

Attachment 2 – Residential Short-Term Rentals Potential Positive and Negative Impacts

Potential Positive Impacts	Potential Negative Impacts
Beneficial to homeowners by providing a supplemental income which can help to ameliorate difficult financial times.	Short-term rental abuse can occur when property management companies convert rent-controlled properties designated for long-term housing into short-term rentals, contributing to the shortage of affordable housing within many cities.
Provide homeowners flexibility and less long-term rental commitments.	Enforcing rent-controlled regulations is challenging as the renter, not the owner, could be listing the residential short-term rentals (RSTRs).
Easy to manage, advertise and rent using on-line platforms that are readily accessible by smart phone or personal computer.	Often brings vacationers and party-goers to residential neighborhoods. Adverse impacts on residential areas: noise, disorderly conduct, overcrowding, traffic congestion, illegal vehicle parking, accumulation of refuse, code violations.
Benefits renters who are transitioning between homes, and tourists vacationing for more than a few days. In some cases, residential short-term rentals (RSTRs) are more affordable than a standard hotel, and provide different amenities, such as a kitchen, additional bedrooms (for families), private backyards and more.	Resident concerns about neighborhood security, stability and integrity.
Provides Local Governments with additional revenue through transient occupancy tax (TOT), permits and business licenses.	Increased amount of short-term rentals being operated for commercial uses in residential zones creating incompatibility.
RSTRs support a local tourism economy, especially for cities that lack traditional lodging. Affordable and accessible accommodations encourages tourism dollars to stay within the City, rather than renters staying in nearby cities.	People who list their homes on online platforms do not pay tourism taxes, even though they are renting out their units in the same way a hotel or inn would.

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Some cities encourage short-term rentals due to this economic development and, therefore, contain more relaxed laws regulating them.	RSTRs can disrupt the traditional lodging companies because RSTRs do not have staff, advertising costs and clear regulations that apply to them.
RSTRs encourage upkeep of properties and provide regular use of second homes or investment properties. Well maintained homes are easily rented, for re-occurring customers in particular, and allow for competitive rates.	
RSTRs encourage investment in maintenance of properties that help maintain neighborhood character and property values.	