

THE CONGRESS OF LOCAL AND REGIONAL AUTHORITIES

Recommendation 463 (2021)¹ Home-sharing platforms: challenges and opportunities for municipalities

1. The Congress of Local and Regional Authorities of the Council of Europe (hereinafter “the Congress”) refers to:

a. Article 2, paragraph 1.*b.*, of the Charter of the Congress of Local and Regional Authorities appended to Statutory Resolution CM/Res(2020)1 relating to the Congress, stipulating that one of the aims of the Congress is “to submit proposals to the Committee of Ministers in order to promote local and regional democracy”;

b. the European Charter of Local Self-Government (ETS No. 122), in particular Article 9 on financial resources of local authorities;

c. the 2021-2026 Priorities of the Congress, in particular Priority 6.e. Digitalisation and artificial intelligence in the local context;

d. the United Nations 2030 Agenda for Sustainable Development, in particular goal 11: “Sustainable cities and communities”.

2. The Congress points out that:

a. home sharing is a welcome disruption to the traditional tourism economy as it allows a more diverse array of stakeholders to participate in the economy both as providers and consumers. It creates new and sometimes more accessible and affordable forms of tourist accommodation, brings extra income for residents who are able to rent out their properties, creates the ability to absorb extraordinary demand for accommodation by visitors and contributes to the regeneration of cities;

b. some of the commonly cited benefits of short-term rentals have become overshadowed in recent years, because the negative impacts are numerous. While cities are not against home sharing, they have begun to see the negative impacts of the overgrowth of home sharing to the detriment of their residents;

c. while many municipalities have passed regulations designed to curb the growth of short-term rentals, the efficacy of these regulations has been limited by the lack of appropriate powers and mechanisms to limit the growth of, and remove, fraudulent listings;

d. although the positive and negative impacts of the collaborative economy are felt locally and many of the direct-impact regulations are passed at local level, national support is key to advancing public-interest regulations.

3. In light of the above, the Congress requests that the Committee of Ministers invite the respective national authorities of member States of the Council of Europe to:

a. ensure that national legislation and regulatory frameworks provide legal certainty to the local and regional authorities, as well as to the home-sharing platforms, creating a safer digital space to protect human rights and establishing a level playing field to foster innovation and sustainable development;

b. adjust national law to give local and regional authorities increased power and oversight over the collaborative economy accommodation sector;

c. ensure that national legislation provides support to the local and regional authorities to facilitate dialogue with platforms and develop and implement data-collection agreements (in the form of direct reporting of data and/or through a national registration system);

d. work with platforms to introduce a national registration system and require compliance from platforms to remove advertisements from hosts that do not have a (legal) registration number;

e. work with local and regional governments to identify sustainable tourism growth strategies, recognising the impact the overgrowth and overconcentration of tourism in popular tourist destinations is having on cities and their residents;

f. support associations of local and regional authorities in their work to share information on common challenges and best practices, particularly the efficacy of various regulatory responses.

4. The Congress calls on the Committee of Ministers and the Parliamentary Assembly of the Council of Europe to take account of this recommendation and its explanatory memorandum in their activities relating to Council of Europe member States.

1. Debated and adopted by the Congress on 26 October 2021, 1st sitting (see Document [CG\(2021\)41-13](#), explanatory memorandum), rapporteur Jelena DRENJANIN, Sweden (L, EPP/CCE).