



## Staff Report

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**File #:** 16-036

**Version:** 1

**Date:** 5/23/2016

**Item #:** a.

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**TO:** Mayor and City Council

**FROM:** Councilor Bennett, Ward 1

**SUBJECT:**

How best to allow short term rentals, such as Airbnb, VRBO, Flipkey, etc., to operate in Salem.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**MOTION:**

I move that Council ask staff to bring back options for how best to allow short term rentals, such as Airbnb, VRBO, Flipkey, etc., to operate in Salem.

**DISCUSSION:**

Short term rentals that rent rooms, or entire dwellings, for a few days or weeks have become increasingly popular with the advent of technology applications, or apps, that connect property owners and lodgers. Companies such as Airbnb, VRBO, Flipkey, etc., are currently advertising between 20 and 60 rentals each in Salem.

The City of Salem currently does not have rules specific to Airbnb, VRBO, and other short term rental booking systems, but does have rules that govern the types of uses that are allowed in residential zones.

In the Single Family Residential (RS) zone, a dwelling can be owner occupied or rented month-to-month by a person or family as their permanent place of residence. The only form of commercial lodging currently allowed within the RS zone are Bed and Breakfasts, which require a Conditional Use permit. Short and long term commercial lodging is allowed in other zones, primarily commercial zones.

Implementing new regulations for this type of use could help tourism efforts by expanding the types of commercial lodging opportunities available within the City. Additionally, this type of use is required to collect the Transient Occupancy Tax (TOT).

**Attachments:**

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1. None

05/11/2016