

File No. 151245

1/11/16 · Presented in Committee

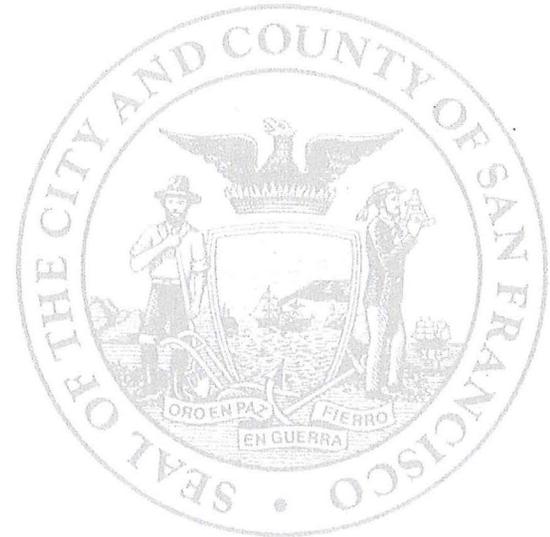
(Kevin Guy, Director, Office of Short-Term Residential Rental Administration & Enforcement)

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## PROGRAM OVERVIEW

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### Office of Short-Term Rentals

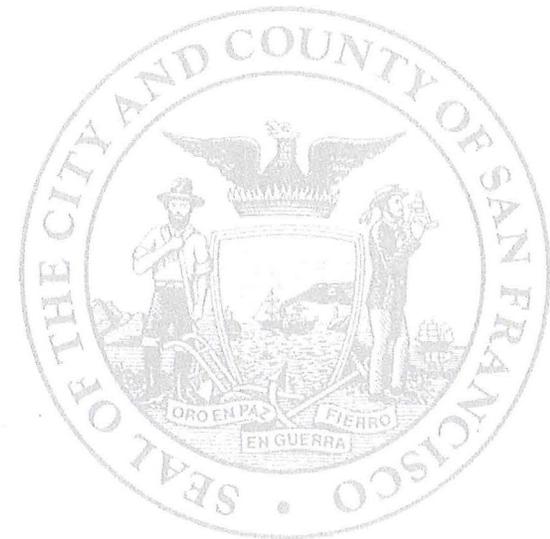




# AGENDA

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- 1. PROGRAM OVERVIEW**
- 2. REGISTRATION STATUS**
- 3. OUTREACH TO PLATFORMS**
- 4. ENFORCEMENT STATUS**
- 5. WEBSITE CHANGES**





## Program Overview

- Regulations effective February 1, 2015
- Allows permanent residents to rent homes < 30 days
- OSTR established in July to administer STR Program
- Oversees registration and enforcement

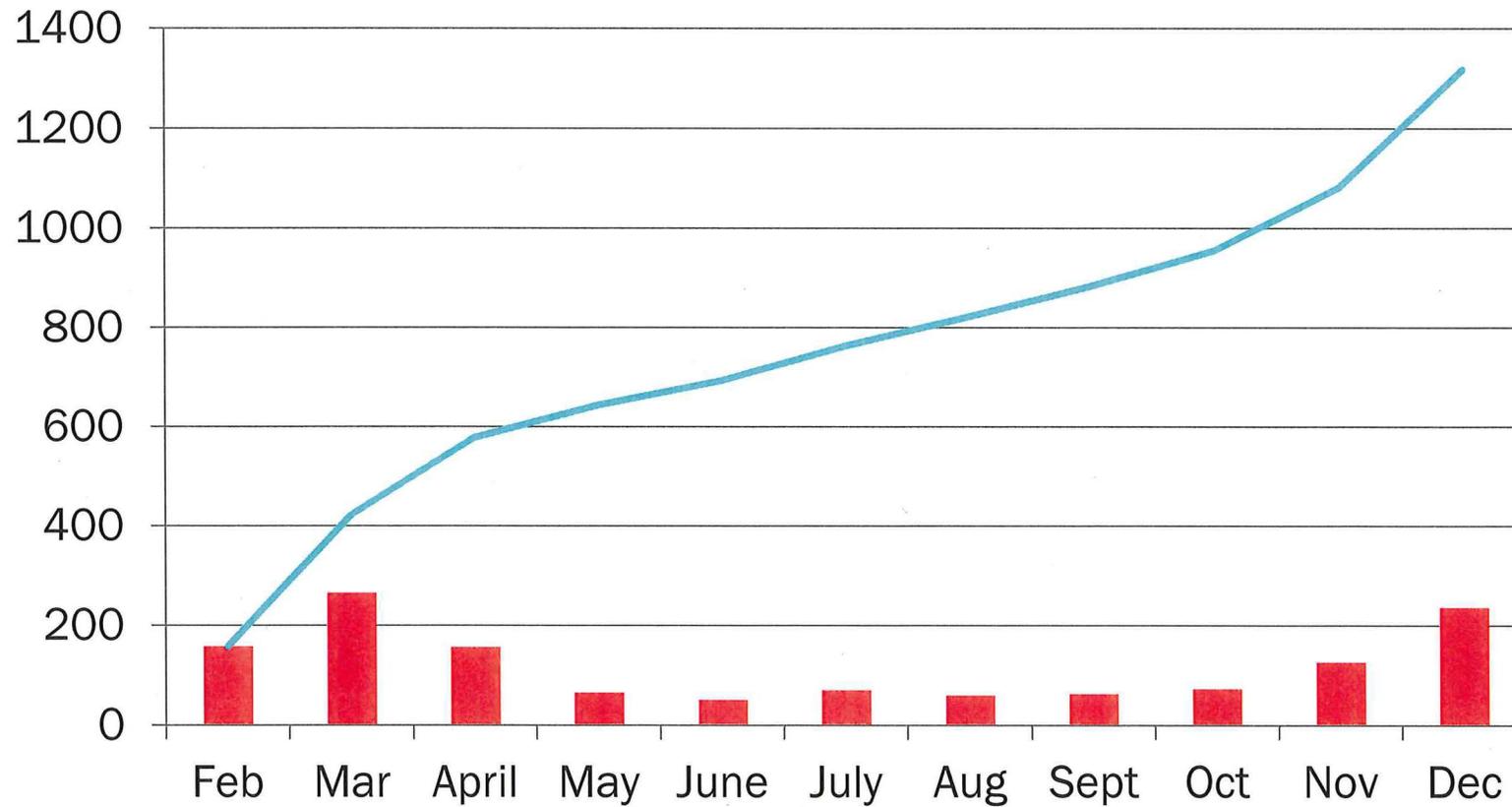


## Registration Status

- 1,318 applications received
- 879 registered hosts
- 170 applications rejected/incomplete
- 269 applications pending review
- Approx. 150 appointments in January



# Registrations Applications in 2015

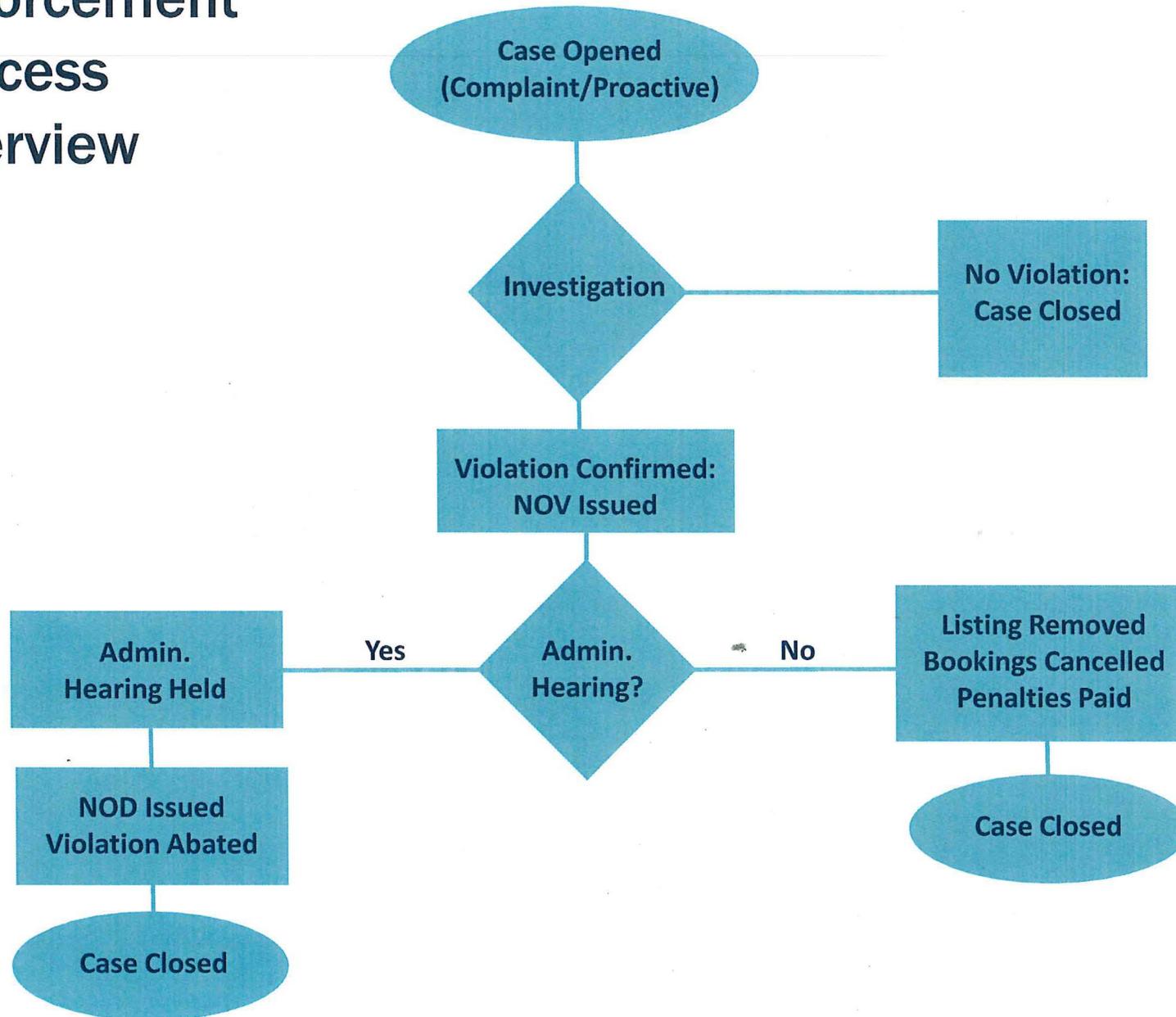




## Requests to Hosting Platforms

- Identify hosts with listings for multiple properties in San Francisco.
- Require that website users/hosts include a registration number for their SF listings.
- Deactivate listings of year-round vacation rentals.
- Link listings to specific addresses when provided to OSTR by complainant.
- Push content to SF hosts regarding requirements (registration, reporting, business tax, etc.)

# Enforcement Process Overview





## Enforcement Status

- 264 cases opened since February 1, 2015
- 155 cases under investigation
- 14 cases issued Notices of Violation, pending closure
- 95 cases fully closed



## Enforcement Status

- \$475,000 in penalties assessed
- Cases involving 64 dwelling units
- \$124,000 in penalties collected
- Outstanding penalties referred to BDR
- Procedures emphasize abatement without hearings
- Increased proactive enforcement activity
- Enhanced monitoring for future compliance



## Website Changes: Quarterly Host Reporting

- Required per Admin. Code 41A
- Hosts report activity for last quarter, or from date of initial registration
- On-line form reporting form active on January 4, 2016
- Reports due February 1, 2016



## Office of Short-Term Rentals

# Quarterly Rental Reporting

After you file your report you will not be able to come back and change it. Please check your information before submitting.

[Homepage >](#)

**How to contact us**  
 Office of Short-Term Rentals  
 1650 Mission Street, Ste 400  
 San Francisco, CA 94103  
[View location on map](#)  
[shorttermrentals@sfgov.org](mailto:shorttermrentals@sfgov.org)  
 415-675-9179

**What is your name?**  
[Do I need to report my hosting?](#)

**Which best describes you?**

**What is your registration number?**  
[How do I find my registration number?](#)

**What is the address of the hosting property?**

Street address

Apartment, suite, unit, etc.

San Francisco, CA

Zip

**Please check all hosting platforms you used this quarter.**

AirBnB  
 VRBO  
 HomeAway  
 FlipKey  
 Other

Please report the dates for each individual stay that occurred from  
**February 1\* - December 31, 2015**  
\*Or from date of initial registration  
[How do I report stays in multiple rooms?](#)

List your hosted stays below: <small>What is a hosted stay?</small>	List your unhosted stays below: <small>What is an unhosted stay?</small>								
<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: left;">Date checked-in <small>dd/mm/yyyy</small></th> <th style="width: 50%; text-align: left;">Date checked-out <small>dd/mm/yyyy</small></th> </tr> <tr> <td style="border: 1px solid #ccc; padding: 5px;"><input type="text"/></td> <td style="border: 1px solid #ccc; padding: 5px;"><input type="text"/></td> </tr> </table> <p style="text-align: center;"><a href="#">+ Add another stay</a></p>	Date checked-in <small>dd/mm/yyyy</small>	Date checked-out <small>dd/mm/yyyy</small>	<input type="text"/>	<input type="text"/>	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: left;">Date checked-in <small>dd/mm/yyyy</small></th> <th style="width: 50%; text-align: left;">Date checked-out <small>dd/mm/yyyy</small></th> </tr> <tr> <td style="border: 1px solid #ccc; padding: 5px;"><input type="text"/></td> <td style="border: 1px solid #ccc; padding: 5px;"><input type="text"/></td> </tr> </table> <p style="text-align: center;"><a href="#">+ Add another stay</a></p>	Date checked-in <small>dd/mm/yyyy</small>	Date checked-out <small>dd/mm/yyyy</small>	<input type="text"/>	<input type="text"/>
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## Pending Website Changes

- On-line Complaint Form
- Posting of enforcement notices
- Real-time registration and enforcement data
- “Heat maps” of STR clusters