



Whole-Home, Whole-Community Las Vegas Short-term Rental Policy Solutions

HomeAway believes that fair and effective short-term rental (STR) policies are achieved through compromise and collaboration, not with bans or onerous restrictions. We believe the following policy framework can serve as a foundation for a comprehensive and enforceable solution. HomeAway remains committed to an open dialogue with the City of Las Vegas and community members in the weeks and months ahead.

I. Helping Address Available / Affordable Housing Challenges

- **Dedicated Fee**
 - ✓ Create a per night fee to go toward a dedicated Las Vegas Housing Fund
 - ✓ This fee would be collected by HomeAway and remitted to the City
- **Streamline Collection and Remittance**
 - ✓ Make fee easy to remit by providing an online payment option

II. Protecting Neighborhoods from Over Saturation of Short-Term Rentals

- **Proliferation**
 - ✓ Limit the number of units in large multi-family buildings that can be rented out for STRs to prevent conversion of apartments to hotels

III. Ensure Regulatory Compliance

- **HomeAway will work with the City of Las Vegas to draft a Voluntary Tax Collection Agreement**
 - ✓ HomeAway is willing to enter into an agreement with the City to expedite the collection and remittance of room taxes
- **Allow platforms to display Homeowner's License Number in dedicated field**
 - ✓ A dedicated permit number field would allow the City to see and review license numbers and verify the STRs legality.
- **Allow platforms to remove listings that are not in compliance**
 - ✓ HomeAway will not allow any listings on the platform without a valid license number

IV. Preserving Neighborhood Character and Continuity

- **Nuisance**
 - ✓ Require response by responsible party within one hour of notification
 - ✓ Require a noise mitigation plan for each rental
 - ✓ Require substantial fines for non-compliance – HomeAway agrees to work with city to remove listings with three verified complaints from website

V. Support Local Entrepreneurship and Private Property Rights

- **Allow primary and non-primary residence short-term rentals**
 - ✓ Limiting STRs to primary residences creates an unfair distinction between homeowners and harms those seeking to responsibly engage in the STR marketplace

###

To learn more or connect with HomeAway Government & Public Affairs directly, please feel free to contact GovernmentRelations@HomeAway.com.