



THE **NEGATIVE** EFFECTS OF SHORT-TERM RENTALS

Short-term rentals (STRs) is a rapidly growing phenomenon all across the country. Nearly all local governments are working on instituting regulations and ordinances to sufficiently address the many issues related to online STR booking platforms like Airbnb.

In the meantime, unregistered and unpermitted STR properties are draining local resources, as governments struggle to keep up with violations such as zoning, noise and unpaid taxes.

It is not only the size of the STR market that is of concern, but the amount of activity and unreported bookings associated with such properties. The solution lies in the ability to proactively and accurately detect violators to initiate the enforcement process.

Most of the applications available on the market today are reactive in nature, and only detect rental activity post stay. This forces local governments to deal with residents complaints while trying to punish unauthorized rentals in hopes it stops future occurrences.

Rentalscape™ utilizes artificial intelligence and machine learning to proactively identify bookings and violations and bridge the data gap between the ground level problem and regulatory oversight.

Discover how Rentalscape™ can help your city grapple with STRs.



LIST OF HARMFUL CONDITIONS CAUSED BY STRs:

- STRs cause changes in neighborhood character, the aesthetics and value of the neighborhood. This may cause drastic changes in rental rates, property upgrade activity, and foot traffic in a given area.
- STRs create nuisance and safety issues. These may include noise complaints, trash issues, fire and safety code violations, and loitering.
- STRs affect the limited supply of housing. Long-term rental properties are being taken off the market faster than they can be replenished by construction of new homes.
- Unregistered STRs do not pay special taxes such as transient occupancy taxes. This creates a shortfall of city revenue, which could otherwise be used for education, infrastructure, repairs, and other projects.
- STRs effectively commercialize their properties which potentially violate zoning rules and regulations. This is known as "hotelization" of neighborhoods.