CALL FOR PAPERS AND PARTICIPATION
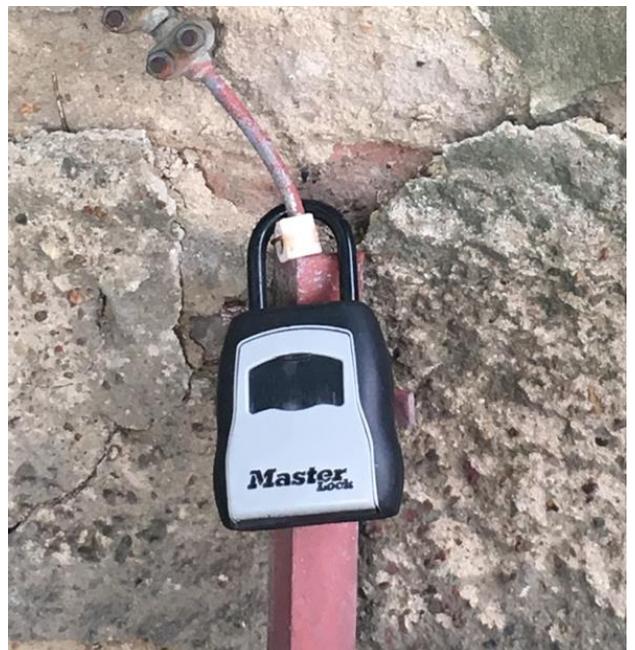
AIRBNBING THE CITY - EFFECTS OF THE GLOBAL ACCESS TO LOCAL HOUSING

Research workshop on the regulation of short-term-rentals organised by ILS Research Institute for Urban and Regional Development and the Department of Spatial Planning Law and Environmental Law, TU Dortmund University

Sharing companies are increasingly establishing themselves as serious competitors to Standard Economy companies. Mostly operating via platforms, they not only change the rules of communication, consumer behaviour or mobility, they also exert an influence on the way people find and use homes. In addition to the obvious competition with the lodging industry, the transformation of one's own home into a holiday home initiates and promotes various negative externalities, especially on the housing market.

The actual extent of illegally repurposed housing units into holiday homes is unknown and could only be estimated with the support of the platform operators themselves. However, researchers, companies and activists are themselves scraping Airbnb data to quantify and analyse the spatial externalities of short-term rentals in cities.

Due to the diversity of cities and their framework conditions, various regulatory approaches for the sharing economy and its impact on the housing market have now been developed. While some cities tend to adopt a laissez-faire strategy, others take a more proactive approach. In some cases, the strategies are also dependent on the cooperation of the platforms themselves. In many cases, an agreement on an accepted number of rental days for the apartment as a holiday home, known as caps, serves as the basis for the policy. The control and enforcement of

Key boxes for Airbnb flats, illegally chained on walls in the city of Prague (© Jan Polívka)

these approaches, however, remains difficult and often inadequate. This lack of information and other challenges, such as the volatility of supply and demand, still lead to unsatisfactory results in the regulation of short-term rentals.

The workshop is structured into a case-related discourse on short-term rentals and a general discourse on effective regulatory approaches. For this purpose, two research questions were developed:

- To what extent do short-term rentals conflict with housing in the city and in the neighbourhood?

- Which type of regulation and which measures lead to desirable results in the governance of short-term-rentals?

We are looking forward to contributions on the above-mentioned topics, which add to the debate in particular with theoretical or empirical approaches. Please apply for your participation by sending us an abstract with a maximum of **500** words on the topic of your presentation and its relation to the workshop until **November 20**. If possible, include or add **1-3 theses or questions** that you think should be discussed in the workshop.

The workshop will take place on **2020 January 24** (Fri) from **9:30 to 18:00** at the **ILS in Dortmund**. Participation is free of charge. Digital participation in the workshop may also be possible!

Please send your abstracts to diane.matuschek@ils-forschung.de In case of any questions, please do not hesitate to contact us under the same address.

IMPORTANT DATES

- Call for Participation Deadline: 2019 December 08
- Notice of Participation: 2019 December 15
- Registration Deadline: 2020 January 05
- Workshop: 2020 January 24

ORGANIZERS

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PROGRAM

9:30 Registration, Coffee
10:00 Start
10:15 Welcome, Introduction
10:30 **1st Block | Presentation of cases**
12:00 Lunch
13:30 **2nd Block | Evaluation Methods**
15:00 Coffee Break
15:30 **3rd Block | Analysing regulatory approaches**
17:00 Final discussion: Lessons Learned and future
            Perspectives
18:00 End of the Workshop

VENUE

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Brüderweg 22-24
44135 Dortmund