RESOLUTION No. 37288

Require short-term rental platforms to collect an additional $2 per room-night for housing and homelessness initiatives, and expand the Tourism Improvement District to include short-term rental platforms (Resolution)

WHEREAS, the City of Portland Housing Bureau has concluded that short-term rentals advertised on websites such as Airbnb.com and HomeAway.com are adversely impacting housing availability in Portland; and,

WHEREAS, while the City Council has chosen to allocate short-term rental Transient Lodging Tax (TLT) collections to housing and homeless initiatives, TLT taxes are normally deposited to the General Fund and are due and payable by all short-term rentals and hotels in Portland regardless of impact to local housing availability; and,

WHEREAS, short-term rentals and/or platforms are collecting and remitting the same tax rate as traditional brick-and-mortar hotels, even though short-term rentals are having an impact on housing availability and traditional hotels are not; and,

WHEREAS, the City Council desires to increase funding for housing and homeless initiatives and finds that short-term rentals should help pay for the impact their activity is having on housing availability; and,

WHEREAS, the Portland Tourism Improvement District assesses a 2% of taxable room rates fee paid on traditional hotels with 50 or more rooms to promote Portland as a tourism destination; and,

WHEREAS, short-term rental platforms are benefiting from the Tourism Improvement District but are not contributing to support it; and,

WHEREAS, short-term rental platforms should contribute to the Tourism Improvement District on the same basis as large hotels (50 or more listings); and,

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby directs the Bureau of Revenue and Financial Services Revenue Division and the Office of the City Attorney to draft City Code amendments to assess a $2 per-night fee on all short-term rental platform rentals in Portland; and,

BE IT FURTHER RESOLVED, the City Council hereby directs the Bureau of Revenue and Financial Services Revenue Division and the Office of the City Attorney to draft City Code amendments to include short-term rental platforms with 50 listings or more in the Tourism Improvement District code and/or other City Code sections as may be necessary to ensure short-term rental platforms are paying their share of tourism promotion.
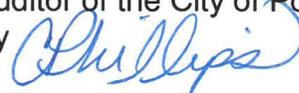
Adopted by the Council: MAY 3 1 2017

Mayor Wheeler
Commissioner Eudaly
Commissioner Fish
Prepared by: T. Lannom
Date Prepared: May 23, 2017

Mary Hull Caballero
Auditor of the City of Portland
By

Deputy

5 9 0

Agenda No.

RESOLUTION NO. 37288
Title

Require short-term rental platforms to collect an additional $2 per room-night for housing and homelessness initiatives, and expand the Tourism Improvement District to include short-term rental platforms. (Resolution)

INTRODUCED BY Commissioner/Auditor: **Wheeler, Eudaly, Fish**	CLERK USE: DATE FILED ___ MAY 23 2017 ___

COMMISSIONER APPROVAL

Mayor—Finance & Administration – Wheeler

Position 1/Utilities - Fritz

Position 2/Works - Fish

Position 3/Affairs - Saltzman

Position 4/Safety - Eudaly

BUREAU APPROVAL
Bureau: OMF/BRFS, Revenue
CAO: Tom Rinehart
CFO, Bureau Head: Kenneth L. Rust
Division Head: Thomas W. Lannom

Prepared by: T. Lannom
Date Prepared: May 23, 2017

Impact Statement
Completed ☒   Amends Budget ☐

Portland Policy Document
If "Yes" requires City Policy paragraph stated in document.
Yes ☐   No ☒

City Auditor Office Approval:
required for Code Ordinances

City Attorney Approval:
required for contract, code. easement, franchise, charter, Comp Plan

Council Meeting Date **May 31, 2017**

Mary Hull Caballero
Auditor of the City of Portland

By: _Susan Parsons_
Deputy

ACTION TAKEN:

Thomas W. Lannom
Revenue Division Director

Ken Rust

AGENDA
TIME CERTAIN ☐
Start time: _____
Total amount of time needed: _____ (for presentation, testimony and discussion)
CONSENT ☐
REGULAR ☒
Total amount of time needed: 10 min. (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	—	
4. Eudaly	4. Eudaly	✓	
Wheeler	Wheeler	✓	