



# POLICY RECOMMENDATIONS FOR PRIVATE HOME RENTALS

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The Columbus Hosts Alliance supports proactive legislation regarding private home rentals. The CHA is working with property owners, neighborhood and professional organizations, visitors, City officials, and other interested parties to legalize, license/register, and regulate private home rentals in a fair, reasonable, and equitable manner. Our mission is to provide visitors with a variety of housing choices and the opportunity to experience diverse Columbus neighborhoods; to preserve public safety for residents and visitors; and to promote economic opportunities for local neighborhoods while preserving or improving the overall quality of life for residents of these neighborhoods.

The CHA supports the following terms regarding regulation of private home rental hosting:

## **Qualifications**

- Private home rentals may not have more than four(4) “sleeping rooms” at each physical address. (Existing regulations address operations with 5 or more sleeping rooms, see *City Code chapters 598, 371*)
- Regulations will not impose arbitrary restrictions based on number of days a private home rental may be occupied in a calendar year.

## **Licensing**

- Operator permit, issued annually with a fee that is equal or less than that of similarly regulated entities.
- Verified background checks will be processed for each operator as part of application process.
- If non-owned, application must include signed authorization by Real property owner.

## **Minimum Safety Standards**

The CHA recommends a signed affidavit on file with each application affirming each host will implement the following safety protocols in order for their permit to remain in good standing:

- Smoke alarms installed in each sleeping room and on each floor of a private home rental.
- CO detectors installed in each private home rental.
- Minimum of 1 fire extinguisher located on each floor.
- “Emergency Safety Card” conspicuously posted in each private home rental (must include contact information for local emergency services, locations of fire extinguishers, location of gas shut-off valve).

## **Taxes and Fees**

- Operator permit fee that is equal or less than that of similarly regulated entities (currently \$75).
- A transient guest or “bed” tax shall be levied on each listing and remitted to City of Columbus

## **Enforcement**

- The CHA encourages complaint-driven enforcement. No inspection or compliance visit(s) should be associated with the issuance or maintenance of a short-term rental permit. Complaints regarding non-compliance to terms of licensure will be investigated by Columbus Dept of Public Safety License Section.



