



Best Practices and Potential Practices Identified in 2015 CAST VHR Study

The CAST Vacation Home Rental (VHR) report identifies multiple best practices and potential practices. The Best Practices identified in the VHR study are actions that select CAST members have already taken and might be considered in other jurisdictions.

- Require that license numbers be displayed on all advertising. Helps communities identify non-compliant properties and new listings.
- Better coordination between planning, housing, law enforcement could improve tracking and management process.
- Map VHRs in community. A good management tool.
- Coordinate with other jurisdictions. VHRs exist within and outside city limits. More efficient management of VHRs is achieved when municipal and county staff coordinates management efforts.
- Develop a system that captures data on VHR units that is shared by multiple departments. System could then be replicated by towns and counties.
- Adding and changing regulations will be unique to each community. The CAST VHR study offers multiple regulatory considerations around safety, property management, neighborhood/community character and local housing.
- Establish license requirements, set fees that cover VHR management, and consider compliance strategies (investigation, education, enforcement).
- Consider increased license fees to mitigate work force housing impacts.
- Negotiate tax collection agreements with Airbnb. Individual communities may be too small, but CAST and a broader coalition could have success.
- Coordinate tax collection among collection entities within a geographic area.
- Improve tracking of VHR tax revenues through coordination of licensing/permitting staff and tax collection.
- Determine a lead entity within town to manage VHRs. Could be community development, economic development or a staff specialist.
- Document staff costs of VHR management to enable cost/benefit analysis.
- The study offers many suggestions for managing neighborhood impacts, broken into two categories: Outreach/Education and Nuisance Mitigation.
- Track conversion of employee housing into VHRs.
- Prohibit use of workforce housing as VHRs.
- Engage housing agency/department in VHR licensing and permitting.
- Allocate VHR revenue to workforce housing efforts.
- CAST could have a significant role in implementation of Best Practices, taking on responsibilities for state initiatives in revisions to state statutes on property and sales tax, negotiate agreements with hosting sites and developing efficient tracking systems.
- More cooperation from hosting sites is needed to improve tracking and VHR compliance.

- Optimally, hosting sites would be required to provide needed information to communities upon request. Portland and California have achieved this. CAST communities could lobby for this on a statewide basis. Since taxation is largely controlled by state statute, cooperative initiatives are needed.
- Communities can request they be added to list of cities for which Airbnb provides direct links to their local VHR requirements.

Find the full CAST Vacation Home Rental report at CoSkiTowns.com under Links of Interest.