

**IMPACT STATEMENT**

**Legislation title:** Add a new per night fee assessed on Booking Agents or Transient Lodging Intermediaries for the privilege of facilitating a Short-Term Rental Occupancy (Ordinance; add Code Chapter 6.09)

**Contact name:** Thomas Lannom  
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**Presenter name:** Thomas Lannom

**Purpose of proposed legislation and background information:**

The City of Portland Housing Bureau has concluded that short-term rentals advertised on online platforms (such as Airbnb and HomeAway) are adversely impacting housing availability in Portland. City Council passed Resolution No. 37288 on May 31, 2017, requesting the City Attorney’s Office and the Revenue Division to draft City Code amendments to assess a per-night fee on all short-term rental platforms advertising Portland properties.

**Financial and budgetary impacts:**

The Housing Investment Fund will see an increase in revenues as a result of these changes. The additional revenues are estimated to be between \$1.1 million and \$1.28 million annually. City Council, through the annual budget process and budget monitoring process, will determine how the funds should be used to support affordable housing and homelessness initiatives in the Portland area.

**Community impacts and community involvement:**

The community impact of the legislation could be substantial if additional investments are made in affordable housing and homelessness services. The per-night fee can be passed on to the guest if it is broken out separately on the guest’s bill/receipt. It should only impact short-term rental platforms and guests. The two large online platforms with the greatest presence in Portland have received and commented on the proposed legislation.

### Budgetary Impact Worksheet

**Does this action change appropriations?**

- YES:** Please complete the information below.  
 **NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

## Motion Record:

June 13, 2018

- 626**      **TIME CERTAIN: 9:45 AM** – Add a new per night fee assessed on Booking Agents or Transient Lodging Intermediaries for the privilege of facilitating a Short-Term Rental Occupancy (Ordinance introduced by Mayor Wheeler and Commissioner Fish; add Code Chapter 6.09) 45 minutes requested for items 626 and 627
- Motion that the funds will go directly to the Housing Investment Fund and amend ordinance and impact statement accordingly:** Moved by Wheeler and seconded by Fish. (Y-5)
- Motion to direct the Revenue Bureau to report to Council at the end of one year with revenue collected from the per night fee and analysis of the impact the fee is having on the marketplace:** Moved by Fish and seconded by Wheeler. (Y-5)

**PASSED TO  
SECOND READING  
AS AMENDED  
JUNE 20, 2018  
AT 9:30 AM**

June 20, 2018

- 679**      Add a new per night fee assessed on Booking Agents or Transient Lodging Intermediaries for the privilege of facilitating a Short-Term Rental Occupancy (Second Reading Agenda 626; introduced by Mayor Wheeler and Commissioner Fish; add Code Chapter 6.09)
- The item was continued to a date to be announced. Subsequently, a date for all Commissioners was not available in the near future and the item was taken up again without objection.
- Motion to change fee from \$4 per night fee to 3.25% fee with staff to come back with the details on how to do that:** Moved by Fritz and seconded by Eudaly. (Y-2 Fritz, Eudaly. N-3 Fish, Saltzman, Wheeler.) Motion failed.
- Y-3 Fish, Saltzman, Wheeler. N-2 Fritz, Eudaly.

**189031  
AS AMENDED**