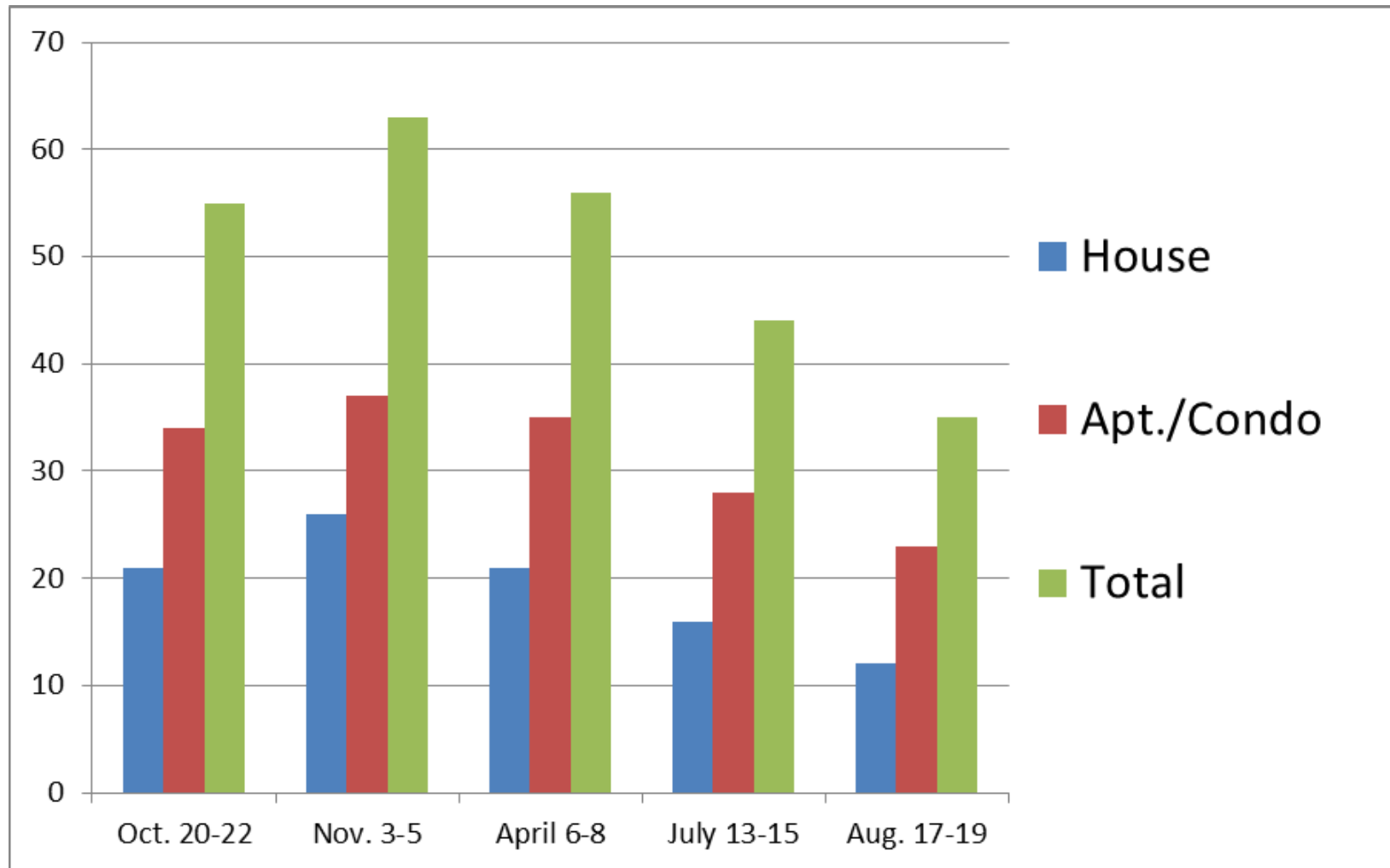


*Airbnb, VRBO, Flipkey, Homeaway

Global listings created by month
(Airbnb 2009 - 16)



Data on Availability (Oct. 2017 – Aug. 2018)



Gainesville FL Vacation R x

https://www.homeaway.com/results/florida/gainesville/region:7452/keywords:Gainesville%2C+FL%2C+USA/arrival:2018-05-20/departure:2018-05-26/minSleeps/5/@29.540715...

Search by destination, property ID, or keyword

05/20/2018 05/26/2018 5 guests

Search

Any Price Any Bedrooms Instant Book More Filters Clear Filters x 17 Results

HomeAway Sort

Viewed 19 times in the last 48 hours

VRBO 452760 Place for a Family / Commencement???

Instant Book · Condo #452760vb · 2 night min stay

Sleeps	Bedrooms	Bathrooms	sq. ft.
8	3	2	1311

Very Good! 4.1/5

\$108 per night

★★★★☆ (28)

Viewed 9 times in the last 48 hours

SALE UNTIL AUG 3-Luxury 2 Br Condos In Downtown Gainesville-Walk To Restaurant

Condo #721179vb · 2 night min stay

Sleeps	Bedrooms	Bathrooms	sq. ft.
6	2	2	1100

Exceptional! 5/5

\$167 per night

★★★★★ (21)

Popular Viewed 30 times in the last 48 hours

Enjoy your Own Guest House on 5 Acres - Just 2 miles from UF Stadium

House #755306vb · 2 night min stay

Sleeps	Bedrooms	Bathroom	sq. ft.
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Search when I move map

Google Map Data 2 km Terms of Use Report a map error

TripAdvisor.com (FlipKey.com)

Gainesville House Rental x

FLIPKEY, INC. [US] | https://www.flipkey.com/gainesville-vacation-rentals/g34242/adate1.6714/adate2.6720/historyState.1502721858056/hom_sleeps_max.2/

FLIPKEY from **tripadvisor** Rentals

Manage your booking | Join | Sign in | List Your Property | More

Back to List View

Price
 Min | Max

Bedrooms | Guests
 Any | 1+

Rental types
 Apartment (2)
 House (4)
 Condo (1)

Amenities
 Swimming pool (1)
 Air conditioning (3)
 Balcony or terrace (1)
 Wireless Internet (3)

More

Suitability
 Wheelchair accessible (1)

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Gainesville Policy

- Due to state preemption, short-term rentals are generally considered similarly to other residential rental types.
- Landlord permit may pertain to some short-term rental properties.
- Existing nuisance, safety, and property maintenance regulations can be enforced.

Issue Request

- Staff has received three issue requests to inspect short-term rental properties:
 - SW Condo – noise
 - College Park – parking, noise, landlord permit, and occupancy (one property)
 - NW 16th Ave / NW 25th Terrace – noise
- Common issues that may arise
 - Nuisance – noise, parking, and debris
 - Occupancy/over occupancy
 - Property use outside of the character of the surrounding properties
 - Safety – capacity issues, life safety equipment, etc.

Decision Points

- Are short-term vacation rentals a problem/nuisance in Gainesville?
- If so, do current city regulations already address associated nuisances?
- If not, what further regulations are permissible and could help?

Potential Regulations

- **CANNOT:** *Prohibit* or regulate *duration* or *frequency* of vacation rentals.
- **CAN:** Regulate safety, garbage, parking, noise, occupancy limit, bedroom limit, registration/permit program, etc.

How to Regulate

- Keep regulation simple
- Make sure regulation is enforceable
- Do not rely on short-term rental platforms
- Cannot regulate existence or duration of stay
- Focus on health, safety, and nuisances
- May create a registry
- Engage stakeholders in the process