

The Need to Regulate "Vacation Rentals" in Portland

(Short-term Rentals in Residential Zones of less than 30-days duration)

Current State:

vrbn.com

- There are an ever increasing number of "vacation rentals" in Portland listed on the internet, with at least 2/3rds listing nightly or weekly rentals. Examples:
 - vbo.com = 118 listings; 92 offer nightly rates; 63 offer weekly rates
 - HomeAway.com = 62 listings; 39 offer nightly rates; 32 offer weekly rates
 - airbnb.com = 107 listings all listing nightly rates
- Currently short-term rentals in residential zones of less than one month are only legal if you are licensed as a Bed & Breakfast, and hardly any are because:
 - B&B permit requires Type 2 Conditional Use Review (\$3,000 - \$4,000)
 - B&B ordinance requires an owner or manager to live on premises
- Unlike a B&B, an owner or manager generally does NOT live on-site at a "Vacation Rental" – resulting in an unsupervised situation
- The motivation for Vacation Rentals is primarily economic: short-term Vacation Rentals are generally considered more profitable than month-to-month rentals if the property owner can rent more than 13 weeks each year

Problem:

- 100 – 200 vacation rentals are currently operating out of compliance and with no regulation
- Most are not collecting Lodging Tax and, as a result, the City/County is likely to be losing \$250,000 - \$500,000 per year in tax revenue. For example:
 - 200 rooms x \$100/night x 30% occupancy x 11.5% = \$251,850
 - 200 rooms x \$150/night x 40% occupancy x 11.5% = \$503,700
- In other cities vacation rentals have required regulation because neighbors complained that there was no limit as to the number of guests, and that there were noise, parking and traffic problems.
- The current lack of enforcement penalizes those who do or attempt to comply.

Desired State:

- Amend the Bed & Breakfast ordinance to also account for Vacation Rentals or create a new "Vacation Rental" or "Short-term Rental" ordinance (as other municipalities have done)

Action Requested:

- That City Council request the Bureau of Development Services report back to the Council with an assessment of the current situation regarding "Vacation Rentals" and "Short-term Rentals" in Portland with recommendations for how to best regulate them.

VRBO® is Vacation Rentals by Owner®

New Feature Alert!

Search by Destination / Amenities



Show Availability Between: - Sort By:

Flexible dates? Enter up to 8 weeks.

Search for 'portland oregon' Vacation Rentals

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16 photos [2BR+/2BA \(Sleeps 8\) \\$300/nt - \\$1800-\\$2100/wk US Dollars](#)
- [Beautiful Home in Prestigious Irvington Neighborhood - Portland \[#80998\]](#) 13

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16 photos [3BR+/1.5BA \(Sleeps 6\) From \\$155/nt US Dollars](#)
- [3 BR/2 BA. Close in. Mid Century Home. Available 2011! - Portland \[#107423\]](#) 13

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16 photos [3BR/2BA \(Sleeps 5-7\) From \\$175 US Dollars](#)
- [Garden View Hideway in Prestigious Irvington Neighborhood - Portland \[#120133\]](#) 3

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16 photos [1BR/1BA \(Sleeps 2-4\) \\$1400-\\$1800/mo US Dollars](#)
- [Da Gorge Townhome - Troutdale \(North East Portland Oregon\) - Portland \[#125091\]](#) 11

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16 photos [1BR/1BA \(Sleeps 2-4\) \\$99-\\$120/nt - \\$2970/mo US Dollars](#)

- 15
[Classic Apartment in Historic Irvington-1100 Sq.Ft. Quality!](#) - Portland
 [#137893]
 16 photos [USA > Oregon > Portland Metro > Portland](#)
 1BR/1BA (Sleeps 3) \$130-\$165/nt US Dollars
- 28
[January Special!!! Elegantly Restored-Hawthorne Dist Condo](#) - Portland
 [#143389]
 16 photos [USA > Oregon > Portland Metro > Portland](#)
 2BR/1BA (Sleeps 4) From \$170/nt - \$1100/wk US Dollars
- 22
[Far from Ordinary, Close to Downtown:Buckman House](#) - Portland
 [#160919]
 16 photos [USA > Oregon > Portland Metro > Portland](#)
 4BR/2BA (Sleeps 2-9) From \$180/nt-\$230/\$1250/wk - \$4600/mo US Dollars
- [Luxury Downtown Portland Riverfront Condo](#) - Portland [#161946]
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 2BR/2BA (Sleeps 4) From \$179/nt - \$1595/wk US Dollars
 16 photos
- [Luxury Riverfront Downtown Condo](#) - Portland [#161960]
[USA > Oregon > Portland Metro > Portland](#)
 1BR/1BA (Sleeps 2) From \$189/nt US Dollars
 16 photos
- 9
[Urban Oasis on Northwest Lovejoy- Come and Stay](#) - Portland [#171890]
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 Studio/1BA (Sleeps 2-3) \$2100-\$2400/mo US Dollars
 16 photos
- [Heart of the Pearl District in Downtown Portland](#) - Portland [#179553]
[USA > Oregon > Portland Metro > Portland](#)
 2BR+/2.5BA (Sleeps 2-6) From \$300/nt- email 4 long term pricing US Dollars
 16 photos
- 11
[January Special! Midcentury Ranch - Sleeps 6 - 7 Min Downtown!](#) -
 Portland [#181802]
 16 photos [USA > Oregon > Portland Metro > Portland](#)
 3BR/2BA (Sleeps 6) From \$125 to \$155/nt US Dollars
- 16
[The Garden Guest House on Hawthorne](#) - Portland [#185973]
[USA > Oregon > Portland Metro > Portland](#)
 2BR/1BA (Sleeps 4-6) \$120-\$150/nt - \$720-\$900/wk US Dollars
 16 photos
- 3
[Beautiful Riverside Condo! Same Day Rental!](#) - Portland [#189719]
[USA > Oregon > Portland Metro > Portland](#)
 2BR/1BA (Sleeps 2-6) \$175/nt-\$269/nt US Dollars
 16 photos
- 20
[The 1908 House - Winter Special \\$100 Night - Book 3 Get 1 Free](#) -
 Portland [#190047]
 16 photos [USA > Oregon > Portland Metro > Portland](#)
 4BR/3BA (Sleeps 2-16) \$100-\$275/nt - \$900/wk-\$1650/wk US Dollars
- 5
[Romantic Riverfront Condo! Same Day Rental!!!](#) - Portland [#190653]
[USA > Oregon > Portland Metro > Portland](#)
 1BR/1BA (Sleeps 2-3) \$169/nt-\$209/nt US Dollars
 16 photos
- 5
[Beautiful Condo in Pearl District, Downtown Portland](#) - Portland [#214290]
[USA > Oregon > Portland Metro > Portland](#)
 2BR+/2BA (Sleeps 4-6) \$200/nt US Dollars
 16 photos
- 21
[Beautiful Forested Loft in Nw Hills Secluded Yet Close to Town](#) - Portland
 [#220161]
 16 photos [USA > Oregon > Portland Metro > Portland](#)
 3BR/1BA (Sleeps 4) \$100/nt - \$600/wk US Dollars

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Featured Vacation Rentals

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Vacation Home Rentals in Portland, OR (56)

New Search

Destination or Property ID

Vacation Destinations in Portland

[WORLD](#) [USA](#) [OREGON](#) [PORTLAND](#)

Refine Your Search

[Clear All](#)

Rental Rates (in \$USD per week)

\$500 or less \$10,000+

Bedrooms

Studio 4+

Bathrooms

1 4+

Sleeps

1 16+

Property Type

- [Apartments in Portland \(7\)](#)
- [House Boats in Portland \(2\)](#)
- [Bungalows in Portland \(1\)](#)
- [Condos in Portland \(16\)](#)
- [Cottages in Portland \(2\)](#)
- [Homes in Portland \(26\)](#)
- [Studios in Portland \(1\)](#)
- [Townhomes in Portland \(3\)](#)

Location Type

- [Downtown Rentals \(33\)](#)
- [Lake Rentals \(2\)](#)

List View

Gallery View

[Compare Selected](#)

Show properties Sort Properties By:

1 2

Quiet and Comfortable Restored 1913 Restored 1913 'Old Portland' Craftsman Home

[compare](#)

USA, Oregon, Portland Oregon Vacation Rentals— Rental 321074



3 Bedrooms, Sleeps 7, House, 1 Bathroom, downtown, garden

Rates - Per property (USD)
\$2,000 - \$2,600/month

[Contact the Owner](#)

1 Read Reviews

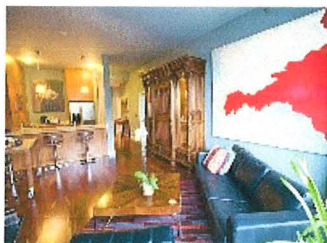
Calendar Updated Jan 18 2011

[Details and Availability](#)

When Only the Very Best Will Do-Luxury in the Pearl!

[compare](#)

USA, Oregon, Portland Oregon Vacation Rentals— Rental 241713



1 Bedroom, Sleeps 4, Condo, 2 Bathrooms, downtown, balcony

Rates - Per property (USD)
\$2,000 - \$2,500/week
\$6,000 - \$7,000/month

[Contact the Owner](#)

15 Read Reviews

Calendar Updated Jan 17 2011

[Details and Availability](#)

- Mountain Rentals (2)
- River Rentals (15)
- Waterfront Rentals (7)

Things To Do In

- Golf Rentals in Portland (39)
- Ski Rentals in Portland (19)

Search By Available Date

Check-in Check-out

- Long Term Rentals (22)
- Non Smoking (49)
- Pet Friendly Rentals (24)
- Wheelchair Accessible (6)

Travel Style

- Budget Vacation Rentals in Portland (4)
- Luxury Vacation Rentals in Portland (10)

Reviews Views

- Reviews of Portland rentals

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\$1,000

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On the River! Large in-City 1+ Bedroom Rental...

USA, Oregon, Portland Oregon Vacation Rentals— Rental 248617



1 Bedroom, Sleeps 4, House, 1 Bathroom, downtown, waterfront, balcony

Rates - Per property (USD)
\$105 - \$115/night
\$650 - \$700/week

[Contact the Owner](#)

4 Read Reviews

Calendar Updated
Jan 17 2011

[Details and Availability](#)

[compare](#)

Portland Luxury Townhouse 3 BR/2.5 BA; Sleeps 6-11

USA, Oregon, Portland Oregon Vacation Rentals— Rental 277402



3 Bedrooms, Sleeps 11, Townhome, 2 Bathrooms, 1 Half Bath, town, balcony

Rates - Per property (USD)
\$210/night
\$1,200/week

[Contact the Owner](#)

12 Read Reviews

Calendar Updated
Jan 17 2011

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[compare](#)

Elegant 1908 Craftsman Style Home with Hot Tub

USA, Oregon, Portland Oregon Vacation Rentals— Rental 204647



4 Bedrooms, Sleeps 10, House, 3 Bathrooms, village, balcony

Rates - Per property (USD)
\$100 - \$250/night
\$700 - \$1,600/week

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20 Read Reviews

Calendar Updated
Jan 16 2011

[Details and Availability](#)

[compare](#)

Luxurious, Floating Home Vacation

USA, Oregon, Portland Oregon Vacation Rentals— Rental 309559



3 Bedrooms, Sleeps 8, House Boat, 2 Bathrooms, 1 Half Bath, lake, waterfront, garden

Rates

No rental rates available - please contact the owner

[Contact the Owner](#)

4 Read Reviews

Calendar Updated
Jan 16 2011

[Details and Availability](#)

[compare](#)

Cozy Victorian Cottage in Portland's Sellwood Neighborhood

USA, Oregon, Portland Oregon Vacation Rentals— Rental 276678

2 Bedrooms, Sleeps 5, House, 1 Bathroom, downtown, river, air-conditioning

Rates - Per property (USD)
\$150/night
\$850/week
\$1,950/month

[Contact the Owner](#)

[compare](#)

Portland, OR

Check in mm/dd/yyyy Check out mm/dd/yyyy Guests 1

Search

List Photo Map

Sort by: Recommended 106 results



Bright and Funky Basement Apartment

59 30th Ave Portland (Southeast Portland)

15 2

\$50



Very Cute Hawthorne Bungalow Room

59 7th Ave Portland (East)

9

\$30



>>Marble Top Room—Airport, Pets OK

140 75th Ave Portland (Hawthorne)

20 18

\$44

Instant book



Experience a Sunset on Hawthorne

59 30th Ave Portland (Southeast Portland)

11 2

\$70



Stay at Thuman Street Studio

140 Thuman St Portland (Northwest District)

18

\$100

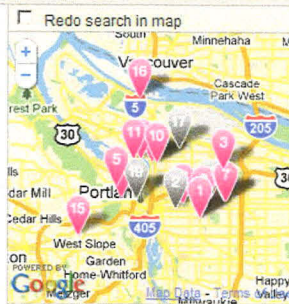


Heart of Hawthorne Triplex

59 50th Ave Portland (Southwest Portland)

12 2

\$75



Room type

- Entire home/apt Private room Shared room Show More...

Price

Price range slider from \$10 to \$300+

Neighborhood

- Humboldt West Slope Montavilla Kems Show More...

Amenities



Portland, OR

Check in
mm/dd/yyyy

Check out
mm/dd/yyyy

Guests
1

Search

List

Photo

Map

Sort by: Price: high to low 106 results Share Results

<div style="border-bottom: 1px dashed #ccc; padding-bottom: 10px;"> <div style="display: flex; align-items: center;"> <div> <p style="margin: 0;">Modern living at its best</p> <p style="font-size: 10px; margin: 0;">56 Evergreen Hwy, Vancouver (Lewis and Clark Landing)</p> </div> </div> </div> <div style="border-bottom: 1px dashed #ccc; padding-bottom: 10px;"> <div style="display: flex; align-items: center;"> <div> <p style="margin: 0;">modern loft in the Pearl</p> <p style="font-size: 10px; margin: 0;">190 12th Ave, Portland (Pearl)</p> <p style="font-size: 12px; margin: 5px 0;">2</p> <p style="font-size: 10px; margin: 0;">Stamps</p> </div> </div> </div> <div style="border-bottom: 1px dashed #ccc; padding-bottom: 10px;"> <div style="display: flex; align-items: center;"> <div> <p style="margin: 0;">house for rent Nov 23- Mar 10</p> <p style="font-size: 10px; margin: 0;">11 Humboldt St, Portland (Humboldt)</p> </div> </div> </div> <div style="border-bottom: 1px dashed #ccc; padding-bottom: 10px;"> <div style="display: flex; align-items: center;"> <div> <p style="margin: 0;">Cora Flats</p> <p style="font-size: 10px; margin: 0;">50 Cora St, Portland (downtown Southeast)</p> </div> </div> </div> <div style="border-bottom: 1px dashed #ccc; padding-bottom: 10px;"> <div style="display: flex; align-items: center;"> <div> <p style="margin: 0;">Lovely Victorian in SW Portland</p> <p style="font-size: 10px; margin: 0;">26 Kenan Dr, Portland (Westbury)</p> <p style="font-size: 12px; margin: 5px 0;">5 1</p> <p style="font-size: 10px; margin: 0;">Central Street</p> </div> </div> </div> <div style="border-bottom: 1px dashed #ccc; padding-bottom: 10px;"> <div style="display: flex; align-items: center;"> <div> <p style="margin: 0;">Marival Nuevo Vallarta Mexico NEW!</p> <p style="font-size: 10px; margin: 0;">35 195th Ave, Camas (Winnemucca Hill)</p> </div> </div> </div> <div style="padding-bottom: 10px;"> <div style="display: flex; align-items: center;"> <div> <p style="margin: 0;">Mt. Hood View in the Pearl District</p> <p style="font-size: 10px; margin: 0;">100 13th Ave, Portland (Pearl)</p> <p style="font-size: 12px; margin: 5px 0;">18 3</p> <p style="font-size: 10px; margin: 0;">Newly Remodeled</p> </div> </div> </div>

\$280

\$200

\$200

\$155

\$150

\$150

\$150

Room type

Entire home/apt

Private room

Shared room

[Show More...](#)

Price

\$10 \$300+

Neighborhood

Humboldt

West Slope

Montavilla

King

[Show More...](#)

Amenities

Keywords



Moore-Love, Karla

From: Steve Unger [steven.unger@comcast.net]
Sent: Tuesday, January 18, 2011 10:32 AM
To: Moore-Love, Karla
Cc: Dustin Carsey
Subject: From Steve Unger

Dear Karla,

I request to speak to City Council on Wednesday, January 26th at or about 9:30am.

I wish to speak about the need to amend the City Ordinances to account for the increasing number of "Vacation Rentals" (short-term rentals in residential zones of less than 30-days).

My understanding is that currently Vacation Rentals are not legal in Portland unless they are licensed as a bed and breakfast; however, most Vacation Rentals are not licensed as B&B's and are probably not paying the Portland Lodging Tax.

Thanks for your consideration.

Steve Unger
Innkeeper

Lion and the Rose
Victorian Bed & Breakfast Inn
1810 NE 15th Ave.
Mailing Address: 1517 NE Schuyler St.
Portland, OR 97212

Phone: 503.287.9245

Toll Free: 800.955.1647
Fax: 503.287-9247

Steve's Cell: 503 752 1807

E-mail: innkeeper@lionrose.com
Web-site: www.lionrose.com

Directions: <http://www.lionrose.com/directions.html>

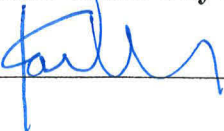
Request of Steve Unger to address Council regarding the need to account for the increasing number of Vacation Rentals in residential zones (Communication)

JAN 26 2011

PLACED ON FILE

Filed JAN 21 2011

LaVonne Griffin-Valade
Auditor of the City of Portland

By 

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Leonard		
Adams		