

## ATTACHMENT 4

ARTICLES SUBMITTED TO THE CITY COUNCIL BY JACKIE  
FLORES, FOUNDER OF THE GREATER LAS VEGAS STR  
ASSOCIATION



## **Shared Opportunity: How Airbnb Benefits Communities**

Founded in August of 2008 and based in San Francisco, California, Airbnb is a trusted community marketplace for people to list, discover, and book unique accommodations around the world – online or from a mobile phone.

Our company and the Airbnb community are leaders in the new Sharing Economy, a movement that will represent a significant part of the world's future economic growth. Millions of micro-entrepreneurs are now empowered to help make ends meet using their underutilized assets. This movement is distributing economic opportunities across diverse neighborhoods and providing millions of people with a trusted platform they can use to benefit their families, earn additional income as a host or find unique lodging opportunities as a guest.

Since 2008, over 35 million guests have had a safe and positive experience on Airbnb. We have worked hard to provide tools and resources that promote transparency and trust, and we are proud to be a global leader in providing education on these issues for our community.

Simply put, Airbnb allows anyone to belong anywhere. Our platform helps strangers see a city as a local does and lets hosts become ambassadors for the communities they love, using communication, payment, and trusted tools to empower users around the world.

## **Economics of the Sharing Economy**

There are a range of benefits associated with home sharing, including positive social and environmental impacts. For hosts, the economic benefit of Airbnb is often life-changing, and for cities, it is revitalizing for neighborhoods and small businesses alike.

The economic benefits of home sharing are distributed across at least three categories:

1. Positive impacts on consumers and the tourism industry,
2. Positive impacts on neighborhoods and local businesses, and
3. Positive impacts on residents and households.



### ***Positive Impacts on Consumers and the Tourism Industry***

The growth and mainstream adoption of home sharing is leading to fundamental changes in how people travel and experience destinations. These trends are resulting in increased travel, increased spending, and an engagement with different parts of a city than visitors have typically visited.

Our data shows that Airbnb attracts new visitors who stay *longer* than traditional tourists, spend *more* on local businesses, and are *more likely* to be return guests to the market as a result of their experience. These realities fundamentally strengthen the tourism industry and create additional opportunities for growth without requiring new investment or infrastructure on the part of the city.<sup>1</sup>

- 35 percent of Airbnb guests report that without Airbnb, they either would not have traveled at all, or would have shortened their trip.
- In addition, on average, Airbnb guests stay 2.1 times longer and spend 1.8 times more than typical visitors.

This additional travel and spending has happened while travel in traditional accommodations has also continued to grow. Recent analysis shows that hotel occupancy rates in the United States are at their highest level in over 20 years, having climbed over 10 percent since 2009, the first full year Airbnb was in the marketplace.<sup>2</sup>

### ***Positive Impacts on Neighborhoods and Local Businesses***

In addition to changing *how* guests travel, Airbnb has changed *where* guests stay when they travel. By staying in less concentrated neighborhoods, Airbnb guests distribute the economic impacts of travel to neighborhoods that have not traditionally received the benefits of the tourism industry.<sup>3</sup>

- 74 percent of Airbnb properties in major cities are located outside of traditional hotel districts.

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<sup>1</sup> Airbnb internal data based on surveys of hosts and guests in key markets around the world. (2012- 2015)

<sup>2</sup> <http://www.pwc.com/us/en/asset-management/hospitality-leisure/publications/assets/pwc-hospitality-directions-us-january-2015.pdf>

<sup>3</sup> Airbnb internal data based on surveys of hosts and guests in key markets around the world. (2012- 2015)



- Not only are guests staying in different parts of the city, but research indicates that 42 percent of guest daytime spending remains in the neighborhoods in which they stay.

This means that more money is being spent outside of traditional tourist neighborhoods - strengthening local communities and businesses. Such investments in local commercial districts benefit both hosts and non-hosting residents.

### ***Positive Impacts on Residents and Households***

Since Airbnb was founded in 2008, hundreds of thousands of hosts worldwide have welcomed guests into their homes. Hosting fundamentally helps hosts make ends meet, keeping residents in communities amid increasing living costs and income inequality.

Airbnb host's income levels closely reflect the income distribution of Americans across the country, and the economic benefits often allow them to remain in their communities:<sup>4</sup>

- Over 80 percent of hosts share the home in which they live.
- 52 percent of Airbnb hosts live in low to moderate income households.
- A typical Airbnb host in the United States earns roughly \$7,500 per year, helping them make ends meet.
- 48 percent of the income hosts earn through hosting on Airbnb is used to pay for regular household expenses like rent and groceries.
- 53 percent of hosts report that income earned from hosting has helped them stay in their homes.

Airbnb hosts rely on this supplemental income to help pay bills and contribute to their savings, and the income has also played an important role in neighborhood resilience.

## **A Platform Built on Community Trust**

The extensive economic benefits are possible only because of the tools and resources that help our users promote trust. We not only leverage tools and

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<sup>4</sup> Ibid.



practices that businesses have relied on for decades, but we also continue to develop new features and capabilities to help our users.

- **The Team:** Airbnb's global Trust and Safety team consists of nearly 200 experts trained to help our hosts and guests. This group works around the clock to support our community while also ensuring that hosts and guests have a 24/7 contact they can reach by email or telephone.
- **Trust and Safety Tools:** From the first time a user interacts with Airbnb to the end of a booking, Airbnb provides a range of tools, both online and offline, that support our community:
  - **Verified ID:** Verified ID links a person's offline identification (such as a driver's license or a passport) with the online profile they've created on Airbnb, giving both hosts and guests helpful information before they proceed with a reservation.
  - **Payments Processing:** By processing payments on the Airbnb platform, Airbnb controls payouts. This provides a significant safeguard against fraud and abuse by allowing Airbnb to deny payment to a host on the rare occasion an accommodation is not as it was described. Hosts are not paid until 24 hours after a guest checks in.
  - **Home Safety Program:** Airbnb partners with our hosts and guests to provide best practices, tips, and tools, such as Safety Cards and Emergency Messaging that increase the safety of our community. We partner with experts - ranging from local authorities to the American Red Cross - to provide our community with information that increases preparedness and safety.
  - **The Host Guarantee:** The Host Guarantee will reimburse hosts for up to \$1,000,000 for eligible damage to their listing property, for every booking, at no extra cost to hosts. This is an unmatched level of protection in the travel industry.
  - **Host Protection Insurance Program:** If a guest is injured in a listing or elsewhere on the building property during a stay, the Host Protection Insurance program provides coverage for Airbnb hosts and, where applicable, their landlords under a general commercial liability policy.
  - **Robust Profile and Review Systems:** Prior to a reservation, guests and hosts can get to know one another thanks to



detailed profiles and authentic, two-way, reviews. The review system allows reviews only from users the host or guest has had a previous reservation with, ensuring that users can benefit from real feedback sourced from those who have had a real interaction with the individual.

- **Host and Guest Messaging:** Before making a reservation, hosts and guests can message each other through our platform to ask any questions that may arise about a pending trip. This ability continues through the reservation, to allow continued communication within the confines of the Airbnb website, diminishing fraud.
- **Resolution Center:** The Resolution Center lets users request or send money for elements related to Airbnb bookings, including claims on security deposits or damage payment requests.

## The Future Regulatory Environment

For the sharing economy to continue to thrive, regulators and local communities must craft rules that embrace innovative new marketplaces and protect the public interest. As with other advances in the marketplace, this means regulators should be wary of incumbents promoting unfounded criticisms that do not square with the real life experience of millions of consumers and community members.

Today, online tools offered by platforms like Airbnb can make homesharing more transparent and accessible than ever before. Authentic reviews, payments protections, and trust and safety tools can provide peace of mind. While specific permitting and registry schemes may have made sense for a full-time commercial bed and breakfast business, most hosts on Airbnb are simply sharing the home in which they live on a part time basis and regulations should reflect the substantial differences in these activities.

While many of the antiquated laws in cities across the country were written for a much different time, many other cities have found ways to responsibly unlock the opportunities of homesharing for their residents, benefitting working families and their own budgets.

Consider the example of San Jose, California's third largest city. In December 2014, the San Jose City Council approved legislation allowing residents to share their homes, giving them the opportunity to supplement income and help pay their bills. Under the new law, short-term rentals are allowed as an



accessory use in all zoning districts that allow residential use. The ordinance imposes no limit on the number of days a host may share their home if the host is physically present during the stay (hosted rental), and a 180-day limit on un-hosted short term rentals when the host is not home during the guest's stay. This agreement also empowers Airbnb to collect and remit to the city associated taxes on behalf of our hosts, making it more convenient for the city and host alike.

Cities around the world are also making changes. Earlier this year, the UK government implemented progressive new rules that ensure that residents in London are free to share homes for up to 90 days a year without registration requirements. This allows visitors to one of the world's most iconic cities to experience it like a local and help regular people afford rising living costs. The UK government also unveiled a series of measures to support the sharing economy in the Chancellor's annual budget statement in response to recommendations in the independent review of the sharing economy. London has joined a growing list of cities in Europe - including Paris, Hamburg and Amsterdam - which have updated their rules to enable home sharing.

Our experience shows that these kinds of sensible regulations can and should be replicated across the United States, ensuring that individuals across the country can continue to benefit from the supplemental income and additional support to their communities provided by this platform.

In this changing economy, we look forward to continuing to work with you towards smart and sensible oversight that supports expanded tourism, and ensures residents can rely on this resource to help pay their bills.

# MYTHS & FACTS

Myths about vacation rentals are spreading quickly. Use the resources below to help correct the record and educate your friends and neighbors on the facts of vacation rentals.

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## MYTH

Vacation rentals create unaffordable housing problems.

## FACT

Vacation rentals typically make up less than one percent of a city's housing stock. Wages and real estate market conditions have much larger impacts on housing affordability.

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## MYTH

Vacation rentals threaten the character of a community and decrease property values.

## FACT

Vacation rentals spread tourism dollars to communities and local businesses outside of the traditional hotel district. Vacation rentals can actually raise property values because many owners make improvements and upgrades to their homes so they're more attractive to renters.

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## MYTH

Vacation rentals are party houses used only by fraternity groups and bachelorette parties. They create nuisance problems for neighbors, due to noise, parking, and trash.

## FACT

The average Vrbo traveler is a 50-year-old woman traveling with a family of four. They want quiet just as much as the home's neighbors do. Vrbo owners also want to rent to responsible guests to mitigate property damage and avoid complaints.

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## MYTH

Vacation rental owners are out of state investors or corporate enterprises who aren't residents of the community.

## FACT

Many rental owners are "mom-and-pop" style operations (unlike corporate hotel brands). The vast majority of owners are not getting rich off their rental property. They are locals, who depend on the extra income to make ends meet, and who care just as much about their communities as their neighbors do.

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## MYTH

Vacation rental owners don't pay taxes—an unfair advantage over hotels.

## FACT

Vacation rentals are subject to lodging and occupancy taxes, which provide millions in tax revenue to cities and states each year.

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## MYTH

Vacation rentals aren't as safe as hotels.

## FACT

The reality is, crime can happen anywhere, and that includes hotels. Most vacation rental owners take proactive steps to keep their guests safe, like installing key code door locks. The Vrbo platform also offers transparent reviews, verifies travelers' identities, and allows guests and owners to communicate prior to arrival.

[Listen Live \(https://play.kutx.org/index.html\)](https://play.kutx.org/index.html)

# State Appeals Court Strikes Down Austin Rules On Short-Term Rentals

By MATT LARGEY | [KUT \(/PEOPLE/MATT-LARGEY-KUT\)](http://www.kutx.org/PEOPLE/MATT-LARGEY-KUT) & ANDREW WEBER | [KUT \(/PEOPLE/ANDREW-WEBER-KUT\)](http://www.kutx.org/PEOPLE/ANDREW-WEBER-KUT) • NOV 27, 2019

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[u=http%3A%2F%2Fwww.tinyurl.com%2Fw65ox5e&t=State%20Appeals%20Court%20Strikes%20Down%20Austin%20Rules%20On%20Short-Term%20Rentals\)](http://www.tinyurl.com%2Fw65ox5e&t=State%20Appeals%20Court%20Strikes%20Down%20Austin%20Rules%20On%20Short-Term%20Rentals)



[http://www.kut.org/sites/kut/files/styles/x\\_large/public/201911/neighborhood.jpg](http://www.kut.org/sites/kut/files/styles/x_large/public/201911/neighborhood.jpg)

*A state appeals court has struck down parts of an ordinance regulating short-term rentals in Austin.*

JORGE SANHUEZA-LYON / KUT

A state appeals court has declared some elements of Austin's rules governing short-term rentals unconstitutional, including provisions banning non-owner-occupied rentals and occupancy limits.

In 2016, the City Council passed (<https://www.kut.org/post/council-adopts-new-regulations-short-term-rentals>) sweeping new regulations of short-term rentals, like those you find through Airbnb or Homeaway. The rules included a phased-in ban on what are called "type 2 STRs" – those that are not occupied by the owner. That ban would be in place by 2022.

The court said a ban on type 2 STRs would not prevent any of the concerns the city cited, and that many of those concerns – about disorderly conduct, public urination and noise – were already prohibited by the law.

The city's ordinance also limited occupancy to two adults per bedroom and banned "assembly" – like weddings, bachelor/bachelorette parties and other group events – between 10 p.m. and 7 a.m.

In the court's opinion (<http://www.search.txcourts.gov/SearchMedia.aspx?MediaVersionID=91a160e1-78d6-4ab8-9558-a8a5b8e85141&coa=coa03&DT=Opinion&MediaID=693aee99-9d0f-4a55-a878-43e2fc22ff9c>) overturning those provisions, justices wrote "the ordinance provision banning non-homestead short-term rentals significantly affects property owners' substantial interests in well-recognized property rights while ... serving a minimal, if any, public interest."

The court also wrote the rules on occupancy and party times "[infringe] on Texans' fundamental right to assemble because it limits peaceable assembly on private property."

District 9 Council Member Kathie Tovo, who was instrumental in getting the rules passed, said she was "extremely surprised and not pleasantly so."

"The council very rightly made a distinction between residential properties that are used by homeowners as short-term rentals for a very limited period each year and properties that are really serving a commercial purpose," she said. "And short-term rentals, [type] 2's, which the court was responding to, are commercial properties."

In her dissenting opinion (<http://www.search.txcourts.gov/SearchMedia.aspx?MediaVersionID=a26c11a5-6b12-4ebb-8f41-d21321973b8e&coa=coa03&DT=Opinion&MediaID=51b37974-bc21-4de7-a949-12c8099484e7>), Justice Chari Kelly argued the court's reasoning misconstrues the state's constitution and that cities have a right to prevent or restrict behavior that is a nuisance to neighborhoods.

"Loud noise. Obstructing infrastructure. Flouting law enforcement. Public disturbances. Threats to public safety. All these may make an assembly non-peaceable and have nothing to do with civic discourse," Kelly wrote. "And the City believes that it has evidence of short-term rentals causing all these."

The city said it was disappointed by the ruling and would consider how to respond.

*This story has been updated.*

**TAGS:** [SHORT-TERM RENTALS \(/TERM/SHORT-TERM-RENTALS\)](/TERM/SHORT-TERM-RENTALS)

[THIRD DISTRICT COURT OF APPEALS \(/TERM/THIRD-DISTRICT-COURT-APPEALS\)](/TERM/THIRD-DISTRICT-COURT-APPEALS)

[RECOMMENDED \(/TERM/RECOMMENDED\)](/TERM/RECOMMENDED)

# short-term rental owner

Jun 1, 2018 | Jennifer Sokolowsky



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The Texas Supreme Court has [ruled in favor of a Texas homeowner](#) whose homeowners association pressed to restrict his short-term rental activity. The decision may have wider ramifications in the controversy over [Texas short-term rentals](#) on platforms such as Airbnb, HomeAway, and VRBO.

Kenneth Tarr began renting out his home near San Antonio for short terms in 2014, but the Timberwood Park Homeowners Association argued that he was not allowed to do so, since the association's deed specified that his home could be used as a "single family residence" for "residential purposes" only.

In 2015, a Bexar County district judge ruled in favor of the homeowners association, as did the Texas Fourth Court of Appeals in 2016. The unanimous Supreme Court decision overturned those previous rulings.

"So long as the occupants to whom Tarr rents his single-family residence use the home for a 'residential purpose,' no matter how short-lived, neither their on-property use nor Tarr's off-property use violates the restrictive covenants in the Timberwood deeds," Justice Jeff Brown wrote on behalf of all nine Supreme Court justices.

The ruling will directly affect short-term rentals within homeowners associations that have similarly worded deeds, but the precedent it sets could also affect the ultimate outcome of legal challenges involving cities' restrictions on short-term rentals.

The most prominent of these is a [lawsuit filed in 2016](#) against Austin's short-term rental law by the Center for the American Future, a legal arm of the Texas Public Policy Foundation, representing short-term rental owners. The legal challenge has received the support of Texas Attorney General Ken Paxton and is winding its way through the courts.

Austin has one of the oldest and most restrictive short-term rental laws in the state. The city plans to phase out certain types of short-term rentals altogether and place limits on how many short-term rentals are allowed in certain areas.

Short-term rental hosts in Austin must also collect a [total lodging tax of 15 percent](#) from guests and pass it on to tax authorities. This includes a 6 percent state hotel occupancy tax and a 9 percent city hotel occupancy tax.

Airbnb automatically collects the state portion of the tax for bookings on its platform, but Austin Airbnb hosts must collect and remit the Austin portion of the tax themselves. Hosts who use other platforms, such as VRBO and HomeAway, are responsible for [collecting and remitting all lodging taxes themselves](#), since those platforms do not collect lodging taxes on behalf of operators.

The short-term rental issue has also been on the agenda of state lawmakers, who introduced two bills restricting the powers of cities to regulate short-term rentals. Neither were passed, but the issue could be raised again in the next legislative session.

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Lodging tax rates, rules, and regulations change frequently. Although we hope you'll find this information helpful, this blog is for informational purposes only and does not provide legal or tax advice.

# VACATION RENTALS BENEFIT COMMUNITIES

Vacation rentals are contributing to their communities in many ways, from supporting the local economy, to providing extra income for residents, to expanding the tourism industry. Learn about the specific ways Vrbo and our vacation rental partners are helping communities grow and thrive.

SHARE



## DRIVING ECONOMIC & TAX BENEFITS



Vacation rentals provide millions in tax revenue to cities and states each year, through sales, tourist, hotel and occupancy taxes. In some cities, Vrbo also collects a fee which goes towards the cities' affordable housing funds.

## HELPING HOMEOWNERS EARN EXTRA INCOME



Vacation rentals provide new opportunities for people to support themselves and their families with extra income. This is critical for those who work part-time, are on fixed incomes, or need help paying for their rent or mortgage, affording their children's education, or saving for retirement.

## CREATING AND SUPPORTING GOOD JOBS



Vacation rental homeowners hire cleaning services, landscapers, contractors, and others to help maintain their homes. These jobs rely on a steady stream of business, which vacation rentals provide.

## INCREASING FOOT TRAFFIC FOR SMALL BUSINESSES



Vacation rentals owners take pride in being able to refer their guests to nearby shops and restaurants. Many owners create welcome books with a list of their favorite local stops. Local businesses rely on this foot traffic for a steady stream of new customers throughout the day.

## SPREADING THE BENEFITS OF TOURISM



Vacation rentals often fall outside of concentrated tourist areas, which helps travelers discover new local shops and restaurants they otherwise may not have found. This benefits underserved neighborhoods the most.

## IMPROVING NEIGHBORHOODS & PROPERTY VALUE



Vacation rentals can help bring life back to neighborhoods where homes and yards have been neglected or abandoned. They also can raise property values because owners make constant improvements and upgrades to their homes so they're more attractive to renters. This doesn't always happen with long-term rentals, when owners may only fix up the property before new tenants take over the lease.



# 3rd Court of Appeals: Austin's Short Term Rental Ordinance Void

Posted on [December 9, 2019](#) by [Trey Wilson -- San Antonio Real Estate Attorney](#).

On November 7, 2019, the Austin-based [Third Court of Appeals](#) ruled that the [City of Austin's ordinance provision banning non-homestead short-term rentals](#) is void. In reaching this holding, the Court found that the ordinance "significantly affects property owners' substantial interests in well-recognized property rights." The appeals Court also found that a provision of the ordinance restricting assembly "infringes on Texans' fundamental right to assemble because it limits peaceable assembly on private property." This opinion is being touted as a victory for Texas property owners participating in the short term rental ("STR") market.

The [Opinion](#), issued in [Zaatari vs. City of Austin](#), provides a broad narrative of the STR industry. The Court further recognized the role of local governments in regulating this component of the [sharing economy](#):

*As short- term rentals have become more common, local governments have looked for ways to balance the rights of short-term rental property owners and tenants against the concerns of neighboring properties.*

## Austin's Short Term Rental Ordinance

The City of Austin asserted that its STR ordinance was enacted to address the following concerns:

- *Public-health concerns about over-occupancy affecting the sewage system and creating fire hazards and about "bad actor" tenants who dump trash in the neighborhood and urinate in public;*
- *public-safety concerns regarding strangers to neighborhoods, public intoxication, and open drug use;*
- *general-welfare concerns about noise, loud music, vulgarity, and illegal parking; and*
- *the negative impact on historic neighborhoods, specifically concerns of residents that that short-term rentals alter a neighborhood's quality of life and affect housing affordability.*

To achieve these objectives, the City adopted its STR ordinance in 2016. One section of the ordinance imposed a ban on "type 2" short term rentals (with all such rentals to be eliminated by 2022). Under the 2016 STR ordinance, a "type 2" property is a single-family residence that "is not owner-occupied and is not associated with an owner-occupied principal residential unit."

## The Lawsuit

A group of property owners sued the City in an effort to have the ordinance invalidated violative of their constitutional rights to privacy, freedom of assembly and association, due course of law, equal protection, and freedom from unwarranted searches. See [Tex. Const.](#) art. I, §§ 3 (equal protection), 9 (searches), 19 (due course of law), 27 (assembly). The [State of Texas intervened](#) in the case, arguing that the termination of type-2 operating licenses by 2022 is unconstitutional as a retroactive law and an uncompensated taking of private property. See [Tex. Const.](#) art. I, §§ 16 (retroactive laws), 17 (takings)

More specifically, the State argued that the ordinance provision terminating all type-2 operating licenses is retroactive because it “tak[es] away th[e] fundamental and settled property right” to lease one’s real estate under the most desirable terms.

### The Appeals Court’s Ruling

The Court determined that abolishing type-2 permits would eliminate well-established and settled property rights that existed before the ordinance’s adoption. In reaching this determination, the Court observes that “nothing in the record supports a conclusion that a ban on type- 2 rentals would resolve or prevent the stated concerns.”

Moreover, the Court noted that the City had not offered evidence showing “that these issues have been problems with or specific to short-term rentals in the past. To the contrary, the record shows that, in the four years preceding the adoption of the ordinance, the City did not issue a single citation to a licensed short-term rental owner or guest for violating the City’s noise, trash, or parking ordinances.”

In what many will consider the most important sentence of the opinion, the Court concluded that “*owners of type-2 rental properties have a settled interest in their right to lease their property short term.*”

The second component of the Opinion relates to the ordinance’s violation of Constitutionally-guaranteed rights to assembly.

Curiously, a provision in the ordinance forbids property owners or tenants from using short-term rentals for assemblies of any kind between 10pm and 7am and for outside assemblies of more than six adults between 7am and 10pm; together with a ban on more than six unrelated adults (or ten related adults) from being present on the property at any time).

The Texas Constitution, however, plainly grants to citizens “the right to physically congregate, in a peaceable manner, for their shared welfare or benefit.” “Based on its prominence in the Texas Bill of Rights, its history in the founding of our country, and its early, and still valid, treatment by the [U.S. Supreme Court](#), we hold that the right to assemble granted by the Texas Constitution is a fundamental right.” The Court further noted that — unlike most cases which involve limitations on the right to assemble on *public* property — the Austin STR ordinance implicates the freedom to assemble with the permission of the owner on *private* property. Thus, both property and privacy rights are invaded.

### The Takeaway

The involvement of the State in the lawsuit reveals that there is a political undertone to the legal war over short term rentals. The heart of the dispute, however, is grounded in the collision of competing rights among the stakeholders: STR owners, STR tenants, online marketplaces pairing owners and tenants, governmental regulators, neighboring landowners, and law enforcement. STRs are more prevalent than ever, and their popularity shows no sign of waning. Given the dollars at stake, the legal landscape over STR limitations — as imposed by governments, HOAs and neighbors — will continue to be shaped by intense litigation for the foreseeable future.

# The Economic Impacts of Home Sharing in cities around the world



At Airbnb, we want to learn about our community's positive impact on the cities we love, visit, and share. Over the past years, we conducted economic impact studies in cities around the world. This is a summary of what we've discovered.

To date, tens of millions of travelers have chosen Airbnb to experience cities not as tourists, but as locals.

**91%**

of travelers want to "live like a local"

**74%**

of Airbnb are properties outside the main hotel districts

**79%**

of travelers want to explore a specific neighborhood





**Airbnb travelers stay longer and  
spend more in diverse neighborhoods  
throughout the city.**

Airbnb guests stay

**2.1x**

longer than typical  
visitors

Airbnb guests spend

**2.1x**

more than typical  
visitors

**42%**

of guest spending is in  
the neighborhoods  
where they stayed



**52%**

are low to moderate income

**53%**

say that hosting helped them stay in their home

**48%**

of host income is used to pay for regular household expenses like rent and groceries

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**Hundreds of thousands of  
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**The Airbnb community  
benefits local economies  
across the world by**

## supporting residents and local businesses, and encouraging cultural exchange.

Learn more about the Airbnb  
community's positive impact on  
cities around the world.

Amsterdam

Boston

New York

Athens

London &  
Edinburgh

Paris

Barcelona

Los Angeles

San Francisco

Berlin

Montreal

Sydney



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We conducted economic impact studies in [San Francisco](#), [New York](#), [Paris](#), [Amsterdam](#), [Athens](#), [Barcelona](#), [Berlin](#), [Boston](#), [Edinburgh](#), [London](#), [Los Angeles](#), [Montreal](#), [Portland](#), and [Sydney](#).  
The data above is an average of our findings from those studies.