

The last few weeks have shown once again the fast pace of changes in the wider sector of short-term rentals (STR).

First, Advocate General Szpunar of the [European Court of Justice](#) said in April that Airbnb constitutes an information society service. Thus, its operation as a digital platform is consistent with EU's free movement of information. Although this opinion is not binding on the Court of Justice, a possible approval would mean that any restrictions by Member States should only be considered on a case-by-case basis, on the grounds of protecting consumers and that the European Commission and Ireland, the Member State of Origin for Airbnb, should be informed; an obvious alert for destination authorities all over the continent.

Second, in May 2019 [Airbnb joined ETC](#) on their journey of promoting Europe as a healthy and sustainable tourism destination. This partnership allows both parties to share and exchange industry insights., while emphasis is given on the analysis of new opportunities and trends about community-led travel experiences across Europe.

What's more, a series of property management have decided to join their forces, and jointly set up a new startup under the name [Altido](#). Altido is expected to manage something around 1.700 properties in 21 countries in Europe. and operate as a provider of an end-to-end services for clients interested in maintaining and managing service apartments, apart-hotels and guesthouses.

And what about Booking.com? In May 2019 [Booking Holdings acquired Venga](#) (guest management platform for restaurants and other businesses). Following the acquisition, Venga will align closely with Booking Holdings' brand OpenTable to further improve offerings for its 51,000+ restaurant partners.

Portland looking to impose regulations to take down unpermitted short-term rentals.

Following a controversial situation, where Airbnb failed to agree in due course to share its host data with the City Council's Revenue Division, a [forthcoming law](#) in Portland is to give STR booking providers two options;

- 1 Rely on the registry of permitted short-term rentals provided by the city
- 2 Agree to share the data provided by hosts and take down those listings that the city marks as illegal

According to Portland's Mayor the ordinance is still in a draft version, however, is to be introduced to the council by the end May.



Updated Airbnb regulations in New York.

New York is [changing the laws concerning the services of AirBnB](#). Currently [the home owners cannot rent out their place for less than 30 days](#). The only exception is when there is a tenant permanently living in the apartment as well. Under the proposed new law, no units will be allowed to be rented for short period of time and the state will register all rental properties. This law also prohibits home owners to list more than one property on sites such as AirBnB. The democratic legislators that have proposed this bill are criticizing home sharing platforms for worsening the increasing rents in the city and the shortage of housing.



The end of Airbnb in Jersey City?

The council in [New Jersey has proposed a bill](#) that affects short-term rentals. According to this bill it will not be possible to rent out a property for less than 28 days. It will require the owners of STR properties to pay \$500 for registration and then another \$300 annually. Fines, up to \$2,000 would be charged to people that violate this. This proposal comes after the 2015 law that requires short term stay apartments to pay 6% tax on their stays. This law brought the Jersey City around \$4 million. The city council says that short term rentals add to the lack of long-term housing opportunities and raise the prices of these rentals.



The number of Airbnb overnight stays in Amsterdam dropped by 5% last year.



Cyprus hoteliers pressing for legislation to regulate Airbnb like platforms.

[The use of Airbnb in Amsterdam fell for the first time last year](#), according to real estate adviser Colliers. The falling use of Airbnb in Amsterdam may be linked to the city's increasingly strict policies on renting homes to tourists. According to Collier, the number of overnights stays decreased by 5%. In addition, the total number of accommodations listed on the platform decreased by 8.3% and the total market share has decreased from 11.6 % in 2017 to 10.4 in 2018. Interestingly, the numbers did grow in municipalities around Amsterdam by 36% (Diemen, Amstelveen & Zaanstad) and some major Dutch cities like the Hague, Rotterdam and Utrecht.

Approximately one third of visitors coming to Cyprus seek for accommodation in non-registered units. Currently, the total number of non-registered units accounts for 20.000 compared to 83.000 registered hotel beds. President of the Association of Cyprus Tourist Enterprises points out that *"residencies which are currently operating illegally, without any licence and not subject to any checks, causing damage to our tourist product, while depriving income from the Cypriot economy"*. Thus, [the Cyprus Hotel Association is calling for legislation to be introduced](#) that would regulate the tourist accommodation booked via platforms like Airbnb. In addition, the legislation requires owners accommodation units to be included on a register, subjected to tax, and obligated to undergo health and safety inspections.

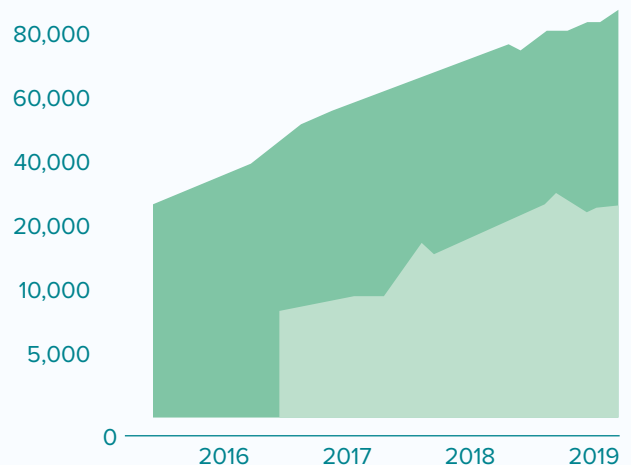


Number of Airbnb properties in UK skyrocketing. London responds with call for new legislation on short-term lets.

According to an [analysis on Airbnb lets in London by BBC](#), nearly 80.000 rooms or homes in London are listed on Airbnb. That is more than any other city in the UK. [Mayor of London calls for legislation](#) to introduce a new registration system for anyone that wishes to rent out a property for less than 90 days in a calendar year in the city of London. The Mayor expresses his thoughts on the importance of balance on London's housing market, "short-term lets are a benefit to visitors to London, and to Londoners themselves who want to earn a little extra money. But these benefits must be balanced with the need to protect long-term rented housing, and to make sure neighbours aren't impacted by a high turnover of visitors. It is now time for the Government to work with us to develop a registration system of short-term lets, so local councils can make sure we get this balance right".

How Airbnb has grown

- London's Airbnb market has quadrupled since 2015, from 20,000 to 80,000 listings.
- Listings in Edinburgh have doubled since 2016 rising fastest during the Edinburgh Festival Fringe



Source: Inside Airbnb. Edinburg data available from 2016 and not every month

ReformBnB & their manifesto aimed at AirBnB

The outcome of [ReformBnB](#), 2-days meeting of more than 30 global hotel associations, is summarized in a form of direct measures to regulate and fight against illegal tourist accommodation. These measures, also reflecting the 5 key HOTREC principles elaborated and published earlier, include registration, taxation, limitations, safety & health, capacity of decision of the neighbours of the building, responsibility and application and control. The initiators of this manifesto want to present this proposal to local, regional as well as state governments, followed by the UNWTO and the EU.