

A list of timeline articles demonstrating the impacts of short-term rental accommodation on Housing.

Short Term Rental Accommodation Register.

There exists a plethora of information internationally, research papers on peer-to-peer short term rental accommodation industry and its impacts on communities, housing, economies, overseas governments' various attempts to regulate them and media reports covering the good, the bad and the ugly .

DATE	STATEMENT/DATA/INFORMATION/RESEARCH	SOURCE
Aug 2017	<p>Airbnb's 'explosive growth' gobbles Queenstown One in 10 dwellings in the Queenstown Lakes District are listed on Airbnb, with hosts earning more than double than their counterparts elsewhere in New Zealand. Tourism Industry Aotearoa's (TIA) Queenstown hotel spokesman Brian Howie said it was not a level playing field. He acknowledged Airbnb helped with the overflow of visitors in peak season, but said it brought other problems.</p> <p>"The reduction in housing stock for seasonal workers is one of the key concerns we've got."</p>	<p>https://www.stuff.co.nz/business/95762298/about-10-per-cent-of-queenstown-homes-listed-on-airbnb?rm=m</p>
Oct 2017	<p>Is the short stay rental boom worsening the housing shortage? "Welcome to the new way to invest," says one Airbnb management company. "Short-term rentals can earn a lot more than long term rentals," trumpets another.</p>	<p>https://www.stuff.co.nz/life-style/home-property/96993346/is-the-short-stay-rental-boom-worsening-the-housing-shortage</p>
Dec 2017	<p>Kiwi homeowners earn hundreds of thousands of dollars renting out their houses on Airbnb Owners of some Kiwi homes on Airbnb are scoring big, with their houses raking in a third of a million dollars a year.</p>	<p>https://www.stuff.co.nz/business/99442568/kiwi-homeowners-earn-hundreds-of-thousands-of-dollars-renting-out-their-houses-on-airbnb?rm=m</p>
Jan 2018	<p>What's squeezing the life out of New Zealand's rental market? The total number of Airbnb listings has more than doubled in most parts of the country in the past year, according to AirDNA, which tracks data on all Airbnb listings. But it seems likely that the growth of Airbnb listings in the past year has impacted on the supply of rentals.</p>	<p>https://www.stuff.co.nz/business/property/100721723/whats-squeezing-the-life-out-of-new-zealands-rental-market?rm=m</p>
Feb 2018	<p>New Zealand's rental squeeze: Something in the Airbnb "In general Rotorua moteliere are extremely concerned about the effect of Airbnb, not just for the money they are taking, but from a community perspective."</p>	<p>https://www.stuff.co.nz/business/property/101326010/new-zealands-rental-squeeze-something-in-the-airbnb?rm=a</p>
May 2018	<p>Hello crooked playing field - time to make Airbnb owners comply</p>	<p>https://www.stuff.co.nz/business/opinion-</p>

	<p>"This raises issues of safety and security for guests, the impact on long term rental accommodation and the wider issues of the guest accommodation sector, the effect on surrounding homes and the appropriate way to charge rates," she says.</p> <p>Airbnb's own data reveals by December last year, they'd captured 20 per cent of the Christchurch accommodation sector. Despite all the angst about Queenstown, you may be surprised to learn that Airbnb has twice the number of listed residences in Christchurch. One Airbnb host controls 27 Christchurch properties alone!</p> <p>A recent advertisement on the Airbnb website illustrated an owner gloating how they can rack up nearly \$19,000 from letting their one-bedroom home at \$140 a night, over four months, "without paying commercial rates."</p> <p>In many cases, these tax-dodgers are blatantly appropriating a residential property into a commercial cash-cow, while shunning all of the compliance requirements and costs that govern commercial accommodation providers – including helping to fund regional tourism marketing. Hello crooked playing field.</p>	analysis/104063881/time-to-level-the-visitor-accommodation-market-by-making-airbnb-owners-comply?rm=a
June 2018	<p>Pg 6- Queenstowns context...The Rise and Rise of Airbnb</p> <p>Pg 10- What we came up withTackling Airbnb</p> <p>Pg 14- 14% of Queenstown Lakes housing stock is on Airbnb alone.</p>	https://www.lgnz.co.nz/assets/Uploads/4ec42b9b0c/Housing-Symposium-June-2018-Tony-Avery.pdf
June 2018	<p>Housing 2030</p> <p>3. Land and housing supply and availability</p> <p>Work with the Government to ensure the supply of land meets housing demand.</p> <p>This will require: understanding impacts of Airbnb on local housing supply.</p> <p>Information on the above has not been able to be found on the internet.</p>	https://www.lgnz.co.nz/assets/Uploads/51ae63cc26/Housing-2030-A3-28-June-2018-FINAL.pdf
June 2018	<p>City council launching campaign to crack down on illegal Christchurch Airbnbs</p> <p>Council staff are investigating how to monitor and enforce the requirements of providing short-term guest accommodation, as the popularity of Airbnb skyrockets in the city.</p> <p>Accommodation sector representatives earlier questioned councillors about the rules for using residential properties to host short-term guests. Their questions stem from concerns formal providers face numerous requirements to operate.</p>	https://www.stuff.co.nz/business/104690543/city-council-launching-campaign-to-crack-down-on-illegal-christchurch-airbnbs
	<p>Hospitality NZ Nelson, Marlborough, Kaikoura & West Coast - Kelly Harris, Regional Manager</p> <p>Peer-to-Peer Accommodation - Buller</p> <p>Buller Branch Executive met with Local Government and Buller District Council about the shortfall of long-term rental accommodation in the region due to the amount of unregulated peer to peer accommodation providers.</p>	https://hospitality.org.nz/advocacy-accommodation-tourism

Sept 2018	<p>Wellington City Council likely to tackle 'commercial' Airbnb hosts</p> <p>Wellington Airbnb hosts running "commercial" enterprises are being put under the spotlight, with the prospect of targeted rates looming. However, Wellington City Council will have to find them first – a problem most councils are grappling with, says Tourism Industry Aotearoa. The challenge comes as the number of Airbnb listings significantly increases in the Wellington region. In total, there were 31,214 in the year end to April 2018, compared with 5918 in 2016.</p>	https://www.stuff.co.nz/dominion-post/news/107493312/wellington-city-council-likely-to-tackle-commercial-airbnb-hosts
Dec 2018	<p>Concerns Airbnb's popularity is exacerbating New Zealand's housing shortage</p> <p>New Zealand has the biggest airbnb market per capita in the world, however there are far more regulations on providers like Airbnb in other countries.</p>	https://www.tvnz.co.nz/one-news/new-zealand/concerns-airbnb-s-popularity-exacerbating-new-zealand-housing-shortage
Oct 2018	<p>Airbnb pulls out big guns in Queenstown, but what about Wellington?</p> <p>While Wellington already has a visitor accommodation policy which ensures commercial rates are charged for properties where the principal purpose is the provision of short-stay accommodation, numerous operators are allegedly failing to comply with the rules.</p> <p>The number of Airbnb listings in the Wellington region has swelled from 5918 in 2016 to 31,214 this year.(2018)</p>	https://www.accomnews.co.nz/2018/10/airbnb-pulls-big-guns-queenstown-wellington/
Dec 2018	<p>Local Focus: 'This whole town has become one big Airbnb'</p> <p>One couple said they were being pushed out of their own town and blamed Airbnb for the lack of rental accommodation.</p> <p>"A lot of people will stop doing Airbnb if there's a tax and we will have to increase prices for people to stay."</p>	https://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=12183796 Refer https://baucher.tax/tax-crackdown-coming-for-airbnb-owners-as-inland-revenue-uses-smart-technology/
March 2019	<p>Disrupting the regional housing market: Airbnb in New Zealand</p> <p>The role of accommodation-sharing platforms, such as Airbnb, is seen as a disruption to more conventional accommodation providers and rental markets in many cities and regions worldwide. This Regional Graphic focuses on New Zealand, showing a snapshot in time of the spatial distribution of the accommodation provided by Airbnb.</p>	https://www.researchgate.net/publication/332078156_Disrupting_the_regional_housing_market_Airbnb_in_New_Zealand
April 2019	<p>Airbnb likely cause of high rents in Queenstown - researcher</p> <p>Workers and families continue to be squeezed out of Queenstown amid high rents and house prices, with a local Housing Trust saying short-term rentals such as Airbnb are partly to blame.</p>	https://www.rnz.co.nz/news/business/387548/airbnb-likely-cause-of-high-rents-in-queenstown-researcher
June 2019	<p>Improving outcomes for Hastings whānau and communities Initial plan for responding to housing and urban development challenges in Hastings District</p> <p>To address the issues for low income households, we need to take a system-wide approach The issues which affect lower income households are all interrelated. For example:</p>	https://www.hud.govt.nz/assets/News-and-Resources/News-Articles/3cd16ad709/Hastings-place-based-assessment-report-December-2019.pdf

- **landlords can receive a higher rental return** from housing multiple seasonal workers and/or **renting a property out for short-term tourist stays (for example through AirBNB), than from a long-term residential tenancy.**
- This reduces landlord incentives to provide private rentals, resulting in more households seeking public housing.
- While waiting on the register, households are often temporarily accommodated in motels (either through a Emergency Housing Special Needs Grant or through motels which are wholly or partly contracted to MSD for transitional housing.)
- Use of motels for emergency/transitional housing (and also for seasonal workers) reduces the capacity of motel accommodation available for tourists, reinforcing AirBNB as an alternative.
- Older motel sites which would be prime locations for brownfields affordable housing development are not available for redevelopment because they are being used for emergency/transitional housing and seasonal workers. (Illustrated in Figure 11)

To start addressing the issues in Hastings, we have identified six key strategies 111. To start addressing the issues in Hastings, we have identified six key strategies, of which two are overarching:

- Recognise that solutions must work for iwi, hapū, whānau and Māori
 - Across the system, ensure that local and central government policy and regulatory settings provide the right incentives for housing supply and demand to adjust over time, and are future-focused.
112. The other four strategies are more specific, and flow through to the short and medium-term objectives identified on the next page (shown in the diagram below).
- Minimise the use of temporary housing solutions such as motels and ensure that those in temporary housing are receiving appropriate support services to address their needs.
 - Deliver long-term stable housing for those who need ongoing support.
 - Shift the market to deliver modest, affordable housing rental and ownership options with appropriate typologies for the demographics in Hastings
 - Reduce the impact of seasonal work and tourism on the housing market.
- (Illustrated in Figure 12)

Ministry of housing and Urban development
 Ministry of Social Welfare
 Hastings District Council

Figure 11: Interrelated issues which affect lower income households

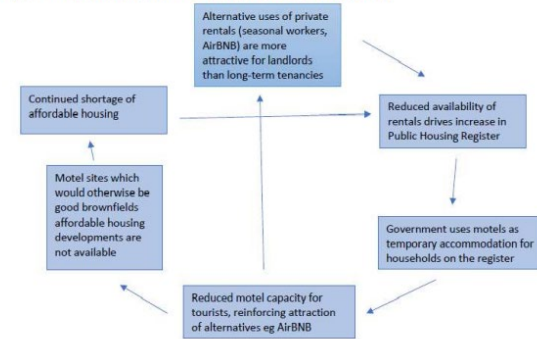


Figure 12: Key strategies flow through into short-term objectives



July 2019 **Housing 2030 Workshop** Aug-Oct 2019, Workshops on the impact of Airbnb on council housing supply. Results has not been able to be found on the internet.

<https://www.lgnz.co.nz/assets/Uploads/4766994b19/Housing-2030-A3-22-July-2019.pdf>

July 2019 **Some councils have also noted that diversion of private accommodation away from the long-term rental market to short term visitor accommodation is also having an**

https://www.productivity.govt.nz/assets/Documents/faacf52aab/ProdCom_Draft-report_Local-government-funding-and-

	impact on housing affordability (Mackenzie District Council, sub. 27, p. 1; Ruapehu District Council, sub. 85, p. 4).	financing.pdf
Aug 2019	<p>Background Any form of homelessness is damaging and devastating for New Zealanders 23. There appears to be a lack of growth, or a reduction in the size of the rental housing stock in many of these locations. This is driven by increased population growth, demand from seasonal workers and, in part, by demand for short-term holiday rentals⁴ which has pushed up house prices and rents.</p> <p><i>4 Data limitations make it difficult to accurately identify cause and effect, but reduced growth in the supply of rental properties appears to correlate with increased number of AirBnB listings, and with increased demand for accommodation for seasonal workers in some areas. For example, in Hastings Airbnb listings showed a total of 718 active listings in 2019. Of these 536 were “entire place” (75 percent), and 178 were private rooms (25 percent) with a very small proportion of shared rooms (4). The “entire place” properties represent around 17 houses per 1000 dwellings. However, it is unclear what proportion of AirBnB listings were already used as holiday homes rather than previously available as long-term rentals</i></p>	<p>‘PREVENTING AND REDUCING HOMELESSNESS IN NEW ZEALAND’ Office of the Minister of Housing, Office of the Minister for Social Development, Office of the Associate Minister of Housing Chair, Cabinet Social Wellbeing Committee’ 14/08/2019 https://www.hud.govt.nz/assets/News-and-Resources/Proactive-Releases/f41acf93b7/Cabinet-Paper-Preventing-and-Reducing-Homelessness-in-New-Zealand.pdf</p>
Aug – Oct 2019	<p>Housing 2030 SUPPLY: Land and housing supply and availability Advocacy and Actions > Targeted focus on Government and council tasks to improve on national requirements, advocacy (written and meetings) outlining what Government must understand and target to successfully aid councils in expanding supply, and to recognise regulation and market activities that limit existing supply. Outcomes > Communications and engagement noting issues with the NPS-UDC and possible solutions, effective advocacy to improve knowledge to improve regulatory outcomes and information for councils about market impacts, and an analysis of Airbnb impacts on housing supply locally and nationally. Aug-Oct 2019, Workshops on the impact of Airbnb on council housing supply</p>	<p>https://www.lgnz.co.nz/assets/Uploads/4766994b19/Housing-2030-A3-22-July-2019.pdf</p>
Nov 2019	<p>How Airbnb is changing our regions Local councils need more policy options and resources to address the impacts of accommodation sharing platforms. The data also supports the perception that in areas that once housed long-term residents, there is now a disproportionate number of tourists. The introduction of compulsory registration may deliver some quick wins in both reintroducing housing stock to the rental market. It may also ensure a level playing field for accommodation providers contributing towards the</p>	<p>https://localgovernmentmag.co.nz/airbnb-impact/ Yet new evidence from Building Better Homes, Towns and Cities (BBHTC) National Science Challenge suggests that for long-term residents living in towns that have a high concentration of Airbnbs, there are negative impacts, alongside the benefits for both residents and the region. <i>Ruth Berry is challenge director for the Building Better Homes, Towns and Cities (BBHTC) National Science Challenge.</i></p>

	provision of infrastructure and amenities to support high-quality visitor experiences.	
Dec 2019	<p>Property investor: My house makes extra \$1100 a month on Airbnb</p> <p>A Ministry of Housing and Urban Development regulatory impact statement written ahead of the introduction of new minimum rental standards warned that more landlords might shift to Airbnb as a result.</p> <p>"Although Airbnb now makes up a rather large share of New Zealand's accommodation stock, there are few parts of the country where it has encroached on the rental pool to the extent where it is causing big distortions to the rental market. The main areas are tourism hotspots, where housing is already in relatively short supply compared to demand. These areas don't just include known hotspots such as Queenstown and Wanaka, but also up and comers like Twizel and Raglan further north."</p>	https://www.stuff.co.nz/business/117932670/property-investor-my-house-makes-extra-1100-a-month-on-airbnb?rm=m
2019/ 2020	<p>Short-term guest accommodation LGNZ made significant progress on a remit calling for more equitable outcomes for all accommodation providers by requiring registration of all guest accommodation providers. Throughout 2019, LGNZ surveyed councils and collected information on accommodation sharing, resulting in a report sent and letter sent to Minister Shaw in December 2019 requesting support and the budget to create a registry. This remit was endorsed by the Productivity Commission's report on funding and financing, following submissions made by LGNZ. Pg18.</p> <p>REMIT 5 : That LGNZ advocates for enabling legislation that would allow councils to require all guest accommodation providers to register with the council and that provides an efficient approach to imposing punitive action on operators who don't comply.</p>	https://www.lgnz.co.nz/assets/Uploads/Annual-Reports/2020-Annual-Report-web-version.pdf https://www.lgnz.co.nz/assets/b669b814a0/2019-AGM-Remits.pdf
Jan 2020	<p>Public housing waitlist hits new record of 14,496</p> <p>Close to 14,500 households were on the waitlist for public housing as of November last year, a record high.</p> <p>The figures show 14,496 eligible households were on the waitlist for state-assisted housing at the end of November, up from 14,355 the month before and almost three times the 5844 households waiting when the Government was elected two years ago.</p>	https://www.stuff.co.nz/national/politics/118745653/public-housing-waitlist-hits-new-record-of-14496
Jan 2020	<p>Airbnb cannibalises employee accommodation in Tekapo</p> <p>The rise of Airbnb in Tekapo seems to be throwing further fuel on the fire of employee accommodation shortages in the South Island tourist town.</p> <p>"Every second house around here [in Tekapo] is doing Airbnb, it's creating all sorts of issues for council," Mackenzie mayor Graham Smith said at a community meeting before Christmas.</p>	https://www.stuff.co.nz/timaru-herald/news/118906348/airbnb-cannibalises-employee-accommodation-in-tekapo?rm=m
March 2020	<p>Solving The Housing Crisis: Making Homes</p> <p>More likely, we would see an increase in the rate of presently rented homes being</p>	https://www.scoop.co.nz/stories/HL2103/S00100/solving-the-housing-crisis-making-homes.htm

	disestablished as homes upon being sold, and converted into the euphemistic 'short-term rentals'. (I wonder how long it will be before the government resorts to becoming a customer of Airbnb, as another – in addition to motels – expensive source of emergency housing!)	
March 2020	<p>Rental market 'flooded' with former Airbnb properties</p> <p>Property investors are pulling properties from Airbnb to offer as long-term rentals instead. A spokeswoman for Trade Me said usually 6 per cent of Trade Me rental listings were offered furnished. But since March 14, when the self-isolation rules were first announced, that number had increased to 11 per cent.</p> <p>"This puts the total number of fully furnished rental listings at double what they were at the time last year," she said.</p>	https://www.stuff.co.nz/national/health/coronavirus/120510118/rental-market-flooded-with-former-airbnb-properties
April 2020	<p>Airbnb crash could solve rental shortage</p> <p>Out of luck renters looking for their next home could see some relief as property owners look to convert their empty Airbnbs.</p> <p>"We've had a real shortage of rentals and a lot of people struggling to find a home," Lavina says.</p> <p>"Potentially, we could have a more balanced market."</p>	https://marlboroughweekly.co.nz/airbnb-crash-could-solve-rental-shortage/
May 2020	<p>Airbnb Owners – The Covid-19 Conundrum</p> <p>The returns of an Airbnb property can potentially be high and ideal for investors when the New Zealand markets are at their peak, but for now it may be advantageous to put your investment into the safe position of a short, mid or longer term rental. Even if it is just to help you bridge that gap until the market picks back up again a longer term tenancy might still suit you.</p>	<p>https://canterburypm.co.nz/news/airbnb-owners-the-covid-19-conundrum</p> <p>The move to long term for many airbnb owner is just as a holding pen.</p>
July 2020	<p>HUD 'Homelessness Action Plan' Phase One 2020-2023</p> <p>page 21.states '<i>in some areas in New Zealand, pressures in the housing market are especially acute and have resulted in significant increases in homelessness. These factors have been further exacerbated by... demand for Short term holiday rentals which has pushed up house price and rents.</i>'</p>	https://www.hud.govt.nz/assets/Community-and-Public-Housing/Support-for-people-in-need/Homelessness-Action-Plan/271a3c7d79/Homelessness-Action-Plan.pdf
Dec 2020	<p>Airbnb an exacerbating factor</p> <p>Professor Ryan says when Airbnb launched in New Zealand in 2015, it initiated a change in the Raglan marketplace for rented accommodation. "According to local estate agents the provision of longer-term rented accommodation effectively dried up as owners took to the internet for summer lets. However our research shows that Airbnb is not the cause of rental shortages, but it is exacerbating the undersupply of housing."</p> <p>He says low interest rates and strong domestic tourism mean Raglan's housing issues look set to continue without active intervention.</p>	https://www.waikato.ac.nz/news-opinion/media/2020/airbnb-not-the-culprit-in-holiday-hotspots-housing-crisis

	<p>What are the solutions?</p> <p>.....</p> <p>“Some respondents indicated a willingness to forgo Airbnb revenues in order to be good neighbour,” says Professor Ryan. “And that may be the key in the short-term, while these broader issues are being worked out. Property owners in Raglan have an opportunity to support their town by sticking with their long-term tenants.”</p>	
Jan2021	<p>Maori Council calls on the Government to clamp down on AIRBNB</p> <p>The Executive Director of the New Zealand Maori Council, Matthew Tukaki, has called on the Government to clamp down on organisations like AirBNB and sent a warning to landlords and property managers to the threats of leaving rental homes empty as a way of pushing back against new tenancy laws. Tukaki has said that the country has a crisis in both the supply of homes for purchase and a tightening rental accommodation market and now is not the time to squabble like petulant investors.</p>	<p>https://www.maorieverywhere.com/single-post/maori-council-calls-on-the-government-to-clamp-down-on-airbnb</p>
July 2021	<p>Waiheke Island rental listings fall 47 per cent as Airbnb adds to housing shortage</p> <p>Airbnb adding to rental crisis</p> <p>“Now that domestic travel has picked up, many of these rental properties have been moved back onto the short-term market to satisfy demand from holidaymakers.”</p> <p>Airbnb would not comment on how much of Waiheke's rental stock has been taken onto its platforms. Waiheke Budgeting Service manager Amelia Lawley said Airbnbs and a glut of returning Kiwis buying on the island are making it the hardest market for residents she has ever seen.</p>	<p>https://www.stuff.co.nz/life-style/homed/housing-affordability/300367416/waiheke-island-rental-listings-fall-47-per-cent-as-airbnb-adds-to-housing-shortage</p>
Aug 2018	<p>Housing crisis: Investors blamed for worsening housing affordability in small-town NZ</p> <p>Housing investors unable to afford to buy in markets like Auckland are instead throwing their money into small towns - and making life miserable for locals, according to a new report.</p>	<p>https://www.newshub.co.nz/home/money/2021/08/housing-crisis-investors-blamed-for-worsening-housing-affordability-in-small-town-nz.html</p>
DATE	INTERNATIONAL STATEMENT/DATA/INFORMATION/ RESEARCH	SOURCE
2016-2019	<p>HOUSING - A BASIC HUMAN RIGHT</p> <p>There are record numbers of homeless right across NSW, yet in Sydney Sabrina has 278 Airbnb listings, Lisa 203 listings, Keris 166...</p> <p>Short-term residents have no long-term interest in the maintenance of the amenity within the building or the surrounding area.”</p>	<p>https://www.neighboursnotstrangers.com/stop-short-lets</p> <p>Neighbours not strangers</p> <p>https://www.neighboursnotstrangers.com/fundamentally-incompatible</p>

Jan 2017	<p>Airbnb squeezing out long-term renters</p> <p>The number of homes and apartments in major cities listed on the online holiday rental site Airbnb has surged, fuelling fears among renters that landlords will turf them out for higher-paying short-term tenants. Airbnb listings throughout Sydney have grown by 75.5 per cent in the past six months, and now outnumber homes and apartments available for lease in some suburbs by as much as 10 times, according to new figures.</p>	<p>https://10ceb7c5-b8d3-42ac-b3c9-560ac0d104e3.filesusr.com/ugd/5a8126_005fcc5a1a2445f7b63dd35af8b76c1b.pdf</p>
Jan 2017	<p>When Tourists Move In: How Should Urban Planners Respond to Airbnb?</p> <p>The online accommodation platform Airbnb has expanded globally, raising substantial planning and regulatory concerns. We ask whether Airbnb rentals generate significant neighborhood impacts like noise, congestion, and competition for parking; reduce the permanent rental housing supply and increase rental prices; or provide income opportunities that help “hosts” afford their own housing.</p> <p>We focus on Sydney, the largest region in Australia with 4.4 million people in 28 individual municipalities, which has experienced both rapidly rising housing costs and exponential growth in Airbnb listings since 2011. Airbnb’s growth has raised concerns serious enough to result in a formal Parliamentary Inquiry by the state of New South Wales.</p>	<p>https://www.tandfonline.com/doi/full/10.1080/01944363.2016.1249011?src=recsys</p> <p>Journal of the American Planning Association</p>
Nov 2017	<p>Global Home-Sharing, Local Communities and the Airbnb Debate: A Planning Research Agenda</p> <p>In many ways, the emergence of platforms such as Airbnb, which offer affordable accommodation for global tourists while threatening the supply of low cost rentals for local populations, epitomises the irony of the so-called sharing economy.</p>	<p>https://www.tandfonline.com/doi/full/10.1080/14649357.2017.1383731?src=recsys</p> <p>Planning Theory & Practice</p>
Feb 2018	<p>Airbnb and the Rent Gap: Gentrification Through the Sharing Economy</p> <p>Airbnb and other short-term rental services are a topic of increasing interest and concern for urban researchers, policymakers and activists, because of the fear that short-term rentals are facilitating gentrification. This article presents a framework for analyzing the relationship between short-term rentals and gentrification, an exploratory case study of New York City, and an agenda for future research.</p> <p>In summary, there appear to be both concentrated and diffuse impacts of Airbnb’s rent gaps on New York City. In the areas where short-term rentals have proliferated, there has been substantial loss of long-term housing, driving both direct and exclusionary displacement. City-wide, this reduction in effective housing supply has plausibly translated into a general increase in rents and housing prices.</p>	<p>https://www.researchgate.net/publication/318281320_Airbnb_and_the_Rent_Gap_Gentrification_Through_the_Sharing_Economy</p>
Oct 2018	<p>Technological disruption in private housing markets: the case of Airbnb</p> <p>The findings suggest STL platforms are likely to reshape Australian housing markets in nuanced but significant ways. To begin with, it is clear that STL platforms provide another form of opportunity and flexibility for those who already have a foothold in the private</p>	<p>https://www.ahuri.edu.au/_data/assets/pdf_file/0022/28615/AHURI-Final-Report-305-Technological-disruption-in-private-housing-the-case-of-airbnb.pdf</p>

	<p>housing market, or have the financial resources to consider investing. This additional flexibility is likely to drive more diverse use of housing, with property holders moving between STL and LTR. It is also likely to create greater uncertainty for prospective tenants and owners, for whom secure longterm housing may be more difficult to find, particularly in areas where peak period STL prices are high. In this way, increasing the options for one group of housing market participants is likely to reduce the options for other groups, in uneven but largely undesirable ways.</p>	https://theconversation.com/who-wins-and-who-loses-when-platforms-like-airbnb-disrupt-housing-and-how-do-you-regulate-it-106234
Oct 2018	<p>The impact of airbnb on our cities: Gentrification and disneyfication 2.0 To conclude, the growth of short-term rentals is closely tied to the broader financialisation of housing that makes housing a commodity, erodes the neighborhood identity, attracts new investors for buying or developing more and more units, which in turn increases the scarcity of housing, prompts landlords to raise rent, threatens community bonds and stretches neighbourhood services. The spread of this type of rent opens the way to an expansion without limit of processes of marginalization and social indebtedness.</p>	https://labgov.city/theurbanmedialab/the-impact-of-airbnb-on-our-cities-gentrification-and-disneyfication-2-0/
Dec 2018	<p>Towards an understanding of the regional impact of Airbnb in Ireland This paper considers the linkages between the home-sharing platform Airbnb and the housing crisis in the Greater Dublin Area (GDA), in Ireland. Airbnb is a clever idea, but not a benevolent innovation. While certainly not only one cause of the current housing crisis, the prominence of Airbnb properties in high-demand areas of the GDA might aggravate the problem. The convenience of Airbnb for consumers must always be balanced against inconveniences for citizens and the state. The rise in the number of short-term lettings in a poorly unregulated environment indicates a weak regulatory framework in planning policies.</p>	<p>https://www.tandfonline.com/doi/full/10.1080/21681376.2018.1562366</p> <p>Regional Studies Regional Science</p>
Feb 2019	<p>Economist Warns of Airbnb's Impact on Housing Crisis Airbnb rentals reduce the supply of long-term rentals in communities, creating economic costs that outweigh the benefits, according to research presented by Economic Policy Institute Research Director Josh Bivens in a new paper. Local policymakers should pay heed, says Bivens, and certainly not change local regulations and tax structures to benefit Airbnb.</p>	<p>file:///C:/Users/Sherbourne/Desktop/peer%20to%20peer/Economist%20Warns%20of%20Airbnb's%20Impact%20on%20Housing%20Crisis.html</p> <p>USA</p>
March 2019	<p>Professor: Airbnb distorting Australia's rental market New modelling from the Reserve Bank shows Airbnb is having a definite effect on rental prices despite the company's assertions its business model doesn't affect Australia's housing market. "Airbnb spends a lot of time saying they have no impact on markets. What this paper shows is that they do," he said.</p>	<p>https://www.macrobusiness.com.au/2019/03/professor-airbnb-distorting-australias-rental-market/</p> <p>https://www.rba.gov.au/publications/rdp/2019/pdf/rdp2019</p>

	The RBA report found that vacancy rates are the “strongest predictor” of rents, Professor Phibbs said, and while that in itself seems “pretty obvious”, it also shows the conversion of long-term rental stock into Airbnb-style tourist accommodation is reducing rental stock, and subsequently reducing vacancy rates...	-01.pdf
March 2019	Airbnb's disruption of the housing structure in London The concept of peer-to-peer renting through the emerging online platform economy, such as that developed by Airbnb, has various implications for the long term housing supply. This problem is even more urgent in a city where the housing market is overheated and complex such as in London, as it has been very difficult, especially for the working class and low income groups to compete in the housing market. The conversion from long-term housing to short-term rentals facilitated by Airbnb further worsen this problem. This paper has revealed this gap regarding how Airbnb is changing the structure of cities, especially in terms of housing supply, using London as a case study.	https://www.researchgate.net/publication/332033983_Airbnb's_disruption_of_the_housing_structure_in_London
June 2019	SHORT STAY ACCOMMODATION ACT 2019 The Short Stay Accommodation Act 2019 (SSA Act) came into effect on 4 June 2019 and is a direct response to the commitments from the Housing Summit hosted by the Premier of Tasmania on 15 March 2018. Specifically, it delivers a data sharing partnership with booking platforms that offer short stay accommodation in Tasmania. The SSA Act serves two important roles. It ensures that everyone is ‘playing by the rules’ in relation to the current planning requirements for short stay accommodation, and provides a clear indication of the extent that housing is used for short stay accommodation in Tasmania.	https://planningreform.tas.gov.au/_data/assets/pdf_file/0006/473289/Fact-Sheet-SSA-1-Short-Stay-Accommodation-Act-2019-Overview-June-2019.pdf https://planningreform.tas.gov.au/_data/assets/pdf_file/0003/538122/Short-Stay-Accommodation-Act-2019-Information-Package-for-Short-Stay-Premises-Providers.pdf https://planningreform.tas.gov.au/_data/assets/pdf_file/0004/538123/Short-Stay-Accommodation-Act-2019-Information-Package-for-Booking-Platform-Providers-with-Appendix.pdf
Nov 2019	More say for councils on Airbnb Councils should be given power to refuse permits for Airbnb listings if they are having a negative impact on housing in local communities, a Tasmanian parliamentary committee has recommended. Airbnb displacing locals The University of Tasmania estimated that about 70 per cent of properties listed as “entire properties” on AirBNB were formerly used for long term rental accommodation. “Where present in high numbers in a particular location, this type of accommodation is increasingly seen by many as displacing locals and contributing to a negative change in the amenity and liveability of the local communities,” LGAT said in its submission to the inquiry	https://www.governmentnews.com.au/let-councils-refuse-airbnb-permits-report/
Feb 2020	Airbnb has devoured London – and here’s the data that proves it The number of Airbnb listings in London has quadrupled in the last four years as more and more of the city’s housing stock has been gobbled up by short-term rental companies . As of May 2019, 80,770 properties in London were listed on Airbnb, with a staggering 23 per cent, or 18,577, of these thought to be in breach of a legal 90-day limit in the capital.	https://www.wired.co.uk/article/airbnb-london-short-term-rentals United Kingdom

Feb 2020	<p>Urban Challenges and the Gig Economy: How German Cities Cope with the Rise of Airbnb Airbnb, the short-term rental (STR) company that operates in 65,000 cities and 191 countries is the most disruptive and transformative force in urban housing and planning in recent memory. How do German city leaders understand the public problem posed by STRs? What are the economic, political, and administrative challenges to regulating STRs? And finally, how are Germany cities regulating STRs and what explains the variation across cities?</p>	<p>https://www.tandfonline.com/doi/abs/10.1080/09644008.2020.1719072</p> <p>German Politics</p>
March 2020	<p>London’s rental market is being flooded by bargain Airbnb listings They’re calling it the Airbnb Apocalypse. As Airbnb bookings vanish, scores of hosts are scrambling to find long-term tenants for their properties, flooding rental websites with cut-price furnished apartments right in the centre of some of the world’s most expensive cities.</p>	<p>https://www.wired.co.uk/article/airbnb-coronavirus-london</p> <p>United Kingdom</p>
April 2020	<p>A bargain with the devil'---bill comes due for overextended Airbnb hosts Entrepreneurs built mini-empires of short-term rental properties, borrowing against revenue that’s now vanishing under coronavirus lockdowns.</p>	<p>https://www.youtube.com/watch?v=hTHJHE6E3W8 https://www.wsj.com/articles/a-bargain-with-the-devilbill-comes-due-for-overextended-airbnb-hosts-11588083336</p>
May2020	<p>Rental Arbitrage: The Secret to Making a Fortune on Airbnb Without Owning Property When most people think of real estate investing, they usually assume a few things. One, they think they need a lot of capital to get started, and two, they think they need to own a lot of property to make money. That’s not true, thanks to rental arbitrage. What Is Rental Arbitrage? The word arbitrage is a financial term that basically means taking commodities from one marketplace and selling them for a profit in another. In reference to Airbnb, it means an investor rents a property from a landlord, then lists it on Airbnb and collects the difference. Starting a business with Airbnb is one of the best models for people without a lot of real estate experience or startup capital, because a lot of the mechanics are handled for you. However, it’s even better if you do have these things, because you will be able to launch and scale your business that much faster. If you put your head down and diligently work on this, you will be making a six-figure income in 12 to 18 months—a level of success almost unheard of in most industries.</p>	<p>https://www.biggerpockets.com/blog/airbnb-arbitrage</p>
June 2020	<p>Airbnb agrees to release information on short-term rentals in NYC Home-sharing services provider Airbnb has agreed to disclose more information about its short-term rental listings in New York City under an agreement announced Friday by Mayor Bill de Blasio. “Finally, we’ll have the critical information we need to preserve affordable housing and keep our communities protected.”</p>	<p>https://nypost.com/2020/06/12/airbnb-agrees-to-release-information-on-short-term-rentals-in-nyc/</p>

	The rental-sharing platform will provide: the address of the listing; the name, phone number and email address of the host; whether the short-term rental is for an entire unit/apartment or part of a unit; the total number of days booked; and the amount received by the host for each transaction.	
Aug 2020	Renting in London: average rents continue to fall as Airbnbs flood the long let market. The average rent in London dropped 4.2 per cent compared to the same period last year, bringing it down to £1,755 per month. This was particularly driven by inner London, where prices fell 8.4 per cent year on year.	https://www.homesandproperty.co.uk/property-news/renting/average-rent-in-london-falls-a139861.html
Aug 2020	The “Airbnb Effect” on Affordable Housing A byproduct of Airbnb’s unprecedented growth , the company’s extensive catalogue of properties has profoundly impacted housing markets across the world. In cities such as London and Edinburgh, there are areas where one in every four properties is listed on the platform. The impact of short-term rentals on housing — sometimes called the “ Airbnb effect ” — functions similarly to gentrification: these rentals slowly increase the value of an area to the detriment of its original residents. The growth of short-term rentals has contributed to housing shortages across cities, as dwindling supply of homes for sale and rent have artificially driven up prices.	https://www.mironline.ca/the-airbnb-effect-on-affordable-housing/
March 2021	Airbnb and the Housing Crisis in London Considering the association between possible Airbnb misuse with rental price changes, it is plausible that our speculation that Airbnb disrupts the provision of housing for permanent residents is well-grounded.	https://storymaps.arcgis.com/stories/77119873dc6541719b045f48767d4086
June 2021	'Perfect storm': one in two Tasmanian households in mortgage stress "The fact is, locals in Tassie are being taken to the cleaners because of the interstate surge," he said." And a lot of it is investment property. A lot of it is being bought and then let out on Airbnb so even local people can't rent it in Tassie."	https://www.theadvocate.com.au/story/7290577/perfect-storm-one-in-two-tasmanian-households-in-mortgage-stress/?fbclid=IwAR2Zjby7kODi1njGQPuSdYtKmstKzkYx6PGyMI De4dzSwaHoZxnbFHlaJBs