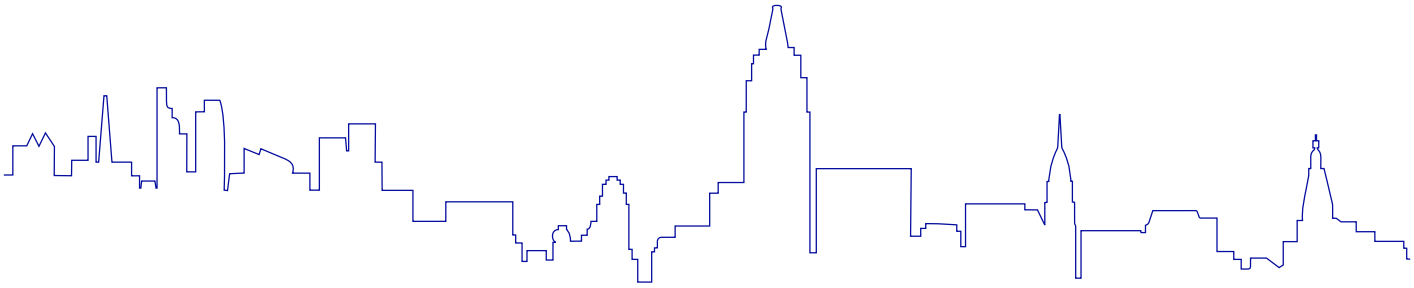
Guidelines ReformBnB Barcelona, April 29th–30th



1.1 Registration is a must

Measure

All hosts must register with the relevant authorities, giving regulators certainty on which properties are being rented, by whom and for how long.

Justification

Registration systems will allow authorities to monitor and control STR activity in an easy and cost-effective manner.
The registration number and the ability to de-register non-compliant listing can be used to enforce taxation, consumer, and other laws.

Where does it apply?

Buenos Aires, Toronto, Colombia, Paris, Barcelona, Croatia, Greece, Sweden and Germany.
Quito, Austria and Italy in the upcoming months.

1.2 Platforms must post the registration number

Measure

Platforms should be enforced to add the registration number.

Justification

It should be mandatory to add the registration number on the apartments offered on the STR platforms.

Where does it apply?

San Francisco, Paris and Japan.

2. Similar taxation between STR and hotels

Measure

Similar level of tax as hotels and other accommodation must be paid by STR industry.
STR intermediaries should support government authorities in reporting to collect the right amount of taxes.

Justification

Compliance with fiscal regulation would be a key factor for a fair competition. STR providers should pay their appropriate levels of tax as the hotels they compete against. It would make it harder for hosts to make tax evasions.

Where does it apply?

Tourist occupancy tax: Quito, Paris, Florence, Milan, Liechtenstein, Austria, Barcelona, Switzerland and Croatia.
Sales, GST, VAT or other taxes on all revenue: Perth, Toronto, Santiago de Chile, Colombia, Quito, Florence, Milan, Argentina, Switzerland, Finland and Croatia.
Social Security/insurance charges or income earned:
Quito, Paris, Barcelona, Switzerland and Finland.
Income tax on income earned:
Perth, Toronto, Santiago de Chile, Colombia, Quito, Paris, Florence, Milan, Liechtenstein, Barcelona, New York City, Switzerland, Croatia, Austria, Finland, Greece and Sweden.

3. Thresholds

Measure

Authorities could set a threshold on the amount of STR activity in a single unit to reduce the negative social impacts of short-term lets (eg: the conversion of housing into illegal hotels).

Justification

A threshold allows governments to distinguish between home sharers, renting their homes irregularly, and professional operators turning homes into illegal hotel operations.

Where does it apply?

Toronto, Geneva, Liechtenstein and Sweden.
Paris and New York on entire dwellings.

4. Health and Safety

Measure	Justification	Where does it apply?
STR properties must meet certain minimum of health, accessibility, safety and urban planning standard.	Minimum standards protect guests, the public, and hosts from the risks and problems associated with temporary accommodation, guaranteeing everyone a safe trip.	Madrid.

5. Neighbors and landlords must have a say

Measure	Justification	Where does it apply?
Neighbors and landlords into the building/accommodation facilities may choose who they live with. STR rentals must not be operating in their buildings without their consent.	Giving a word to the neighbors and landlords, would create better synergies with the local authorities as long as the safety and the security would be more effective that way.	Perth, Santiago de Chile, Colombia, New York City, Argentina, Sweden and Austria. Quito in the upcoming months.

6. Liability

Measure	Justification	Where does it apply?
The host and platforms' legal responsibility and liability must be clearly defined. Platforms must take responsibility for any kind of illegal activity taking place on their sites and for their guests.	For the law to work effectively, platforms must take responsibility for identifying and ending illegal activity. They are the group with the greatest capacity to address the problems. Renters, online platforms and the authorities must assume their liabilities to the consumer.	Paris, Barcelona and San Francisco.

7. Enforcement and control

Measure	Justification	Where does it apply?
Local authorities must actively enforce the short-term rental laws. Permanent systems for monitoring the short-term rental industry should be introduced. Fines for the platforms and hosts who don't comply with the law must be defined.	Fines must be defined for people who break the law and for platforms when they violate the regulations settled.Having access to the tools for organization and inspection from the STR would allow the local authorities to have a more efficient control on the development of the activity into their area, avoiding an uncontrolled increase of the activity and the following affectations to the environment and to the touristic industry.	Santiago de Chile, Colombia, Paris, Milan, Barcelona, New York City, Croatia and Greece.