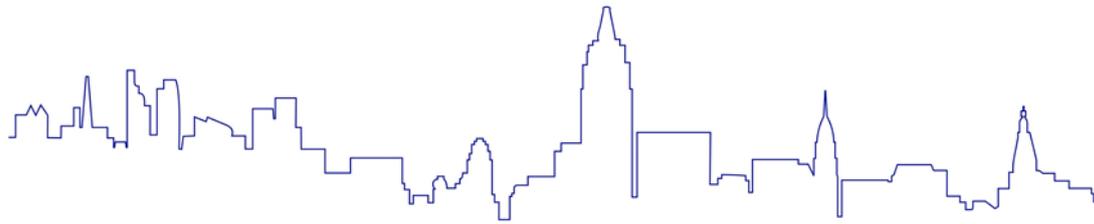


FINAL CONCLUSIONS OF THE III REFORMBNB SUMMIT BUENOS AIRES 3RD TO 5TH NOVEMBER 2019

Over the last two days, sixty representatives of the hospitality industry from more than 20 countries met to discuss how policy makers and the hospitality industry can manage the short-term rental crisis. They were joined by representatives from governments and international organizations equally concerned by the issue. A summary of our discussion is found below:

1. All attendees agreed that short-term rental industry must be made official and overt, all short-term rental properties must be registered with the relevant government authorities. Intermediaries must not advertise un-registered properties.
2. Attendees agreed that governments must protect society from the negative social impacts created by an un-controlled short-term rental industry, especially on the issue of housing affordability. Attendees agreed they will work to raise awareness of this issue going forward at local, national, and international levels.
3. Attendees stressed that Argentina, Chile, and Uruguay should introduce a legal requirement that hosts register their properties in a central system and that platforms cease advertising non-compliant listings. We also noted that in Colombia, additional action must be taken to ensure that the registration requirements work effectively. We noted that similar problems exist in many other countries across the world – including France.
4. The attendees expressed their disapproval to introducing new touristic taxes, because that would injure the attractiveness of their destinations. However, where tourist taxes already exist, we agreed they should apply to short-term rentals and hotels equally.
5. We discussed the concept of “temporality” as a distinctive factor which can clarify the responsibility of different parties in the short-term rental industry.
6. We agreed that we must distinguish between providers (or ‘hosts’) and intermediaries (or ‘platforms’), the intermediaries should take responsibility for monitoring the short-term rental industry and preventing illegal activity. It was agreed that platforms should share data with the relevant authorities in government.
7. Attendees agreed that legislation must change to address the problems created by the short-term rental industry – considering the impacts it has on urban planning, housing affordability, neighborhood amenity, guest safety, tax equality, and other social goods.



8. The attendees agreed to promote the guidelines developed in Barcelona and continue to investigate and spread best practices for the management and control of the short-term rental industry.
9. The attendees agreed that global collaboration is essential for addressing the challenges created by the short-term rental industry.
10. It was agreed, to launch the Global ReformBnB Forum which will seek to promote effective rules and controls for the short-term rental industry between ReformBnB summits.
11. The Global ReformBnB Forum was pleased to receive the UNWTO – a specialized agency of the United Nations – and their offer to incorporate the ideas and works of the summit into their agenda of work. In the short term, we accepted his invitation to develop over the coming months a memorandum of understanding between the forum and the UNWTO. Buenos Aires, 5th November 2019