

Corporate Policy and Strategy Committee

10.00am, Tuesday, 7 August 2018

Short Term Letting in Edinburgh

Item number	7.2
Report number	
Executive/routine	
Wards	Citywide
Council commitments	12: Review the Council's policy on promoting mixed communities. The review should be completed by summer of 2018 and should include homes of multiple occupancy, short term temporary lets and student housing

Executive Summary

This report sets out the current situation regarding short term lets in the city including the key issues that arise from the operation of this industry. It sets out an action plan for use of those powers currently available to the Council. Finally, the report sets out in detail what the Council should request from the Scottish Government in terms of a response to the Council's concerns.

Short Term Letting in Edinburgh

1. Recommendations

- 1.1 It is recommended that the committee:
 - 1.1.1 Notes and agrees the conclusions set out in paragraph 3.6 and 3.7 which sets out the short term working group's assessment of the impact of short term lets within the city;
 - 1.1.2 Notes the existing powers available to the Council and the plans for coordinated implementation of these as set out at paragraphs 3.8 to 3.15;
 - 1.1.3 Notes that officers will continue to explore with the short term let industry and other stakeholders the options set out in paragraphs 3.16 to 3.20 on encouraging more responsible business practices and a joint approach with other public sector partners.
 - 1.1.4 Agrees the proposals set out in paragraph 3.21 to 3.29 as the basis of a more detailed submission to Scottish Government requesting the introduction of a licensing system and policy changes at a national level.
 - 1.1.5 Discharges the outstanding remit on this subject agreed by Full Council on 01 February 2018.

2. Background

- 2.1 The Council has expressed strong concern about the impact of certain aspects of the short term letting industry on the city. The Council has previously agreed a position calling for additional regulation of the sector, either through changes to planning classifications or the introduction of a licensing system. To achieve the objective of additional regulation, the Scottish Government would be required to take action to introduce legislation.
- 2.2 Any legislative process would take many months, if not longer, to deliver additional powers. Therefore, there remains an urgent imperative to ensure that existing powers available to the Council are being used to maximum effect.
- 2.3 Complaints about short term lets in the city are wide-ranging, but when considered at a strategic level cover a number of broad types. These include:
 - 2.3.1 Impact on available housing supply within the city;

- 2.3.2 Erosion of sense of community in areas with dense concentrations of short term lets;
 - 2.3.3 Short term letting is generally not suitable for tenement properties;
 - 2.3.4 Properties which are used as short term lets may not reach the same safety standards as other types of visitor accommodation;
 - 2.3.5 Noise and antisocial behaviour created by guests using short term lets;
 - 2.3.6 Short term lets which operate on a commercial basis may not be paying rates or other council charges required.
- 2.4 Given the diverse nature of these broad types, the Council has been exploring data available to evidence the extent of concerns. Different regulatory regimes define short term lets in different ways. Breach of planning legislation and antisocial behaviour complaints are recorded, and provide the most reliable data. There are issues with respect to recording, as complaints can be received across multiple service areas. In the case of 2.3.1 and 2.3.2 the data is either simply not available or may be part of a more complex set of circumstances.

3. Main report

Short Term Letting

- 3.1 The issue of short term letting is not new for the city. The last significant review of this area was the corporate response to short term lets referred to as 'Party Flats'. The Council's response to 'Party Flats' provides some insight to the options available to the Council, and these options are discussed below.
- 3.2 Short term letting has no statutory definition and can vary widely, from periodic lets such as those during the Festival period in August, to properties purchased and operated on a commercial basis all year round. In addition, some operators of short term lets continue to reside in the property (for example, an occupier renting out a room whilst they remain in residence) whereas other short term lets are solely occupied by visitors and not used as a place of residence.
- 3.3 There are reported to be in excess of 9000ⁱ properties being advertised on the Airbnb website, with growth likely to continue. Additionally, there are other platforms and websites that will offer similar opportunities for owners of residential properties to provide short term lets. Airbnb reports that 21% of the 9000 (1890 properties) operate in excess of 90 days per year. It is highly likely to that properties being offered in excess of 90 days are no longer being used as a main place of residence and may be operating on a commercial basis.
- 3.4 It is recognised that the precise scale and scope of the short term let industry in the city is unknown, because there is no requirement to register such a property with the Council. Whilst a significant market player, Airbnb is not the only platform of its type, and therefore the figures provided at 3.3 could reasonably be regarded as a conservative estimate of the total number of short term lets operating in the City.

- 3.5 The increase of short term lets within the City is believed to be having a direct impact on the availability of residential homes in the city. The most affected sector of the housing market is the private rented sector (PRS). There are over 60,000 PRS homes in the City, which represent a quarter of the city's housing. At present there is an estimated loss of 10% of the PRS sector in the city to short term lets. Further research is ongoing to better quantify the loss of PRS properties to the short term lets market and the impact of rent levels in the areas with the higher concentrations of short term lets.

Key issues for the City

- 3.6 The Council has become increasingly concerned about the impact of short term lets on the city. The working group has heard from officers and interested parties and, through debate and discussion, a number of conclusions appear to have emerged. These are summarised as follows:
- 3.6.1 It is recognised that the shared or collaborative economy has many positive aspects. Any measure taken should recognise the importance of visitors to the city's economy, in particular, providing additional accommodation during important times of the year, e.g. the summer festivals.
 - 3.6.2 Where a home owner or occupier is renting out their entire property as a short term let for a limited period, this is not a significant concern. It is accepted that there is not a general concern about residents renting out their home for short periods of absence such as a family holiday.
 - 3.6.3 Similarly, where a home owner or occupier is renting out a spare bedroom while remaining in residence, again this is not of significant concern.
 - 3.6.4 The Council is concerned about the scale of short term lets where a property is offered for rent for significant periods of the year such that it is no longer used as a primary place of residence. Similarly, and often connected, is a concern that an owner or occupier is not living in the property and therefore not managing it adequately.
- 3.7 In relation to the concern outlined at paragraph 3.6.4 above, the working group has identified the following adverse impacts on the city which can no longer be sustained and require urgent action at local and national level:
- 3.7.1 Any short term let operating on a commercial basis, or with regularity, is no longer used as a residential home. The loss of a significant number of homes as a result is damaging the supply and affordability of housing in the City.
 - 3.7.2 The majority of short term lets are in tenemental properties, concentrated in areas of the city which already have high demand for housing.
 - 3.7.2.1 The concentration in certain areas is eroding the sense of community in some neighbourhoods.

- 3.7.2.2 Regular use of any tenement flat as a short term let is inconsistent with tenemental living, and often leads to ASB and undue nuisance to other residents.
- 3.7.3 The Council has concerns that the taxes and other charges paid by operators of short term lets do not reflect the burdens they create for Council services and resources.
- 3.7.4 The Council is concerned that there is no clear requirement for short term lets to adopt the level of protection to the public required in other types of accommodation, for example safety checks in the form of gas or electrical safety certificates.

Existing powers available to the Council

- 3.8 As Members will be aware, there is no specific regulatory regime for short term letting. The Council nevertheless has a range of powers which can be used to contain and address problems within the industry. At present there are no powers which would allow the Council to license or demand registration of short term lets in the city.
- 3.9 The legislation available to the Council including enforcement powers:
 - a) Planning enforcement applies where planning permission is required but not obtained for a change of use of a property;
 - b) The Antisocial Behaviour Notices (Houses Used for Holiday Purposes) (Scotland) Order 2011;
 - c) Trading Standards and Environmental Health legislation applies where the Council can show that the person letting out the property is acting in the course of a business;
 - d) Legislation requiring businesses to obtain or pay for adequate non-domestic waste collection.
- 3.10 The working group has received briefings on some of the work undertaken by officers, e.g. a Planning Enforcement briefing, and has discussed the limitations of the powers available. It is time-intensive to obtain evidence necessary to support planning enforcement action. Such powers will not address all the issues presently encountered but by prioritising responses to enforcement enquiries and seeking imaginative use of the available powers a difference may be made.
- 3.11 It is proposed to transform the current approach to complaints by creating a virtual team tasked with prioritising dealing with these complaints. The Regulatory Services Manager will lead this team, with a team leader from Planning acting as a day to day manager. The following resources in terms of front line staff have been identified to contribute to the team:
 - a) Trading Standards;

- b) Environmental Health;
 - c) Private Rented Services;
 - d) Planning;
 - e) Community Safety.
- 3.12 The virtual team will review all complaints received about short term lets and, where possible, identify and implement a response to address poor practice through any powers available to the Council. The team will also encourage good practice and assist in collecting intelligence on how the short term industry responds to this approach.
- 3.13 The team will ensure that a robust and consistent approach is used, should a short term let property fail to obtain the relevant planning permission etc. Where possible the team will identify a number of persistent and problematic cases to explore, using ASB notice powers as test cases. The team will prioritise enforcement activity in relation to those short term lets believed to be operating on a commercial basis. Members are asked to note that measures will be taken to ensure that frontline staff are fully aware of the approach.
- 3.14 Colleagues in waste services, supported by legal services, have been reviewing inappropriate presentation of waste and its cost to the Council. This work is ongoing and, where appropriate, will drive policy change:
- 3.15 Waste Services teams are exploring options to ensure that the council tax payer is not burdened by the cost of collecting commercial waste. This includes serving notices to ensure that commercial short term letting agents arrange appropriate waste collection contracts.

Other steps available to the Council

- 3.16 Planning guidance for businesses was revised in February 2016 to include specific reference to changing the use of a residential property to a business use, including 'short stay commercial visitor accommodation'. Some activities within a residential property can be undertaken without requiring planning permission, but the guidance sets out issues which will be considered in deciding whether an application for a change of use is required (see Appendix 1).

It is recommended that the Planning Committee is remitted the task of reviewing and updating if necessary the abovementioned guidance to identify ways in which it can be strengthened. Additionally, at present where cases come forward for planning permission they are not being dealt with under delegated powers but are instead being referred to the Development Management Sub-Committee for decision the short term let working group recommends that this approach continues.

- 3.17 In relation to paying VAT and other taxes, the Council has no powers as these areas are dealt with by central government functions. The short term working group has asked officers to develop an information sharing protocol with HMRC and

Revenue Scotland, to ensure that where evidence exists that a landlord is operating a commercial business then this is passed on for action as appropriate.

- 3.18 A recognised method of prompting responsible business is supporting an industry to adopt proportionate and effective methods of self-regulation. This can be underpinned by a dispute resolution mechanism or arbitration process. Whilst accepting that self-regulation has the limitation that businesses are required to opt in to any scheme, it would nevertheless set out a standard of conduct, and has potential to resolve low level complaints. It would also assist the Council to demonstrate that it has made significant efforts to respond to concerns about the short term lets sector, short of additional legislation.
- 3.19 In previous discussions with Airbnb and wider industry groups, it has been indicated that there is a willingness to discuss voluntary industry standards, which could be communicated to their hosts. Additionally, these groups have offered to discuss a limit on the number of days for which any property can be let, and a complaints resolution mechanism. It is accepted that these measures may not address all the Council's concerns, but this approach would nevertheless demonstrate that the Council is serious in working with the industry to do all possible whilst awaiting further legislation.
- 3.20 It is recommended that officers are instructed to develop a scheme of self-regulation on the points raised above. It is further recommended that officers continue to engage with the short term letting industry to develop a scheme of self-regulation which the industry would be encouraged to adopt voluntarily. Progress would be reported back to the short term let working group for scrutiny in the first instance by the end of 2018.

Proposals for Scottish Government's consideration

- 3.21 Taking into account the issues and proposed actions outlined above, it remains clear that the Council lacks specific regulatory powers which would allow it to effectively respond to all the issues currently faced by the City. Previous research has been reported to a number of committees offering comparison with how other major cities and tourist destinations have dealt with similar issues. This research has been updated and is attached at Appendix 3.
- 3.22 It is clear that, as pressures from the operation of short term lets mount on a city or region, the vast majority of major destinations have resorted to new or additional statutory powers. These powers typically impose a cap on the total number of properties used as short term lets, and/or a cap on the number of days that an individual property can be used as a short term let. The motivating factors are very similar to the issues faced by this council, namely a desire to protect the supply of residential homes and to minimise the disruption to local communities.
- 3.23 As set out earlier in this report, the Council has no ability to introduce legislation and therefore it would be for the Scottish Government to do so. There is clearly a need for a solution to this problem and the scale of the problem in Edinburgh is acknowledged by the report from The Expert Panel on The Collaborative Economy.

Any solution could be piloted in Edinburgh and may have relevance to other areas of the country. Officers have now met Scottish Government officials twice, and discussed the work of the group and potential responses from Ministers. On 10 July 2018 Scottish Ministers published their report in response to the Expert Panel. Whilst the report is still being considered by members of the working group, the Scottish Government has committed to setting up a 'Short Term Lets Delivery Group' and working closely with the City of Edinburgh Council to explore pilot solutions in Edinburgh and other local authorities. There is also a commitment to work with stakeholders to increase the data available about the sector.

- 3.24 The conclusions of the working group are that the Council request the Scottish Government give consideration to the range of options as detailed in the following paragraphs. These are slightly modified from the general terms of the motions agreed by Full Council in 2017.
- 3.25 The Council should first request that the Scottish Government introduces a discretionary licensing system for operators of short term lets. The Council would expect that each individual local authority could consider the relevance of the licensing system and choose whether to adopt the scheme in its area. At a minimum the licensing system must be capable of the following:
- a) A licence will be both for the individual property and the owner or operator of that property;
 - b) Any owner or operator shall be fit and proper;
 - c) The local authority shall have the discretion within the licensing system to control or otherwise cap the number of properties licensed either across the local authority area or in specific areas of the local authority;
 - d) A licensed property must meet certain safety standards, e.g. gas appliances must be safety checked;
 - e) The location, character and suitability of properties will be relevant;
 - f) A licence will be required for anyone either operating a property on a commercial basis or in excess of 45 days.
- 3.26 The exact scope of any licensing system would ultimately be the decision of the local authority, and after consultation it is anticipated that a policy would be adopted to set out a local position. It is recommended that the preferred method of introducing a licensing system is by means of regulations introduced by Scottish Government under Section 44 of the Civic Government (Scotland) Act 1982. Amending the licensing system for HMOs under the Housing (Scotland) Act 2006 is the least preferred option, as this could have wider implications for unrelated housing matters, and the licensing scheme under the Act applies Scotland-wide. Failing this the Council would ask for fresh legislation as an alternative. Appendix 2 sets out in greater detail the legal background to the Council's preferred course of action.
- 3.27 The committee is asked to note that the short term lets working group has asked officers to undertake further work looking at the merits of a wider registration scheme for short term lets in addition to the licence requirements set out above.

One of the issues that the group wishes to explore is whether such a registration scheme could provide the means of ensuring the all operators of short term lets are 'fit and proper'. The group will consider whether this would be a proportionate measure to improve public safety.

- 3.28 Secondly, in relation to the Planning system, it would be useful for the Scottish Government to clarify and standardise where possible the definitions used across a range of legislation. Such guidance would assist efficient handling of planning enforcement cases.
- 3.29 Lastly, given the information available to the working group, a request should be made for Scottish Ministers to review the taxation of the short term let industry. The Council would want any incentives to take a residential property out of the housing market and use it as a short term let to be removed at the very least. Additionally, the relief offered to non-domestic rate payers should not result in short term let operators being exempt from paying a fair contribution for public services.

4. Measures of success

- 4.1 The volume of concerns about short term letting in the city decreases.
- 4.2 Using the above measures, the Council is able to strengthen its request to the Scottish Government for additional powers.
- 4.3 Positive aspects of short term letting such as hosts sharing their home are protected.

5. Financial impact

- 5.1 None directly as the costs will be contained within existing budgets with priority given to this work.

6. Risk, policy, compliance and governance impact

- 6.1 The measures set out in this report will be reported to the relevant committee of the Council for formal oversight and approval.

7. Equalities impact

- 7.1 None

8. Sustainability impact

- 8.1 None

9. Consultation and engagement

- 9.1 There have been a series of meetings with Airbnb and the UK Short Term Accommodation Association (STAA) including a meeting on 21 Jan 2018 with this working group.

10. Background reading/external references

- 10.1 [Scottish Expert Advisory Panel on the Collaborative Economy Report 2017](#)
- 10.2 [Scottish Government response to report of the Scottish Expert Advisory Panel on the Collaborative Economy](#)

Paul Lawrence

Executive Director of Place

Contact: Andrew Mitchell, Regulatory Services Manager

E-mail: andrew.mitchell@edinburgh.gov.uk | Tel: 0131 469 5822

11. Appendices

- 11.1 Extract from Planning Guidance for Businesses
- 11.2 Legal Background to proposed route for introduction of a licensing system
- 11.3 Other Cities' Approach to Categorising SSCVA

Appendix 1

Extract from Planning Guidance for Businesses (Feb 2016)

Changing a Residential Property to a Commercial Use (pages 6-7 of guidance)

What does this chapter cover?

Changes of use to:

- guest houses
- short term commercial visitor accommodation
- house in multiple occupation (HMOs)
- private day nurseries
- running a business from home

Short Term Commercial Visitor Accommodation

The change of use from a residential property to short term commercial visitor accommodation may require planning permission. In deciding whether this is the case, regard will be had to:

- The character of the new use and of the wider area
- The size of the property
- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand, and
- The nature and character of any services provided.

What to consider if planning permission is required

Policy Hou 5 of the Edinburgh Local Development Plan

Sets out the exceptional circumstances when a use can be changed from housing.

Policy Hou 7 of the Edinburgh Local Development Plan

Sets out when uses will not be permitted in predominately residential or mixed use areas i.e. uses which would have a materially detrimental effect on the living conditions of nearby residents.

APPENDIX 2: Legal Background to proposed route for introduction of a licensing system.

1. **The Civic Government (Scotland) Act 1982 Part I, II and III**, (the 1982 Act) sets out provisions for setting up and administering licensing regimes to regulate various type of trading activity.
2. Currently the following activities may be licensed Taxis, Private Hire Cars, Taxi and Private Hire Car Booking Offices, Second Hand Dealers, Knife Dealers, Metal Dealers, Boat Hire, Street Traders, Market Operators, Public Entertainment, Indoors Sports Entertainment, Late Hours Catering, Window Cleaners, Skin Piercing and Tattooing and Sex Shops.
3. The majority of these activities are discretionary licensing systems under Section 9 of the 1982 Act and each local authority wishing to adopt the various licensing systems has to pass a resolution 'adopting' the licensing system and setting out the extent or scope of the system which will apply in their local authority area.

Council's preferred method of introducing a new licensing system for short term lets.

4. Section 44 of the 1982 Act gives Scottish Ministers the power by means of Statutory Instrument to introduce activities for which a licence will be required or activities which local authorities may resolve will require to be licensed in their areas to be covered by the Act.

Section 44 Additional activities.

(1) The Secretary of State may, by order made by statutory instrument, designate any activity other than one of those specified in this Part of this Act—

(a) as an activity for which, subject to a resolution of the licensing authority in relation to it under section 9 of this Act, a licence shall be required and which, subject to such a resolution, shall be regulated in accordance with the provisions specified in the order; or

(b) as an activity for which a licence shall be required and which shall be regulated in accordance with the provisions specified in the order.

5. An order introduced under Section 44 (1) (a) introduces a licensing system which would be discretionary for that new activity and each local authority has therefore the discretion under Section 9 of the Act to decide whether to adopt a resolution to introduce a licensing system for that activity in their local authority area.
6. An order introduced under Section 44 (1) (b) introduces a licensing system which is mandatory for a new activity and each local authority must implement and administer

any such licensing system for that activity in their local authority area. Examples of licensing systems which have been introduced under this sub section of that Act and are mandatory are Skin Piercing and Tattooing and HMO licensing.

7. It is recommended that the council proposes that Scottish Government introduce an order under Section 44 (1) (a) of the 1982 which would allow local authorities discretion as to whether to introduce a licensing scheme in relation to short term lets as defined within the order.

Council's alternate proposals of introducing a new licensing system for short term lets.

8. Since the 1982 Act was passed and came into force the Act has been amended by primary legislation in the form of other Acts of Parliament to regulate additional activities under the Act. The most likely reason for using primary legislation to amend the Act is either to address an issue arising as part of a wider policy response or to allow greater parliamentary scrutiny of the proposed measures than the statutory instrument process would allow. Examples are as follows;
 - a. Section 41 A of the 1982 Act which introduces mandatory licensing of Indoor Sport Events was inserted by the Fire Safety and Safety of Places of Sport Act 1987. This was a response to the Bradford football stadium disaster.
 - b. Sections 27 A to S of the 1982 Act which introduces mandatory licensing of Knife Dealers was inserted by the Custodial Sentences and Weapons (Scotland) Act 2007. This was a response to violent crime and in particular knife crime.
 - c. New Sections 45 A to E of the 1982 Act which introduces discretionary licensing of sexual entertainment venues was inserted by the Air Weapons and Licensing (Scotland) Act 2015. This was introduced to give discretionary powers to local authorities to licence lap dancing bars etc. These powers are awaiting commencement orders from the Scottish Government.
9. The Council's view is that if the Scottish Government's position is that regulations under Section 44 of the 1982 Act are not feasible then the 1982 Act should be amended at b the first available opportunity by means of primary legislation.

Appendix 3: Other Cities' Approach to Categorising SSCVA

City	Source	Determining Commercial/Non Commercial
Glasgow	<p>RES 8 - Short-Stay Serviced Apartments</p> <p>Supplementary Guidance 10: Meeting Housing Need, page 12, Short Stay Serviced Accommodation</p>	<p>Dwelling houses remains in use as a house whether it is the sole or main residence of the occupants or not. This sets a context that a house being used on a short-term basis does not constitute a change of use, irrespective of the frequency of changes in household. Therefore, short-stay use within a house will not be deemed to require planning permission provided that it is occupied by a single household as defined in Class 9.</p> <p>Where a flat is being used principally to provide short-stay accommodation, there may be a material change of use. In determining whether a proposed short-stay use would constitute a change of use, the Council will take account of the nature of services provided, such as cleaning or laundry, the size and context of the property and the frequency and length of short stays.</p>
Amsterdam	<p>http://www.iamsterdam.com/en/local/live/housing/rental-property/shortstay</p> <p>https://www.dutchnews.nl/news/2018/01/amsterdam-other-eu-cities-urge-brussels-to-take-action-on-airbnb-data/</p>	<p>Short stays of less than 7 days are prohibited in residential property. These visits are considered to be appropriate for hotels and bed and breakfasts and would be considered as a commercial use of a residential property. Some home exchange during holidays etc is allowed but it must be clear that the property is not being rented for money on a regular basis for short periods (60 days per year limit). This is changing to 30 days and a maximum of 4 people in 2019. To let a house out for a short stay if between 7 days and 6 months requires a permit and is considered a change of use. The number of permits is restricted to 10% of a district's housing supply and affordable housing tenants are not permitted to rent their homes as this would diminish the affordable housing supply for local residents.</p> <p>Amsterdam spends €4m per year on policing holiday rental properties.</p> <p>Amsterdam, along with Barcelona, Madrid, Vienna, Paris, Reykjavik, Krakow and Brussels, are lobbying the EC to demand that platforms such as Airbnb are legally obliged to share data with regulators. Airbnb currently only releases aggregated data and will release identifiable information</p>

		only on receipt of a court order.
Berlin	<p>http://www.bbc.co.uk/news/technology-36185271</p> <p>Law: Zweckentfremdungsverbot - prohibition of improper use</p>	<p>Berlin considers the short term lease of more than 50% of a residential unit as a commercial use. To provide a short term lease a permit is required when:</p> <ul style="list-style-type: none"> - Is used for the purpose of the repeated rental of a holiday apartment or a tourist accommodation, in particular a commercial room rental or the installation of sleeping places; - Is used for commercial or professional purposes; - Is modified in such a way that it is no longer suitable for residential purposes; - Is empty for more than six months <p>The law in Berlin discourages the change of use from a residential property into a commercial property. To strengthen this, the ban on short term leases on guest flats without a permit has been imposed. The law was relaxed in March 2018. A primary residence can now be rented out for an unlimited period and a second residence for up to 90 days. However, a license costing €250 is now required in all cases, and fines have increased fivefold to a maximum of €500k.</p> <p>Berlin use dedicated staff who actively identify possible cases of unlicensed letting through a variety of methods. These include tip offs from neighbours and rental bicycles parked outside apartments.</p>
San Francisco	<p>http://sf-planning.org/office-short-term-rental-registry-faqs</p> <p>(Transient Occupancy Tax 14%)</p> <p>https://businessportal.sfgov.org/start/starter-kits/short-term-rental</p>	<p>Residential properties can be let without planning permission up to a limit of 90 days per year if you obtain a Short-Term Residential Registration for an entire unit and unlimited number of days for partial unit. To be eligible to register you must:</p> <ul style="list-style-type: none"> - You must be the permanent resident of the residential unit that you wish to rent short-term and can only register one unit. - You must obtain a San Francisco Business Registration Certificate from the San Francisco Business Portal. From January 2018, there is a fine of \$1k per day for non-registered properties. <p>This Short-Term Residential Registration allows owners to advertise their unit on hosting platforms such as Airbnb and costs a fee. Anyone in San Francisco who earns rent from a short-term residential rental is considered a business and may owe taxes. You must obtain a Business Registration</p>

		Certificate and pay applicable taxes to the local authority and register with the Office of Short-Term Rentals.
London (City of Westminster)	https://www.westminster.gov.uk/short-term-letting	<p>If providing short term lets amounting to more than 90 nights per year cumulatively you will require planning permission for a Change of Use.</p> <p>A short term lease of less than 90 days per year does not require planning permission. This only applies to domestic properties paying Council Tax.</p>
Manchester	http://www.manchester.gov.uk/info/10084/private_landlords_information/5674/licences_for_privately_rented_accommodation/1	<p>Report from 2008 Committee includes options to address emerging problem of short term lets. Options include:</p> <ul style="list-style-type: none"> • Planning conditions used to restrict use of new apartments to private dwellings; • Review of core strategy policies in relation to residential provision; and • Promoting local legislation.
Paris	http://qz.com/876984/airbnb-is-gradually-losing-one-of-its-biggest-advantages-over-hotels/ https://www.theguardian.com/travel/2016/mar/31/airbnb-in-paris-to-warn-hosts-over-illegal-listings	<p>Paris and other cities in France regard the short term let of a property for more than 120 days per year a commercial property. Properties leased through Airbnb must also collect the same nightly tourist tax paid by hotels.</p> <p>To provide short term lease from your property for more than 120 days per must apply for a change of use permit and register it as a commercial property.</p> <p>From December 2017, all lets must be registered with the government and display a license number when advertising. The French government has taken Airbnb to court for displaying unregistered adverts. The court date is 12 June 2018.</p>
Reykjavik	http://grapevine.is/news/2016/06/05/new-airbnb-law-approved-by-parliament/	Residents can rent out their property for up to 90 days a year without needing an operation licence from the state. At the same time, the gross income from renting out their property cannot exceed 1 million ISK.

		If a renter exceeds the 90 day limit, or if their earnings from it exceed 1 million ISK, the county seat may opt to de-register the property's permit to operate as an AirBnB. Fines for offences can range from anywhere from 10,000 ISK up to 1 million ISK.
Denmark	https://www.bbc.co.uk/news/business-44166174	Maximum rental period of 70 days per year. The Danish government has negotiated an agreement with Airbnb whereby it will automatically report homeowners' rental income to the Danish tax authorities.
Palma	https://www.bbc.co.uk/news/world-europe-43878007	Flat owners will be banned from renting out their properties from July 2018.
Barcelona	https://www.citylab.com/life/2018/06/barcelona-finds-a-way-to-control-its-airbnb-market/562187/	From 1 June, city officials will be able to access Airbnb data on where apartments are located and who the owner is. They will be able to track host ID numbers to verify they do have permission from the city. Strong enforcement of short stay rentals by Barcelona appears to have spurred Airbnb into this arrangement.

ⁱ Figures from July 2017