

## City of Portland Updates Host2Host on Passthrough Registration

City of Portland Tax Specialists Tyler Wallace and Danny DeSelle came to a special Host2Host Meetup on Tuesday, February 12, 2019 to provide an update on new and existing regulations related to short term rental (STR) properties. The City of Portland has been in negotiations with Airbnb and VRBO regarding Passthrough Registration, whereby the STR platforms (such as Airbnb and VRBO) will provide the City with the names, addresses, and other details related to the owners of the STR properties being rented.

Mr. Wallace and Mr. DeSelle offered a 25-minute PowerPoint presentation that they had prepared specifically for the Host2Host meeting, which was attended by 56 people. Following their formal presentation, there was an extended question and answer period, lasting more than an hour. Their PowerPoint presentation can be viewed at the following link:

<https://goo.gl/F8Gack> (if you can't open the PowerPoint slides, there is a pdf version posted on [Host2Host.org/Advocacy-Documents](https://Host2Host.org/Advocacy-Documents) scroll down to February, 2019)

Additional information related to the City's requirements for short term rentals can be found on the City of Portland's Development Services FAQ page on the City's website: <https://www.portlandoregon.gov/bds/66835>, or by contacting Mr. Wallace or Mr. DeSelle directly at their offices in the Revenue Division at 111 SW Columbia St. Ste 600.

The goal of Passthrough Registration is to enhance visitor safety by eliminating illegal and unregistered operation of STR housing. Currently, it is estimated that out of about 5,000 STR listings in the City of Portland, 30%, or 1,500 listings are not properly registered. Some estimates are significantly higher, and there are seasonal variations.

The big news from this meeting is that the City hopes to "go live" with a new Passthrough Registration process "in the next 30 to 45 days." At the same time, the speakers recognized that many other deadlines for this process have come and gone. Their hope is that it will begin sometime next month, in March, 2019.

Portland STR hosts who are already in compliance should not encounter any new issues related to tax or reporting responsibilities, although it's likely they will have to provide information to the platforms. Details on how this will impact new registrations and currently non-compliant STR hosts are not yet fully developed. However, based on roll-outs of similar passthrough registration agreements in other cities (San Francisco, for example), it is anticipated that a significant number (many hundreds to over 1,000) unregistered listings could be removed from the STR platforms in the initial weeks.

**Summarized by David Boe**, Host2Host member, and Author of [Secrets of an Airbnb Superhost](#) (Amazon). 503-928-4534. Find David's profile on [Host2Host.org](https://Host2Host.org) members-only tab.