

Short-Term Rental Survey Results

Owners of Properties with 2-12 Units in Older Neighborhoods

Do you allow short-term rentals?

59 No

4 Yes

Is there a problem with short-term rentals in your neighborhood?

29 No

9 Yes

14 Don't know

10 No response

Do you think the City should allow short-term rentals in ...

27 No buildings

11 All residential buildings

12 1-unit buildings (detached single-family houses)

5 1-4 unit buildings

5 Other size buildings

7 No response

1 Don't know

Comments – Reasons to Allow:

Allowing more people to visit Emeryville is good.

It allows people to stay near parks, where there are no hotels.

Emeryville doesn't need any more regulations, owners should determine policies.

Homeowners and landlords should set policies on use of their own property.

Comments – Reasons to Prohibit:

Parking (2)

Strangers, no background check or investment in community

Changes culture of community - neighbors don't know each other

Visitors coming and going at all hours and partying all night

Effect on stability of the rental housing market

Comments - Where to Allow:

Only in detached single-family houses because in multi-family houses residents don't know who has the right to enter.

Not in apartment buildings because it interferes with tenants' quiet enjoyment of their homes

Owner occupied buildings

Owner occupied units because tenants subletting invalidates the owner's insurance

In multi-unit complex only if there is 24/7 entry staff

Comments – What the Ordinance Should Say:

Require tenant hosts to have permission from the owner or manager

Questions – Transient Occupancy Tax

Can you make Airbnb collect and remit occupancy tax?

Would income be taxable and would tax be charged to tenant host or building owner?