

## **Portland Tax Ordinances for Short-Term Rentals**

Update, June 21, 2018

After an incredible amount of work by many Host2Host members over the past 7 weeks, we were disappointed yesterday when both tax measures passed.

We expected the 2% Tourism District measure to pass, which did include our recommended amendment to add the hotels with under 50 rooms. We did not expect the surprise vote taken to pass the \$4/Night tax without further discussion by Council members or testimony from citizens.

Events that turn out as this one has, naturally provokes a wide range of emotion, especially when it goes contrary to our hopes. We knew going into this debate, though, that our entry into the conversation faced an uphill battle, and that these measures were very likely to pass. However, we should take heart that we have significantly advanced **our key goals**: to develop awareness at Council level that Host2Host exists, that we are professional, and that we are rational citizens who expect to be consulted on matters of short term rentals. There is no doubt that they now know who we are. Commissioners Chloe Eudaly and Amanda Fritz have clearly indicated interest in our point of view, and we will continue building our relationships with them.

Two weeks ago hardly anyone would have predicted the sincere and deep interest that Commissioners Eudaly and Fritz have shown for our host community. The considerate, meaningful testimony that Host2Host advocates provided, along with important letters from members, really seems to have engaged the two in surprising ways. It's an important win that we need to recognize. We are a young organization and just getting started. No matter how stung we feel at the moment, we will continue to reach out, not only to Eudaly and Fritz, but also to the other Council members asking in Greg Raisman's terms, "What can we do to work with you?" on future issues.

We think the most constructive action you can take right now is to send emails to Commissioners Eudaly and Fritz, thanking them for their support, for listening to us, for understanding our situation, and for trying to do fairly by us. Make it original, from the heart. Remembering that we are in this for the long term, angry emails to the other commissioners and Mayor won't help. We don't think a PR campaign at this moment will work either. As the weeks go by we will be gathering the Host2Host Advocacy team together to consider options to further working with the mayor and other members of City Council. As always we are grateful for your thoughts and suggestions.

We must all keep in mind that our long term goal is to have a productive, professional working relationship with our City Council. We've already been invited to a debrief with Commissioner Eudaly's office.

For those of you who wish to reach out to City Council, you can find their email addresses on our website/advocacy <https://host2host.org/admin/website/?pageId=18105>

How will this affect Portland hosts? Beginning August 1, 2018 the Platforms will be required to implement taxes of 2% of the booking (rent, cleaning etc) plus \$4/night (it's per booking, not per room or per person). Since HomeAway is finally, as of April 1, collecting and remitting taxes, the new process should be invisible to hosts using either Airbnb or HomeAway. Hosts who book directly will have to manage these rather complex taxes themselves, as the language in the Ordinance includes hosts as possible Booking Agents. We expect that these charges are just on new bookings taken after August 1 but do not know that for sure yet.

A huge thank you to Lee Lancaster, Ann Kopel, Jill Palamountain, Dale Crawford, Loretta Spahmer, Debi Hertert, Rachel Harris, Shannon Hiller-Webb, Carissa Page, David Swords, Lorell Miller, David Boe, Bob McCoy, Kim Gordon-Cumbo, Alan Colley, Robert Jordan, Greg Raisman, Debra Honthamer, Carol Wiles, Dabney Tompkins and any others who I'm unfortunately forgetting at the moment. Thanks everyone, it's so much a team effort and I feel honored to be working with all of you.

Rob Hertert, on behalf of the H2H Advocacy Committee