



**Registration and Self-Certification for Unlicensed Short-Term Rentals Testimony**  
**Ronda Berns, Vice President Tourism, Vermont Chamber of Commerce**  
**House General, Housing and Military Affairs Committee- April 5, 2018**

As a statewide organization, the Vermont Chamber represents nearly 1,500 members with 45% of them in the tourism industry. The Vermont Chamber is also the official state partner of the American Hotel Lodging Association (AHLA), our understanding and knowledge of the lodging industry is deep and wide.

We are in favor of S.204 that would require all unlicensed and unregulated short-term rentals to be registered, complete a self-certification of compliance with the current lodging health and safety rules, be appropriately insured and pay the same fee to register that is required of a one to three room licensed bed & breakfast.

The hospitality industry has always welcomes competition on a level and legal playing field. Competition thrives when everyone plays by the same set of rules. Home sharing has been around for decades, it is actually how the B&B and Inn industry began in Vermont. We have always supported the rights of property owners to occasionally rent their homes to earn extra income. However, we are seeing large numbers of short term rental like Airbnb, HomeAway and VBRO that are not occasional renters but unregulated property owners running a lodging business. They are using sites like Airbnb and HomeAway to gain an unfair and significant competitive advantage over the licensed properties by having no oversight and not complying with long established public health, safety, fire and zoning rules or playing required taxes.

In 2016 according to Airbnb, Vermonters earned more than \$17 million through 3000 Airbnb hosts from 140,000 guests and claimed that the average number of nights is about 23 per year with an average length of stay of 2.6 nights. The state and Airbnb signed a voluntary agreement in 2016 to collect the state's 9% rooms and meals tax and remit it to the state quarterly. We supported this action because it begins to create a level playing field among lodging establishments regardless of size.

Today however, it is estimated at there are more than 12,000 short term rentals in Vermont with 3000 units with Airbnb that are confirmed to be collecting state and local taxes. That leaves over two thirds of the short-term rentals in our state that may or may not be paying taxes for their short-term rental businesses.

Allowing unlicensed short-term rentals, home shares or vacation rentals to be exempt from the current health and safety, sanitation and fire laws creates a financial disadvantage for those businesses following the laws of the state and are continually required to make the necessary

updates to their properties. In addition, these exempt rental properties could potentially be an unsafe environment for Vermont's visitors and a major liability for the hosts.

A tragic example of an unsafe environment is the Iowa family of four who died from gas asphyxiation at the condominium they had rented in Tulum, Mexico last month. The privately-owned condo was listed by HomeAway and VRBO, which are owned by Expedia. Although these platforms may encourage smoke and carbon monoxide detectors, few of the rental sites ensure or enforce that the property has installed them before they are rented.

A statewide registration of the short-term rentals will create a central database that could be accessible by the tax, fire safety, health and zoning departments and for tourism data. This valuable information would provide:

- How many short-term rentals are in Vermont
- Increased or decreased inventory year over year
- Where are units they located
- Who owns these units, Vermonters or out of state owners
- How many units are owned by each host, identify multiple unit owners
- A pathway to disseminate educational information to hosts
  - Insurance requirements
  - Health and safety rules
  - Tax requirements
  - Food licenses
  - Law changes
  - Notification of public meetings

The Vermont Chamber supports this bill that will require a state registration with a fee and self-certificate for all currently unlicensed and unregulated short-term rentals and require them to be appropriately insured to protect themselves and the traveling public.