



May 2, 2022

Sent via email

The Offices of Pittsburgh City Council
City-County Building
414 Grant Street
Pittsburgh, PA 15219

Re: Accessory Short-Term Rentals #2022-0270

Dear Honorable Members of Pittsburgh City Council:

On behalf of the Pennsylvania Restaurant & Lodging Association (PRLA), I would like to thank you for your interest in addressing short term rentals in the City of Pittsburgh. As you know, technology is changing rapidly, and the proliferation of home-sharing sites has made it easy for individuals to offer rooms in their homes - or their entire home - as short-term rentals for transient guests.

While hotels and bed and breakfasts in Pennsylvania are not opposed to the competition from these types of sites, we believe there needs to be better regulation to level the playing field and ensure the health and safety of all Pennsylvania residents and visitors. With respect to your recently introduced proposal to provide standards for the establishment of accessory short-term rentals, we respectfully offer the following comments and suggestions:

Firstly, we support the proposed requirement for owners of an STR property to obtain and maintain a business license. We also support the establishment and enforcement of occupancy limits, including a maximum number of people allowed in an STR at any given time.

Secondly, we question the provision in the current draft which limits guests to a maximum length of stay of 15 consecutive days in any 30-day period as we aren't sure this addresses the main problems this legislation seeks to remedy, e.g., concerns about safety, unauthorized house parties, etc.

Finally, we believe there are some reasonable provisions that could be added to this legislation to make it more effective, including:

- A requirement that an STR owner's contact information be readily available at the rental property at all times and/or information for a local contact who is available to be reached 24/7
- Liability insurance requirement
- Minimum age requirement to book an STR of 21 years old
- A requirement that STR properties be subject to safety inspections

Thank you in advance for your consideration of these comments and your willingness to address this issue. We hope to continue an open dialogue on this subject as changes are considered.

If you have any questions or concerns, please do not hesitate to contact me at (717) 963-8371 or lbrinjac@prla.org.

Sincerely,



Lauren Brinjac
Senior Director of Government Affairs

cc: Brenda F. Pree, MMC, CERA, City Clerk