

FACT SHEET: Regulating Short -Term Rentals



What are Short-Term Rentals?

Short-term rentals or vacation rentals are residential units rented out to guests for less than 30 days. Short-Term Rental (STR) Examples: furnished condominiums, townhomes, mother-in-law apartments, single-family homes, and bedrooms or suites in a home. In recent years, STRs have become popular and more widespread. The movement started out as a form of the “sharing economy” in which primary occupants temporarily shared part of their home and then broadened to renting out entire homes. Nowadays, hosts can easily put their places up for rent using a variety of conveniently available online tools. In Kitsap County, the prevalence of STRs has increased substantially.



GROWTH

- Nationally, industry valued at \$32 billion and grew 800% since 2011
- Airbnb’s share of Kitsap’s lodging tax doubled in 2016-17 to become the 3rd highest source of revenue
- Why? Supplements host’s income, offers alternative to traditional lodging, and augments supply of tourist lodging units

Sources: Kitsap County and Host Compliance info based on data from AirBnB, Expedia, TripAdvisor and Booking.com.

Over 100 Listing Companies

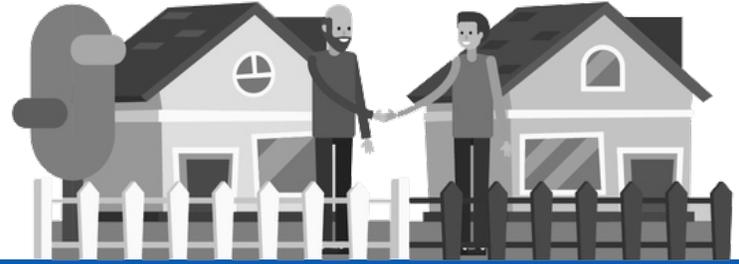


Source: Host Compliance

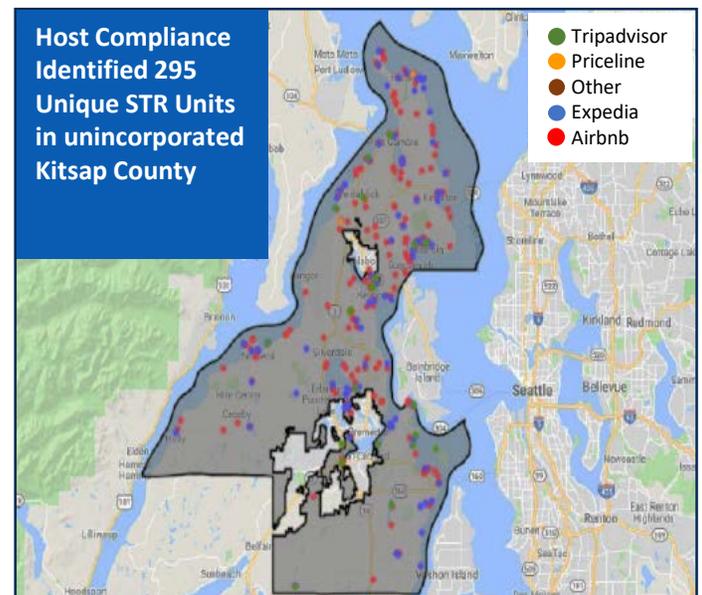
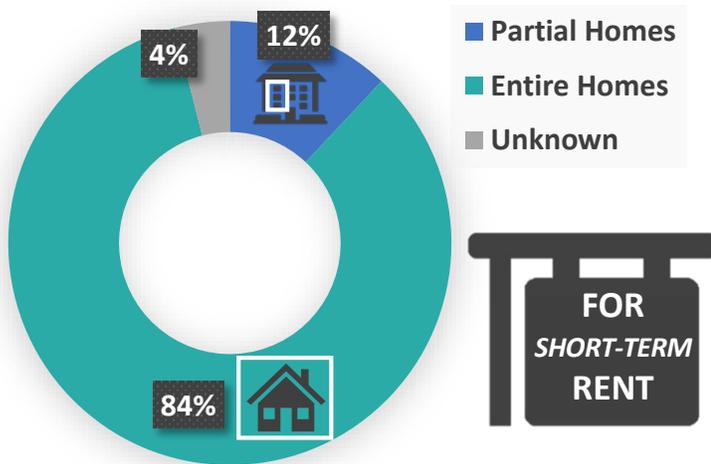


For More Information:

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Short-Term Rentals in Kitsap County



*Pie chart and map information estimated as of October, 2018. Host Compliance data.

ISSUES

Lack of building safety, liability/insurance, and consumer protection

STRs not paying taxes destabilizes the playing field for law-abiding lodging businesses

Shrinks long-term rental housing options

Can impact neighborhood character and quality of life (noise, litter, parking, shoreline intrusions)

Regulation Strategy

Strategy for managing Short-Term Rentals:

- ❖ Develop policies targeting issues and steer clear of undesirable consequences
- ❖ Avoid bans on STRs
- ❖ Uphold building safety
- ❖ Promote regulatory compliance, consumer protection, and enforcement effectiveness
- ❖ Stem impacts to neighborhoods and housing
- ❖ Track/monitor, then respond appropriately



For More Information:

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