



City of Virginia Beach

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July 14, 2016

The Honorable William D. Sessoms, Jr., Mayor
Members of City Council

Dear Mayor and Council Members:

At your July 7th Council meeting there was some discussion on the Airbnb issue. Our staff, working with our outside lobbyists, has identified additional information as was requested. Specifically, the question of what other localities were doing on this issue.

Although the focus has been on the Airbnb platform there are perhaps 15 or more large platforms operating worldwide. Many jurisdictions have taken varying paths to deal with the lodging shared economy. These include the following:

- New York City allows a permanent resident to sublet their property for less than 30 days only if they are still residing at the property.
- San Francisco requires all hosts to register with the city. Those not registering face a \$1000 a day fine.
- Santa Monica has instituted the toughest regulations in the United States. These require anyone putting a listing on Airbnb to live at the property during the renters stay. This has effectively wiped out 80% of the Airbnb rentals in Santa Monica.
- Paris, Airbnb's most popular destination, fines violators up to €25,000. The Mayor has stated that "We won't let tourist rentals eat up their neighborhoods".
- Barcelona prohibits renting out rooms in private residences.
- Berlin blames Airbnb for Berlin's increasing rent and housing shortages. If found operating without registration, the fine is \$115,000. Forty percent of the listed properties disappeared after this fine was adopted.
- New Orleans has made the process illegal. However, during the last jazz festival, hotels noticed they had empty rooms when they were normally sold out.
- Augusta County Virginia requires a Special-Use Permit.
- Chesterfield County requires a Special-Use Permit.
- Fauquier County requires a Special-Use Permit.

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- Loudoun County permits a maximum of four persons at a time. A Special-Use Permit is needed in some zoning districts.
- Charlottesville requires registration of six or less overnight guest only, and it must be owner occupied; three complaints and you are out.
- City of Richmond does not allow it at all.

I've also attached links to a number of other cities who have varying ordinances.

Savannah- <http://www.savannahga.gov/stvr>

<http://www.savannahga.gov/DocumentCenter/View/4303>

Denver- <https://www.denvergov.org/content/denvergov/en/denver-business-licensing-center/business-licenses/short-term-rentals.html>

<https://www.denvergov.org/content/dam/denvergov/Portals/723/documents/STR%20Ordinance.pdf>

https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/text_amendments/5-13-Council%20STR%20Presentation.pdf

Asheville, NC- <http://coablog.ashevillenc.gov/wp-content/uploads/2015/03/Short-Term-Rentals-Handout1.pdf>

Nashville- <http://www.nashville.gov/Codes-Administration/Construction-and-Permits/Short-Term-Rentals.aspx>

http://www.nashville.gov/mc/ordinances/term_2011_2015/bl2014_951.htm

http://www.nashville.gov/mc/ordinances/term_2011_2015/bl2014_909.htm

Charlestown, SC- <http://sc-charleston.civicplus.com/DocumentCenter/View/11536>

<http://sc-charleston.civicplus.com/documentcenter/view/1319> (this was the only ordinance I could find but it's from 2012)

Florida Keys- <http://www.cityofkeywest-fl.gov/eGov/apps/document/center.egov?view=item;id=15977>

https://www.municode.com/library/fl/key_west/codes/code_of_ordinances?nodeId=SPAGEOR_CH18BU_ARTXITRRE_DIV2REPR_S18-601LIRE

Monroe County- <http://www.monroecounty-fl.gov/index.aspx?NID=167>

<http://fl-monroecounty.civicplus.com/DocumentCenter/View/6461>

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Bob Matthias and Commissioner of Revenue, Phil Kellam will be making a presentation on this issue at your August 2nd meeting.

Please call if I can provide anything further.

Sincerely,



David L. Hansen
City Manager

cc: Mark Stiles, City Attorney
Bill Macali, Deputy City Attorney
Robert Matthias, Assistant to the City Manager
Phil Kellam, Commissioner of Revenue
Angie Bezik, Principle-Advantage
Julia Hammond, Eckert Seamans