

Report on the Impacts of Airbnb in the Republic of Ireland



While data on the [impact of Airbnb in Dublin](#)¹ has been available, this is the first time that broader data on the impact of the platform in the Republic of Ireland as a whole has been made public.

You can find the data at insideairbnb.com/ireland/.

Ireland is in the grips of an acute housing crisis that has escalated over the past 5 years in part due to the government's light touch approach to regulation. During this period the Irish government has failed to introduce adequate regulation of the private rental sector such as rent controls and protections for tenants to guarantee secure and affordable tenure. Investment in construction of social housing has also been slow. In this same time-period many landlords have removed property portfolios from the private rental market and changed the use of those properties to commercial short-term holiday lets. The impacts of short-term lets are part of a multi-faceted housing crisis.

Airbnb and other short-term letting platforms take commercial advantage of inadequate government regulation. A quick search of the Irish Register of Lobbying reveals that [Airbnb has lobbied](#)² aggressively to protect its commercial interests in Ireland. Airbnb has lobbied government at national and local levels directly over 59 times since they registered in 2015 and has [hired consultancy firms](#)³ to lobby on its behalf.

[New regulation](#)⁴ for short-term lets is currently due to come into effect on 1 July 2019. While the authors of this report welcome this legislation as an important step in the right direction, there remain many questions as to how this legislation will be effectively enforced. Airbnb itself [has said](#)⁵ it believes the legislation will be unenforceable.

Data is essential for government, researchers, policy makers and the public to debate the impacts and to make informed decisions and policy. The authors of this report introduce some preliminary findings and we encourage you to explore the data in further detail. We think that this data will be of value to persons working with local councils and with government for assessing the impacts of short-term lets in their localities.

¹ <http://insideairbnb.com/dublin/>

² <https://www.lobbying.ie/organisation/406/airbnb-ireland-uc>

³ <https://www.lobbying.ie/organisation/1429/blueline-consulting>

⁴ http://opac.oireachtas.ie/AWDData/Library3/HPLGdoclaid270519_214118.pdf

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<https://www.thejournal.ie/airbnb-says-new-laws-are-unenforceable-but-minister-says-locals-know-the-short-term-let-on-their-street-4589817-Apr2019/>

The purpose of this report is to:

- Highlight the newly available data for the Republic of Ireland available at insideairbnb.com/ireland/.
- Highlight the need for strong, well-enforced legislation restricting short-term lets.
- Provide data for city and county councils and planning offices, to support their efforts to pursue and prosecute illegal short-term lets.
- Encourage grassroots community groups to use this data in their own areas, so they can highlight how short-term letting is affecting them.

Summary and Key Points

- There is an important distinction between AirBnb hosts listing short-term rentals of otherwise residential homes or rooms that are primary residences and AirBnb hosts listing short-term rentals for commercial purpose, listing multiple entire homes or a home for more than 90 days per year.
- Airbnb listings are dominated by listings for commercial use, NOT for short-term rental of otherwise residential homes or rooms that are the primary residence.
- Commercial listings also dominate beyond Dublin and beyond the Rent Pressure Zones (RPZs).
- Airbnb has a major impact on housing across the country. The largest impact is in cities and towns that are known as holiday destinations.
- Airbnb has been unlegislated and unregulated to this time. [New regulation](#) is inadequate for dealing with the impact of Airbnb on the rental and housing market.
- The new regulations do not include the appropriate compliance and enforcement tools that have been proven internationally to limit short-term rental activity to planned use.

These tools must include mandatory permits AND platform compliance to ensure that every short-term rental is meeting the appropriate planned use, and that platforms are not able to advertise un-permitted or unregulated short-term rentals.

- Without effective national regulations that ensure transparency and compliance, the onus will be on Local Councils to investigate anonymous non-compliant listings. It will be impossible to identify addresses or responsible parties from platforms; and councils will have to rely on inefficient research, inspections and complaints.
- Cities that have had success in regulating the short-term rentals are opting for regulations that include: a permit or license system; platform accountability to ensure only listings that have a permit are allowed to operate; large fines for the platform and hosts for promoting illegal lets; and data reporting by the host or platform to further ensure compliance.

Key Data Findings

- Entire home listings dominate Airbnb and account for 54.0% of all listings and 75.5% of revenue.
- 73% of Airbnb revenue across Ireland comes from commercial listings⁶. In the past 12 months, an estimated €139 million was made from these listings through the platform.
- 45% of entire home rentals are managed by a host who has more than one Airbnb listing. These homes are clearly not the host's primary residence but rather they are part of portfolios controlled by property investors and managers. The estimated revenue of these hosts is €60 million, 37% of Airbnb's total revenue in Ireland.
- There are 8 Local Electoral Areas (LEAs) in Ireland where entire home Airbnb listings are 3 percent of all homes, according to the 2016 census. These LEAs include areas of Dublin, City and Co. Galway, Kerry, Clare, Mayo and Donegal. Airbnb is a major player in housing in these areas.
- There are 13 LEAs where over 10% of all private rental houses are commercial entire home Airbnb listings, according to the 2016 census. These LEAs are in all counties on the Atlantic except Co. Limerick, and also in Co. Leitrim and Co. Waterford.
- In Galway city centre, 3.7% of all homes are listed on Airbnb as entire homes to be rented. In this area, more than one in fifteen (7%) private rental houses are commercial Airbnb houses.

⁶ A "commercial listing" is any listing where the host rents more than 1 entire home, or they are renting an entire home for 90 or more days per year, or where the host has more than 2 private rooms.

“Home Sharing” or Commercial Use?

Airbnb markets itself as a ‘home sharing’ platform - helping you make a little extra money from your spare room. However, a huge number of the hosts are not occasionally renting out their spare room - they are businesses. Airbnb uses the image of sharing as a distraction from its substantial business interest in the rental market.

The majority of Airbnb’s revenue in Ireland comes from listings for entire homes and apartments - not ‘spare rooms’.

Entire Homes Dominate

- Entire home listings dominate the platform and account for 54.0% of all Airbnb listings and 76% of revenue. See Fig. 1
- For the rest of the country excluding Dublin, 55.6% of the listings are for entire homes, making up 73.7% of revenue. See Fig. 1

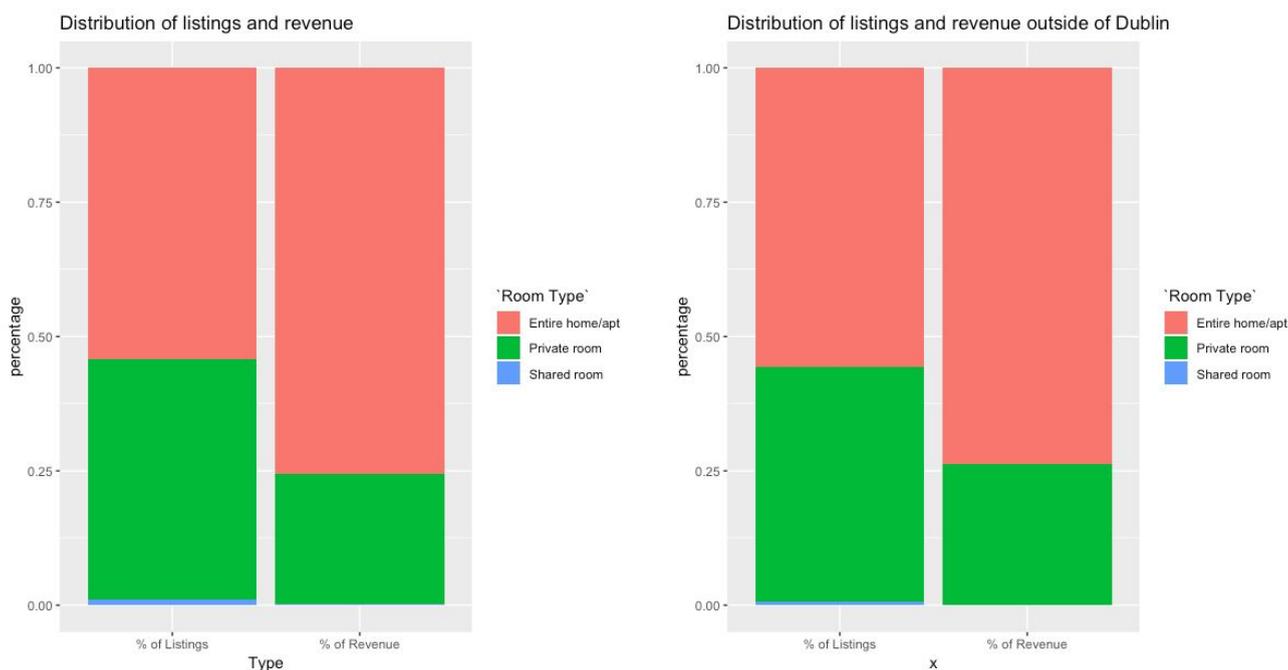


Figure 1. Airbnb Listings and Revenue in Ireland and outside of Dublin

Entire home listings make up the majority of listings and almost all of Airbnb’s revenue in Ireland. The same pattern can be seen in listings in areas outside of Dublin.

Commercial Listings

We have defined a "commercial listing" as any listing where the host rents more than 1 entire home, or they are renting an entire home for 90 or more days per year, or where the host lists more than 2 private rooms.

- 72.8% of Airbnb revenue across Ireland comes from commercial listings. In the past 12 months, an estimated €139 million was made from these listings through the platform. See Table 1
- 30.8% of listings (8,574 in total) are commercial entire home listings. These hosts made €124 million in the past year, 64.6% of the total income generated through Airbnb. See Table 1

	Listings		Estimated Revenue (last 12 months)	
	#	%	€ (millions)	%
Commercial	12,662	45.5%	139.298	72.8%
Entire home/apt	8,574	30.8%	123.590	64.6%
Private room	4,088	14.7%	15.708	8.2%
Non-commercial	15,190	54.5%	52.057	27.2%
Entire home/apt	6,520	23.4%	20.878	10.9%
Private room	8,367	30.0%	30.692	16.0%
Shared room	303	1.1%	0.487	0.3%
Total	27,852	100.0%	191.356	100.0%

Table 1. Airbnb commercial and non-commercial listings.

Commercial entire home/apt listings make up 30.8% of all listings and 64.6% of all Airbnb revenue in the country. There is currently almost no enforcement on using residential properties for commercial business including as hotels or B&B.

Property Portfolios

45% of all entire home rentals are managed by hosts who have more than one Airbnb listing. These are clearly not all hosts' primary residences; rather these rentals are part of portfolios controlled by property investors and managers. The estimated revenue of these properties is €60 million, 37% of Airbnb's total revenue in Ireland. 16% of Airbnb's total revenue comes from hosts with five or more listings. See Table 2

Number of Entire Homes/apts managed by host	Listings		Estimated Revenue (last 12 months)		% of Total Revenue
	#	%	€ (millions)	%	
1	8,398	55.0%	73.947	51.2%	38.6%
2	2,224	14.2%	20.786	14.4%	10.9%
3	1,000	6.1%	11.291	7.8%	5.9%
4	599	3.5%	7.761	5.4%	4.1%
5+	2,863	21.1%	30.659	21.2%	16.0%
Total	15,084	100.0%	144.444	100.0%	75.5%

Table 2. Airbnb hosts with more than one listings

There were 6,686 entire home/apts listed by hosts with more than one entire home/apt listed in Ireland. These listings make up 36% of Airbnb revenue in Ireland.

It should be noted that some of these hosts with multiple properties are clearly businesses that manage property portfolios on behalf of other landlords. Without a regulation such as a license requirement for businesses to disclose information about listings and ownership we cannot know anything about how many landlords use these services to manage multiple properties.

Host name	Estimated Revenue (last 12 mo.)
Laura	€764,000
Ollie	€426,000
Airmaintain	€349,000
Love Connemara Holiday Cottages	€324,000
The NEST	€252,000
Eugene	€237,000
Eugene	€219,000
Susan @ Cloverleaf Cottages	€214,000
John	€213,000
Jane	€211,000
Rita	€202,000
Lorraine	€198,000
Lauren	€197,000
Connemara Holiday Lettings	€192,000
Michael	€190,000
Douglas	€186,000
Sarah	€179,000
Deniz	€172,000
Ronan	€170,000
Sean	€169,000

Table 3. Top 20 hosts operating outside Dublin by Revenue

165 hosts had an income of over €100k last year. In total, they earned €32.7M and controlled 1,298 homes/flats (and 122 private rooms). Most of them do not declare that they are commercial operators.

Residential properties receive planning permission on the grounds that they are developed for residential use. It is clear that many landlords find it more profitable to take residential properties out of the private rental market and turn them into commercial ventures as short-term holiday and tourist rentals. It is essential that thresholds for commercial use are defined in planning laws in order to be able to appropriately limit full-time commercial use of residential properties.

Platform for Licensed/Legitimate Accommodation?

Frequently, those who advocate that there is no need for regulating short-term lets argue that platforms are not impacting long-term residential communities and that the platforms are largely used by licensed hospitality providers, such as hostels, B&Bs and hotels.

When Airbnb hosts self-select the “property type” for their listing, a majority (87%) select a property that appears to be a normal residential property and not a licensed hospitality establishment like a “Bed and Breakfast”, “Hostel”, “Boutique Hotel” or “Hotel”. 95% of entire home or apartment listings are listed as properties that appear to be normal residential properties.

[A recent Board Failte](#) report⁷ highlighted that licensed accommodation providers are concerned about competition from low cost unlicensed accommodation provided through Airbnb. The data shows that in Ireland platforms such as Airbnb are competing with established (regulated) hospitality providers and using residential properties to do so.

Impact (on Housing)

The data and maps on the following pages highlight where short-term lets listings are at their largest scale, both in terms of absolute numbers and in comparison to the number of private dwellings in each Local Electoral Area (LEA) - the LEA is the area unit from which local county and city councils are administered. LEA's also outline the areas that the government's [Residential Tenancies Board uses to define 'Rent Pressure Zones'](#).⁸ The Irish legislation proposes to regulate short-term lets within Rent Pressure Zones.

The data also suggests that short-term lets are negatively impacting some rural areas, particularly in tourist destinations in western counties such as Clare and Kerry. There have been reports from workers and employers who have had difficulty finding affordable accommodation because it is more profitable for landlords to rent homes as short-term lets to tourists. These areas are not currently listed as Rent Pressure Zones in government's proposed legislation. We encourage the use of the data for further research on impacts in these areas.

For reports on the impact of short-term lets in rural Ireland see: [Saints Scholars and Short-Term Lets: The Reality of AirBnB in Ireland](#).

⁷ http://www.failteireland.ie/FailteIreland/media/WebsiteStructure/Documents/3_Research_Insights/Research_reports_infographics/Failte-Ireland-Tourism-Barometer-April-2018.pdf?ext=.pdf

⁸ <https://onestopshop.rtb.ie/rent-pressure-zones/>

Short-term lets in residential dwellings subtract from housing available to workers and families living in a community. Researchers around the world have shown that short-stay accommodation in areas under housing pressure not only displaces residents, but also drives up the cost of housing.^{9,10,11} The impacts of weak regulation and high rents are most keenly felt by the most vulnerable members of communities. People living on lower incomes also pay a higher percentage of their earnings on rents. Regulation of short-term lets must form part of more comprehensive rent controls that protect tenants.

To quantify the impact on renters and the cost of rental housing, the number of commercial entire home listings has been compared to rental stock, again in each LEA.

In some LEA's, Airbnb entire home listings make up to 7% of Housing Stock and commercial entire home listings make up over 50% of Rental Stock.

Also, in some cases, especially in higher density towns or cities, the impact of short-stay platforms can be isolated to particular neighbourhoods, or even apartment buildings, so more detailed statistics might be required to understand the local impact. Simply comparing the number of short-term stay accommodation to the total number of housing units (especially across a broad area, like an entire state) is usually inadequate.

Airbnb Listings by Room and Property Type in Ireland

The maps and table below show the extent of Airbnb and listings across the country. The maps show the number of entire home listings on Airbnb, entire homes listings as percent of housing stock, and commercial entire home listings as percent of the private rental stock.

The highest number of listings of entire homes on Airbnb are in the city centre of Dublin, the densest population centre in Ireland. Other areas with a high number of listings are along the Atlantic coast including South and West Kerry (1,045), Connemara (622), West Cork (598) and West Clare (577). Galway city centre also has a high number of listings (316).

In South and West Kerry, 7% of all homes are entire home Airbnb listings; 6.5% are commercial entire home listings. In this area, a majority (52.4%) of all private rental homes are short-term rental homes listed on Airbnb.

There are also three other Local Electoral Areas (LEAs) where over 4% of all homes are entire home Airbnb listings: Pembroke-South Dock in Dublin, Connemara and West Clare.

In Galway city centre, entire home listings on Airbnb are 3.7% of all homes. In this area, more than one in fifteen (7%) private rental houses are commercial Airbnb accommodation.

⁹ Merante and Horn (2016): for each 12 Airbnb listings per census tract leads to an increase in asking rents of 0.4 percent.

¹⁰ Barron, Kung, and Proserpio (2018): a 10 percent increase in Airbnb listings in a ZIP code leads to a 0.42 percent increase in ZIP code rental prices and a 0.76 percent increase in house prices.

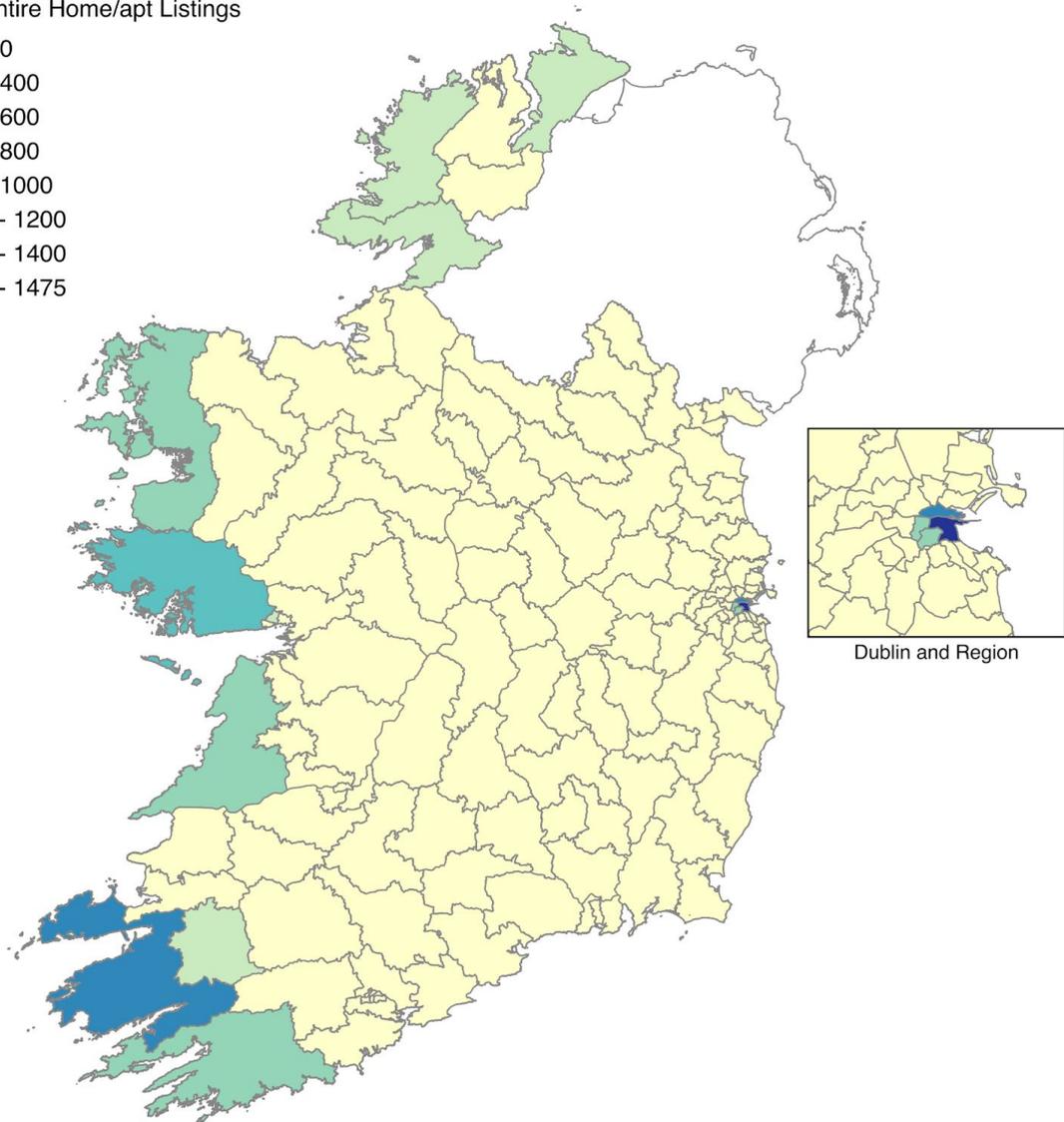
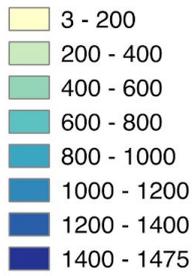
¹¹ Wachsmuth et al. (2018): a 1.4 percent increase in NYC rents from 2015 to 2017 due to Airbnb's expansion in that city. For the median NYC renter, this implies a \$384 annual increase in rent from 2015 to 2017 due to Airbnb's expansion over that time.

Quality of Life Concerns are the Tip of the Iceberg

An important note on the impacts of short-stay accommodation is that issues frequently reported in the media, or in complaints to the local councils - such as undesirable behaviour by guests, lack of parking, increased garbage etc. - are all symptoms of residential properties being used for a commercial activity.

Consumer protection and Codes of conduct do not address the root cause of the issue with short-stay accommodation - the root cause is that widespread short-stay accommodation is incompatible with residential properties and neighbourhoods.

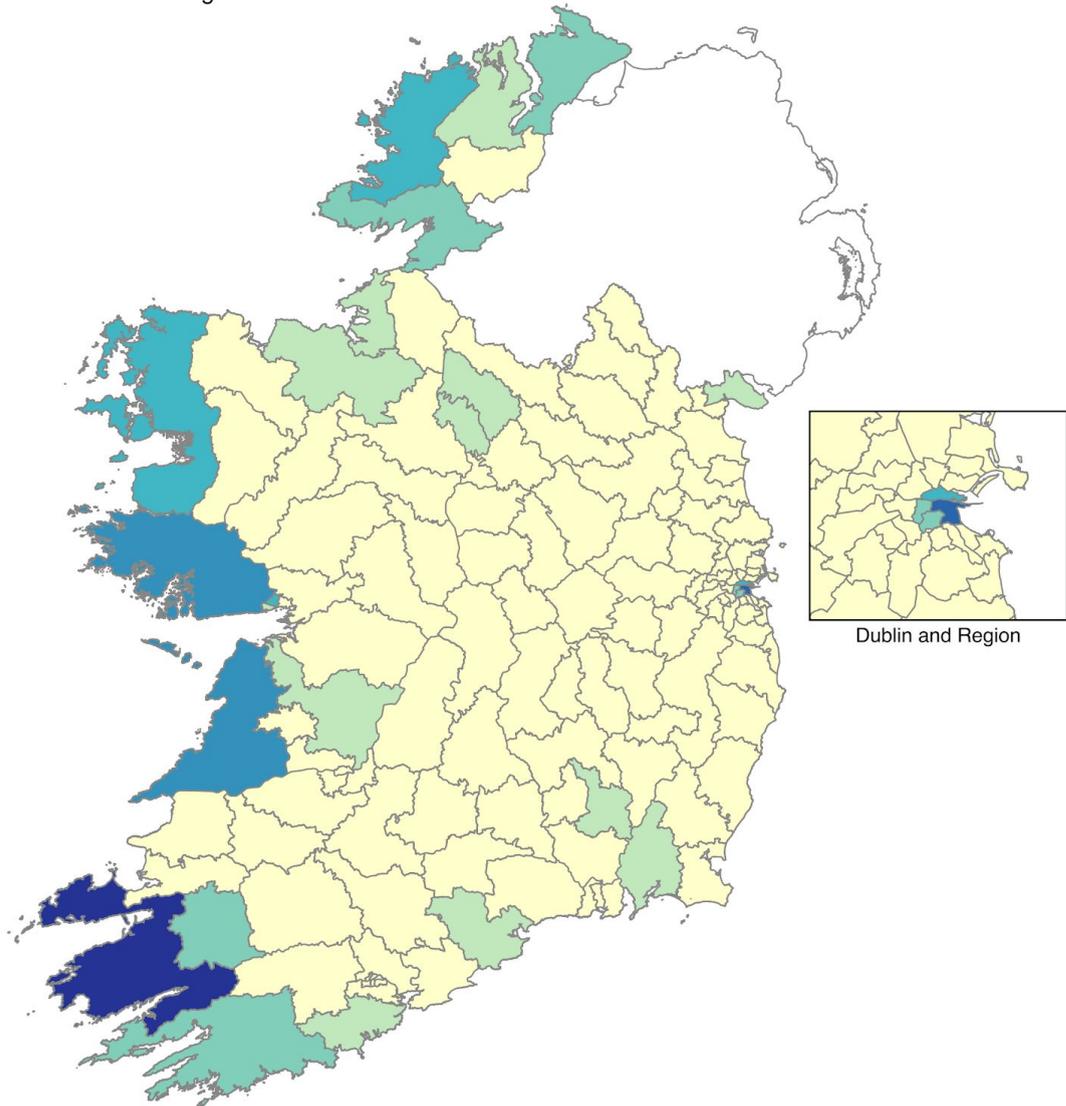
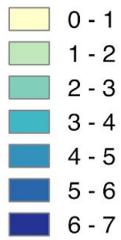
Number Entire Home/apt Listings



Number of Entire Home Airbnb Listings by Local Electoral Area (LEA)

Dublin City Centre has the highest number of listings, and there are also a high number of listings in the west in LEAs that are tourist destinations along the Atlantic coast.

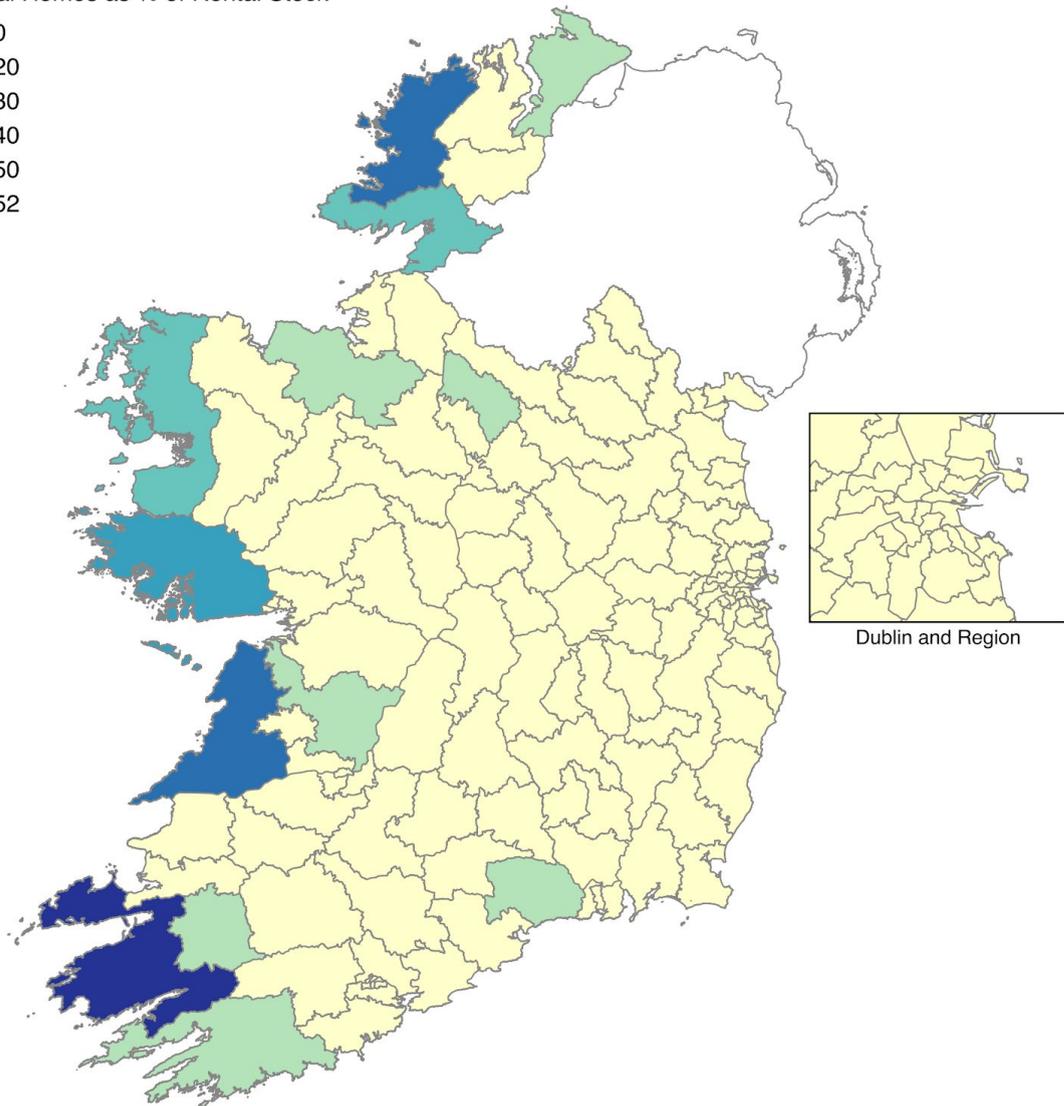
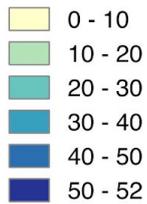
Entire Homes as % of Housing Stock



Number of Entire Home Airbnb Listings as a Percentage of Housing Stock by Local Electoral Area (LEA) Source: CSO 2016

There are 8 LEAs where entire home Airbnb listings are 3 percent of all homes, according to the 2016 census. These LEAs include areas of Dublin, City and Co. Galway, Kerry, Clare, Mayo and Donegal. Airbnb is a major player in housing in these areas.

Commercial Homes as % of Rental Stock



Number of Commercial Entire Home* Airbnb Listings as a Percentage of Private Rental Stock, by LEA Source: CSO 2016

There are 13 LEAs where over 10% of all private rental houses are commercial entire home Airbnb listings, according to the 2016 census. These LEAs are in all counties on the Atlantic except Co. Limerick, and also in Co. Leitrim and Co. Waterford. In South and West Kerry LEA over 50% of rental stock is commercial Airbnb houses.

*A Commercial Entire home is estimated to be rented ≥ 90 nights per year or belongs to a host that has more than 1 Entire home listing. These are thresholds used by many policy makers to define commercial use, and behaviour most likely to displace residents.

LEA	Number			% of Total Housing Stock	Number of		
	Total Housing Stock	Private Rental Stock	Entire Home Listings		Commercial Entire Home Listings	% of Total Housing Stock	% of Private Rental Stock
Pembroke - South Dock	27,264	12,025	1,475	5.4%	903	3.3%	7.5%
North Inner City	27,882	13,353	1,098	3.9%	693	2.5%	5.2%
South and West Kerry	14,979	1,867	1,045	7.0%	979	6.5%	52.4%
Conamara	13,550	1,659	622	4.6%	576	4.3%	34.7%
West Cork	21,312	3,274	598	2.8%	542	2.5%	16.6%
West Clare	12,961	1,306	577	4.5%	523	4.0%	40.0%
Crumlin - Kimmage	22,259	7,249	575	2.6%	323	1.5%	4.5%
Rathgar - Rathmines	20,887	9,293	441	2.1%	234	1.1%	2.5%
West Mayo	11,487	1,520	419	3.6%	374	3.3%	24.6%
Glenties	9,460	732	333	3.5%	312	3.3%	42.6%
Galway City Central	8,611	3,606	316	3.7%	253	2.9%	7.0%
Killarney	13,379	2,358	307	2.3%	276	2.1%	11.7%
Inishowen	14,326	1,533	297	2.1%	278	1.9%	18.1%
Donegal	9,925	1,112	255	2.6%	233	2.3%	21.0%
Sligo	14,689	2,895	191	1.3%	165	1.1%	5.7%
Letterkenny	15,320	2,915	185	1.2%	169	1.1%	5.8%
Galway City West	10,355	3,215	172	1.7%	134	1.3%	4.2%
Bandon - Kinsale	15,577	2,531	165	1.1%	134	0.9%	5.3%
Wexford	17,002	2,819	158	0.9%	141	0.8%	5.0%
Ballymun	22,528	4,298	141	0.6%	96	0.4%	2.2%
Dun Laoghaire	16,395	3,087	138	0.8%	67	0.4%	2.2%
Loughrea	13,826	2,017	136	1.0%	121	0.9%	6.0%
Dungarvan - Lismore	10,656	1,373	135	1.3%	121	1.1%	8.8%
Ballymote - Tobercurry	10,072	1,064	132	1.3%	117	1.2%	11.0%
Tralee	14,926	2,590	122	0.8%	104	0.7%	4.0%
New Ross	11,692	1,442	120	1.0%	112	1.0%	7.8%
Clontarf	21,118	4,347	118	0.6%	49	0.2%	1.1%
Ballyfermot - Drimnagh	20,822	4,132	116	0.6%	50	0.2%	1.2%
Cabra-Finglas	22,463	4,655	114	0.5%	54	0.2%	1.2%
Howth-Malahide	20,867	3,439	111	0.5%	55	0.3%	1.6%
Killaloe	8,237	937	109	1.3%	94	1.1%	10.0%
Kilkenny City East	9,412	1,585	102	1.1%	88	0.9%	5.6%
Dundalk Carlingford	9,258	1,399	96	1.0%	93	1.0%	6.6%

Table 4. Airbnb listings and housing stock in LEAs with the most listings.

Source: CSO 2016

Policy Analysis

Policy Background

Internet based short-stay accommodation platforms like Airbnb have existed for more than 10 years. Since their founding, tens of thousands of regions, cities and towns are struggling with the impacts of short-stay accommodation, and with the challenges of creating appropriate and effective regulations.

Some of the key barriers to dealing with impacts and making a policy response include:

- The ability of internet platforms to scale quickly to a level not seen before, in areas and neighbourhoods that had never seen short-stay accommodation activity or tourism.
- Short-stay platforms spending hundreds of millions on advertising and lobbying for the de-regulation, light regulation or ineffective regulations of the activity of their "hosts", and their ability to profit from business model.¹²
- Platforms' access to politicians and policy makers at a level not available to communities.
- Misinformation about the true nature of the short-stay activity.
- Obscuring identities and locations of operators so that it is difficult or impossible to enforce regulations.
- Platforms that are not accountable to local, regional and national laws.
- Lawsuits or the threat of lawsuits in response to new legislation.

Cities that have had success in regulating short-term rentals are opting for regulations that include:

- A permit or license system to ensure that
 - hosts are operating only in properties that meet specific criteria defined by policy makers.
 - listings on the Internet can be linked to the regulator's information about the property and operator (some jurisdictions make this information publicly available for transparency).
- Platform accountability to ensure only listings that have a permit are allowed to operate.
- Fines for the platform and hosts for promoting illegal lets.

¹² <https://www.wired.com/story/inside-airbnbs-guerrilla-war-against-local-governments/>

- Data reporting by the host or platform to further ensure compliance.

Examples of limits that allow short-stay activity to minimize impact on residential communities and maintain consistency of zoning, tax credits, leases, and building by-laws include:

- Proof of primary residency, or the permission of body corporates or landlords.
- Notifications to neighbours, with clear avenues for reporting suspected illegal lets.
- Bans on entire home listings, or yearly caps to limit full-time use.
- Limits on the number of guests that can stay in a property.
- Restrictions on buildings that have received residential or affordable housing subsidies.
- The presumption of opt-out for apartment building operators or body-corporates.

The Importance of Platform Compliance

The experience from attempts of other cities and regions to regulate short-term rental are becoming clear:

- Compliance rates are low for short-term lets that are required to notify or register with administrative agencies or have bans or restrictions on frequency of rentals.^{13,14,15}
- Matching non-compliant anonymous internet listings to a physical address and individual(s) is difficult, time consuming, and often impossible or beyond the resources of local enforcement.

A key compliance tool is emerging in cities and countries that have been able to create comprehensive effective regulations: Platform Compliance.

¹³ "Airbnb's CEO flouted the law when he rented his couch without registering with the city"

<https://www.businessinsider.com/airbnb-ceo-violated-sf-registration-law-2016-1>

¹⁴ "Most San Francisco Airbnb Hosts Shirk Regulations, Report Finds":

- 26% of entire-home listings in San Francisco are rented for more than 90 nights per year, which is the maximum allowed for "unhosted" short-term rentals where the home's full-time resident is not present during the guests' stay. These homes were rented out for an average of 200 nights, according to the report.
- As of March 2016, it [Airbnb] has 7,046 hosts in San Francisco. However, the Office of Short Term Rentals, which was established last year to manage and police these rentals, has received only 1,647 registration applications, suggesting that up to 76.6% of Airbnb hosts are out of compliance.

<http://fortune.com/2016/04/08/airbnb-hosts-not-compliant-san-francisco/>

¹⁵ "[London] Mayor calls for registration system to enforce short-term letting law"

<https://www.london.gov.uk/press-releases/mayoral/registration-system-for-short-term-letting-law>

Platform Compliance simply requires Internet Platforms to only advertise listings¹⁶ that have a required permit from a local agency. If platforms advertise un-permitted, or illegal listings, they are subject to fines.

The City of San Francisco is an excellent example. Platform Compliance when enacted in San Francisco was able to remove thousands of illegal listings, practically overnight.¹⁷

Irish Legislation and Policy Recommendations

Welcome but overdue legislation was [announced](#)¹⁸ in October 2018, and then [published in draft](#)¹⁹ form in June 2019, to come into effect on 1 July 2019.

According to various reports, short-term rental enforcement will operate on a 'one host, one home' model, but only in Rent Pressure Zones (RPZs), areas of the country where there is "[deemed to be a high housing demand](#)"²⁰ by the [Residential Tenancies Board](#)²¹.

An annual cap of 90 days will apply for the renting out of an entire home, and homeowners can only rent out their homes for 14 consecutive days or less at a time. The new regulations will require people renting out entire homes to register with their local authority. They will also require anyone who is renting out a property that is not their principal private residence to seek a special planning permission for this type of use.

It appears from the draft legislation that the task of regulating Airbnb and short-term lettings will fall to local government bodies - city and county councils and planning offices will be responsible for enforcement, again only in areas recognised by the RTB as Rent Pressure Zones.

According to our data it is clear Airbnb is having impacts beyond these zones. We recommend nationwide application of the regulation of short-term lettings with decisions about the granting of planning permits at the discretion of local councils.

It is our view that the new Irish regulation is not fit to task. It simply does not include appropriate compliance and enforcement tools that have been proven internationally to limit short-term rental activity to planned use.

Mandatory permits and platform compliance ensure that every short-term rental meets the appropriate planned use, and that platforms are not able to advertise un-permitted, or unregulated short-term rentals.

¹⁶ Because of laws which deem it unreasonable for "platforms" to police "content", some short-term letting laws for Platform Accountability are written to target the transaction, not the advertisement

¹⁷ "Airbnb listings in San Francisco plunge by half"

<https://www.sfchronicle.com/business/article/Airbnb-listings-in-San-Francisco-plunge-by-half-12502075.php>

¹⁸

<https://www.housing.gov.ie/housing/private-rented-housing/minister-murphy-announces-regulations-short-term-lettings>

¹⁹ http://opac.oireachtas.ie/AWDData/Library3/HPLGdoclaid270519_214118.pdf

²⁰ <https://www.thejournal.ie/new-airbnb-laws-4304032-Oct2018/>

²¹ <https://onestopshop.rtb.ie/rent-pressure-zones/>

Given the proven record of Platform Compliance in other locations to address many of the difficulties of enforcing regulations, why did Irish legislators not include Platform Compliance in their laws?

Airbnb is having impacts in cities all over the world that pose challenges for policy makers. Our report makes it clear that Airbnb is having a major impact on housing in Ireland, and is contributing to a housing crisis in which over 10,000 people are homeless and over 3,500 children are homeless.²² It is the duty of the national government to regulate operators like Airbnb - corporations that manipulate laws to avoid zoning regulations and to make houses into investment portfolios for national and international property managers. International examples show that with effective regulation, the Irish government can and should reign in Airbnb and rogue operators, because first and foremost houses are homes; housing should be a right and not for profit.

²² Irish Times, 27 May 2019. "Number of homeless people climbs above 10,000 for first time."
<https://www.irishtimes.com/news/social-affairs/number-of-homeless-people-climbs-above-10-000-for-first-time-1.3840762>

About this Report

This report was co-authored by activists from the [Irish Housing Network](http://irishhousingnetwork.org)²³ (IHN), including Kevin Flanagan, Michelle Connolly and Sasha Brown; and Murray Cox of [Inside Airbnb](http://insideairbnb.com)²⁴.

The IHN is a collection of grassroots and community groups from across the island of Ireland fighting the ongoing housing and homeless crisis. We believe in the basic premise that housing is a right that should be provided based on need. We aim to share information, resources and coordinate action with groups across the island.

Inside Airbnb is a mission driven project that provides free data that quantifies the impact of short-term rentals on housing and residential communities; and also provides a platform to support advocacy for appropriate and effective policies to protect people from the impacts of short-term rentals.

The data in this report is from Inside Airbnb, which collects data directly from the Airbnb web-site.

Signed

Galway Housing Support Group
Limerick Housing Action
Cork Tenant Co-Operative
Dublin South West Housing Action
Dublin Central Housing Action
Inside Airbnb

²³ <http://irishhousingnetwork.org>

²⁴ <http://insideairbnb.com>