



GRANICUS

Start with Safety: Short-Term Rentals Compliance for Government

Building a Foundation for STR Compliance

Housekeeping



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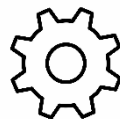
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Q&A

Questions

Answering questions will be the main event. You can submit them at any time through the Q&A icon in the bottom toolbar



Tech Issues

Troubleshoot using Audio Settings in the bottom toolbar or email us at:
info@granicus.com



Recording

The recording will be sent in a follow-up email.

Company Introduction



5,500+ Government Agencies

have chosen Granicus to modernize their online services, web presence, and communications strategies.



Seamless Digital Solutions

that help government: improve the customer experience, simplify/automate workflows, and enable strategic community development



Short-Term Rental Software & Services

Compliance and Monitoring Software
Proprietary and Updated Data
Consulting and Advising Services



Today's **Speaker**



Justin Ford

Director of Safety and
Certification Programs



Agenda Today

1

Short-Term Rental Market Overview

2

Market Changes and Their Role in Accidents

3

Concerning Short-Term Rental Trends in 2022

4

Where to Start with Short-Term Rental Safety

5

Questions

Poll: What stage is your community in when it comes to short-term rental regulations and compliance?

- Unregulated
- Illegal / Banned (regardless of COVID-19)
- Regulated, but low (under 49%) or unknown compliance
- Regulated, with a high compliance (over 50%)
- Moving towards regulations



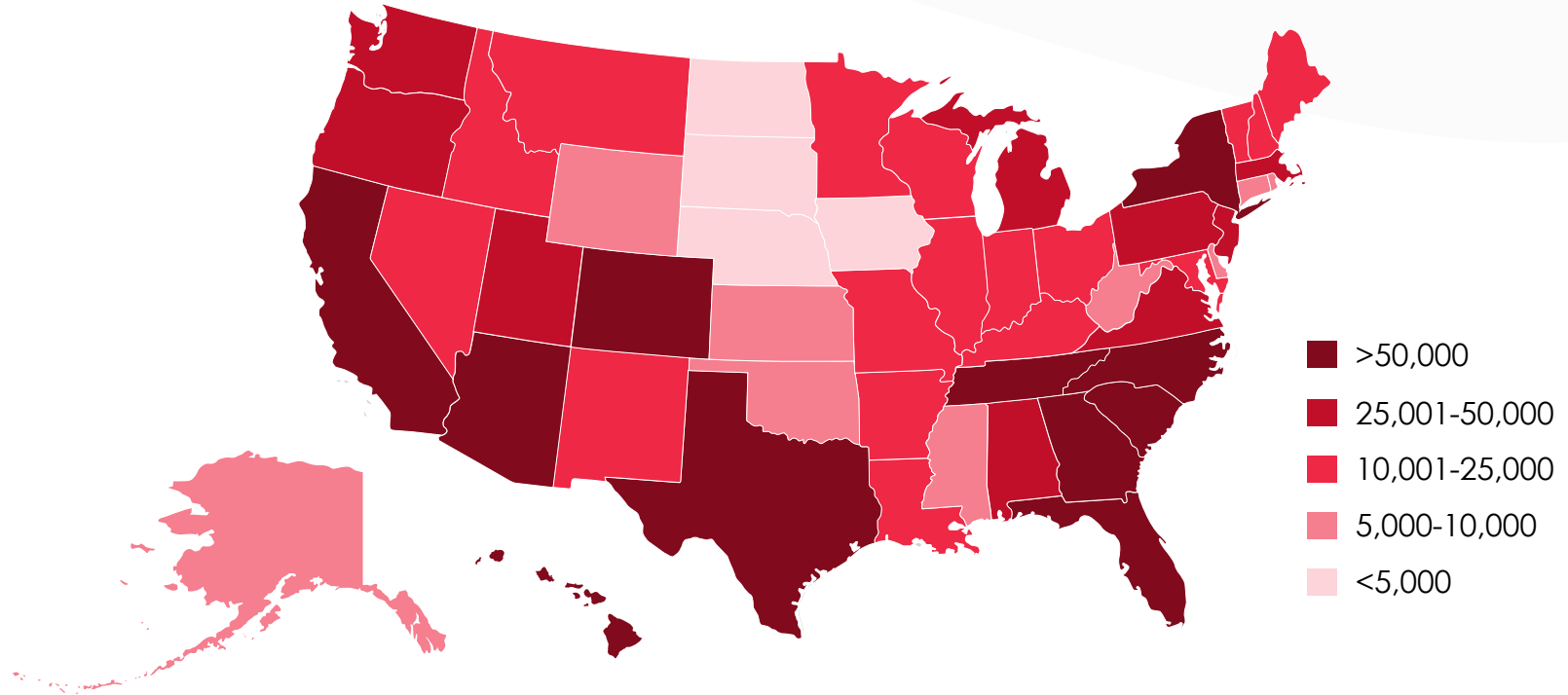
Understanding the Broader Short-Term Rental Market

What is a short-term rental?



Rental of a residential dwelling unit usually for periods of **less than a month**. Commonly booked through one of the many online marketplaces available, such as Airbnb, VRBO, and more.

There are more than **2M** STR listings in the US,
representing **1.6M** unique rental units



As of May, 2021

Source: Proprietary Data from Host Compliance



Rental hosts post their units on multiple platforms



1.22 Listings

On average per
unit across the U.S.

State	Rental Listings	Rental Units	Number of Listings Per Unit
Florida	400610	329819	1.21
California	221056	160952	1.37
Texas	122548	96748	1.27
New York	85286	72442	1.18
Colorado	91342	67478	1.35
North Carolina	79340	65715	1.21
South Carolina	71015	56284	1.26
Georgia	55668	47685	1.17
Arizona	55021	45662	1.20
Hawaii	58604	45390	1.29
All Other States	747707	623987	1.20

As of May, 2021

Source: Proprietary Data from Host Compliance



Of the **2M** Short-term Rental Listings in the US...



+60%

Of listed
properties are
single family
dwelling units



+90%

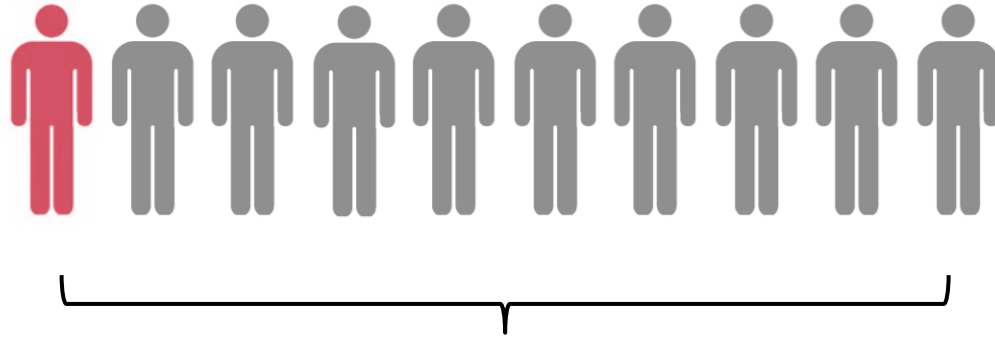
Of listed
properties are
entire home
rentals

As of May, 2021

Source: Proprietary Data from Host Compliance



Without proper enforcement, only a fraction of short-term rentals will register and comply with regulations



In General Less Than 10% Of STR Owners Voluntarily Register And Comply With Regulations

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New inventory means new hosts

Florida saw around 75,000 new rental property listings – JUST IN 2021!

US saw a 9.4% increase in inventory in 2021

20.5 % increase forecasted for 2022

Record STR traffic means new guests

54% of renters in 2021 had never rented a vacation rental before.

In 2021, around one in eight people have been vacation rental guests. By 2025, nearly one in five people will have stayed in a vacation rental.

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Safety Incidents at Rentals Up in 2022

Pool Drownings & Water Related Incidents

Fires & Carbon Monoxide Incidents

Fire Pit and Grilling Related Incidents

Construction Maintenance Related Incidents



DROWNINGS

Child Drownings in U.S. Pools, Spas Are on the Rise

June 9, 2021, at 11:51 a.m.



By Robert Preidt, *HealthDay Reporter*

WEDNESDAY, June 9, 2021 (HealthDay News) – Pool and spa drowning deaths among U.S. children are spiking upwards, and restrictions related to the COVID pandemic may also mean that fewer kids are getting the swimming lessons that might keep them safe, the Consumer Product Safety Commission warns.



HE (HEALTHDAY)

A record number of children drowned last year in Florida

The state says 98 kids drowned statewide in 2021.



Credit: pikanchana - stock.adobe.com

ARIZONA NEWS

New numbers show dangerous start to 2021 for drowning incidents in Arizona

Apr 15, 2021, 4:35 AM | Updated: 2:06 pm



This injury leads to more deaths for California kids than anything else. But it's preventable

Corinne S Kennedy Palm Springs Desert Sun

Published 12:46 p.m. PT June 8, 2018

[View Comments](#)



With 4 drowning deaths reported around Lubbock so far this year, officials stress water safety

4 of 37 Texas drowning deaths this year were in Lubbock County

Gabriel Monte Lubbock Avalanche-Journal

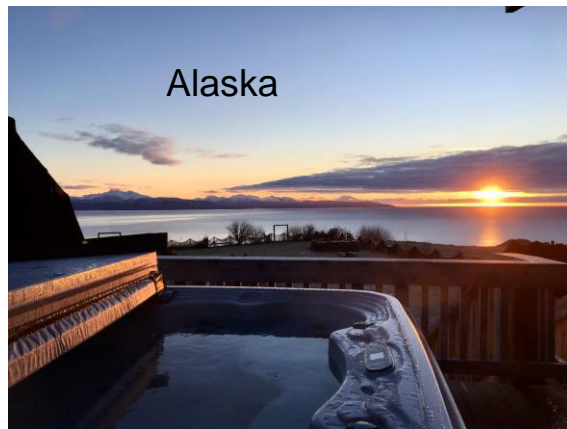
Published 3:58 p.m. CT July 2, 2021 | Updated 4:18 p.m. CT July 2, 2021

[View Comments](#)



About 80% of drownings among adolescents, excluding from boating accidents, occur within 10 yards of safety, according to the Pediatric Board Study Guide. Parents or any guardians watching a child in a pool or other body of water should be within an arm's length of them. *File/Getty Images*

POOLS & SPAS ARE EVERYWHERE



2-year-old drowns at Anna Maria vacation home

by Kathy Prucnell | Be the first to comment

f Facebook

Twitter

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Comfort is offered July 11 at the scene of the drowning death of Emma Thompson, 2, at 207 Sycamore Ave., Anna Maria. Islander Photo: Kathy Prucnell

FLORIDA



LEARN FROM THE PAST

2YO saved from drowning in Anna Maria

by Ryan Paice | Be the first to comment

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A 2-year-old boy nearly drowned Feb. 14 after falling into a swimming pool at a vacation rental property in the 200 block of South Bay Boulevard in Anna Maria, according to a Manatee County Sheriff's Office report.

The child's mother told police she lost track of the kid while upstairs attending to a cable service worker. She said that when she realized the child was missing, she returned to the pool area and found him underwater.

She rescued the child from the pool and began CPR while family members at the property, called 911.

MCSO deputies and emergency medical services responded around 3:51 p.m. and Bayflite, a helicopter emergency service, transported the child via to Johns Hopkins All Children's Hospital in St. Petersburg.

The child was not named.

An MCSO deputy investigated the property and found an alarm attached to a door leading to the pool area, designed to emit a sound to warn people the door had been opened, but it was determined it lacked batteries.

The MCSO report stated, "The child's condition is improving and the prognosis is positive. There is no further investigation warranted."

INDUSTRY SAFETY TOOLS



FLORIDA

NEWS



Georgia girl dies after falling into Florida pool on 2nd birthday

By Joshua Rhett Miller

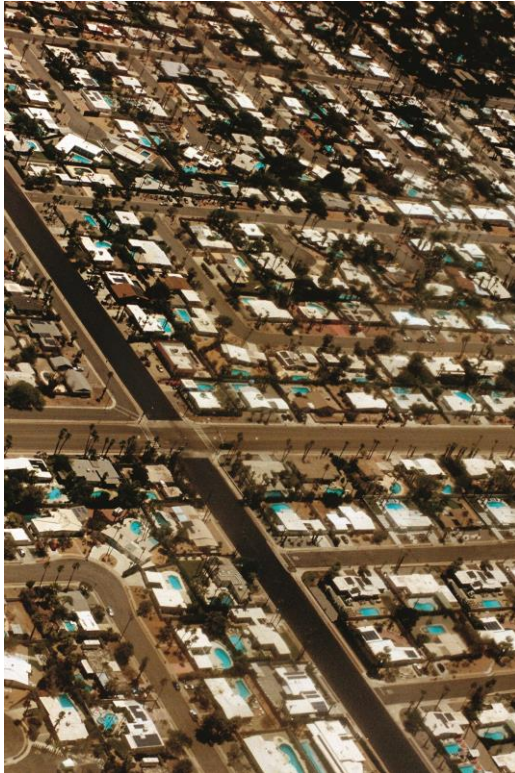
April 16, 2021 | 5:07pm | Updated



A Georgia girl has died from a swimming accident while on vacation with her family. *Cofortna*



GOT IT RIGHT!



City of Palm Springs
Department of Building & Safety
3200 East Tahquitz Canyon Way, Palm Springs, CA 92262
PO Box 2743, Palm Springs, CA 92263
Tel: 760.323.8242 | Fax: 760.322.8360 | TDD: 760.864.9527
www.palmspringsca.gov

PRIVATE SWIMMING POOL/FENCING BARRIER REQUIREMENTS: 2019 CBC SECTION 3109

INTENT:

The intent of the swimming pool barrier requirement is to prevent the uncontrolled access to a pool or spa by children from adjacent properties and from the home.

DEFINITIONS:

Swimming pool or pool means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. Swimming pool includes in-ground and aboveground structures and includes, but is not limited to, hot tubs, spas, portable spas, and non-portable wading pools.

Enclosure means a fence, wall, or other barrier that isolates a swimming pool from access to the home.

Approved safety pool cover means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91.

Exit alarms means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electrical wiring of the building.

CONTRACTOR'S RESPONSIBILITY:

Any person entering into an agreement to build a swimming pool or spa shall give the consumer notice of the requirements of the swimming pool barrier. (Health and Safety Code Section 115924)

REQUIRED SAFETY FEATURES:

PART A

The pool shall be isolated from access to a home by a permanent, non-removable enclosure that meets the following requirements prior to filling with water:

- Any access gates through the enclosure open away from the swimming pool and are self-closing with a self-latching device placed no lower than 60" above the ground.
- A minimum height of 60".
- Maximum vertical clearance from the ground to the bottom of the enclosure of 2".
- Gaps or voids, if any, do not allow passage of a sphere equal to or greater than 4" in diameter.
- An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

Rev. 12/04/19

Page 1 of 2

- In all cases, owners/occupants are responsible for maintaining all required enclosures/barriers and safety elements.
- The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.

PART B

In addition to Part A above, at least one additional drowning prevention feature of the six listed below shall be incorporated.

Note, however, that where a wall of a group R, Division 3 occupancy (including attached garage) serves as part of the barrier, items 3 or 4 shall be required as part of the barrier.

- #1. The pool shall incorporate removable mesh pool fencing enclosure that meets ASTM F2286 in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- #2. The pool shall be equipped with an approved safety pool cover meeting ASTM F1346-91.
- #3. The residence shall be equipped with exit alarms on those doors providing direct access to the pool or spa. The exit alarms may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
- #4. All doors providing direct access from the home to the swimming pool or spa shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54" above the floor.
- #5. An alarm that, when placed in a pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208.
- #6. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Testing Mechanical Engineers (ASME).

Above Ground Spas and Hot Tubs

Hot tubs and spas that have a locking safety cover that complies with the American Society for Testing Materials- Emergency Performance Specifications (ASTM-E5 13-89) are exempt from the above barrier requirements.

Rev. 12/04/19

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WHAT PROFESSIONALS ARE DOING



WATERCRAFT



Man Drowns at Vacation Rental Due to Owner Negligence. Family Calls for Waterfront Safety Regulations.

This past September, in a very unfortunate event, a 30-year-old Airbnb guest, Vinod Deonarine, **drowned after taking out a canoe that was provided by the vacation rental** he was staying at. Incidents like these are such a tragedy and echo the need for the vacation rental industry to focus more on safety requirements.



FIRE



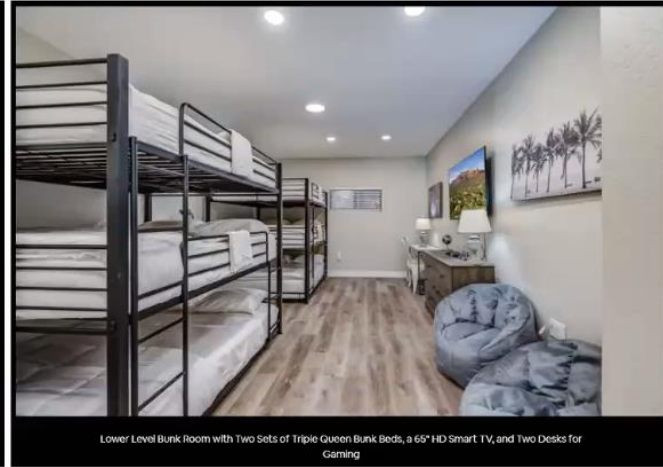
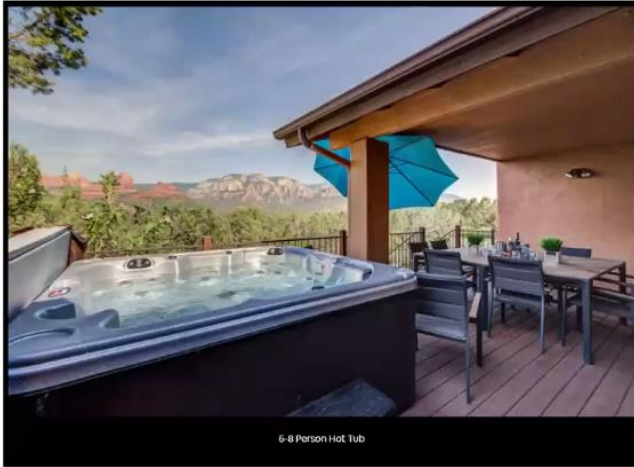
SEDONA, AZ



SEDONA, AZ

Illegal Conversion Example

- 5 bedroom home with 9 beds, 4.5 baths
- 6 – 8 person hot tub on the deck
- Basement bunk room has two sets of triple queen bunk beds with insufficient egress



OUTER BANKS, NC



UPDATED: Two-alarm fire destroys huge vacation home in Kill Devil Hills

© June 20, 2021 | Kari Pugh



Fire destroyed a vacation home in Kill Devil Hills early Sunday. [Photo courtesy Sheila Foster Davies]

LAKE OF THE OZARKS, MO



LAKE OF THE OZARKS, MO

Vrbo Trip Boards Log in Sign up Help Feedback USD EN

Where Lake of the Ozarks, Missouri, United States of America

Check-in Check-out Guests Search

United States of America Missouri Emerald Bay

Million dollar view in popular Horseshoe Bend area-Emerald Bay

Share Save

\$116 highlight
5 (3 Reviews) Exceptional

Add dates for total pricing

Check-in Check-out

Guests

Check availability

Free cancellation up to 14 days before check-in

Contact host

Property # 2078622

About Policies Amenities Reviews Rooms & beds Map Rates & availability Host

+12 photos



MASSACHUSETTS

Setting up a grill? It may be illegal

Staff Writer Wicked Local

Published 12:01 a.m. ET May 21, 2011 | Updated 9:11 p.m. ET May 21, 2011



With summer on the way, many people are looking forward to barbecuing. But in Massachusetts, depending on where you live and place your grill, you could be breaking the law, [our news partner WCVB reports](#).

Rooftop, deck and balcony gas grills are fire hazards. They are also illegal across the state.

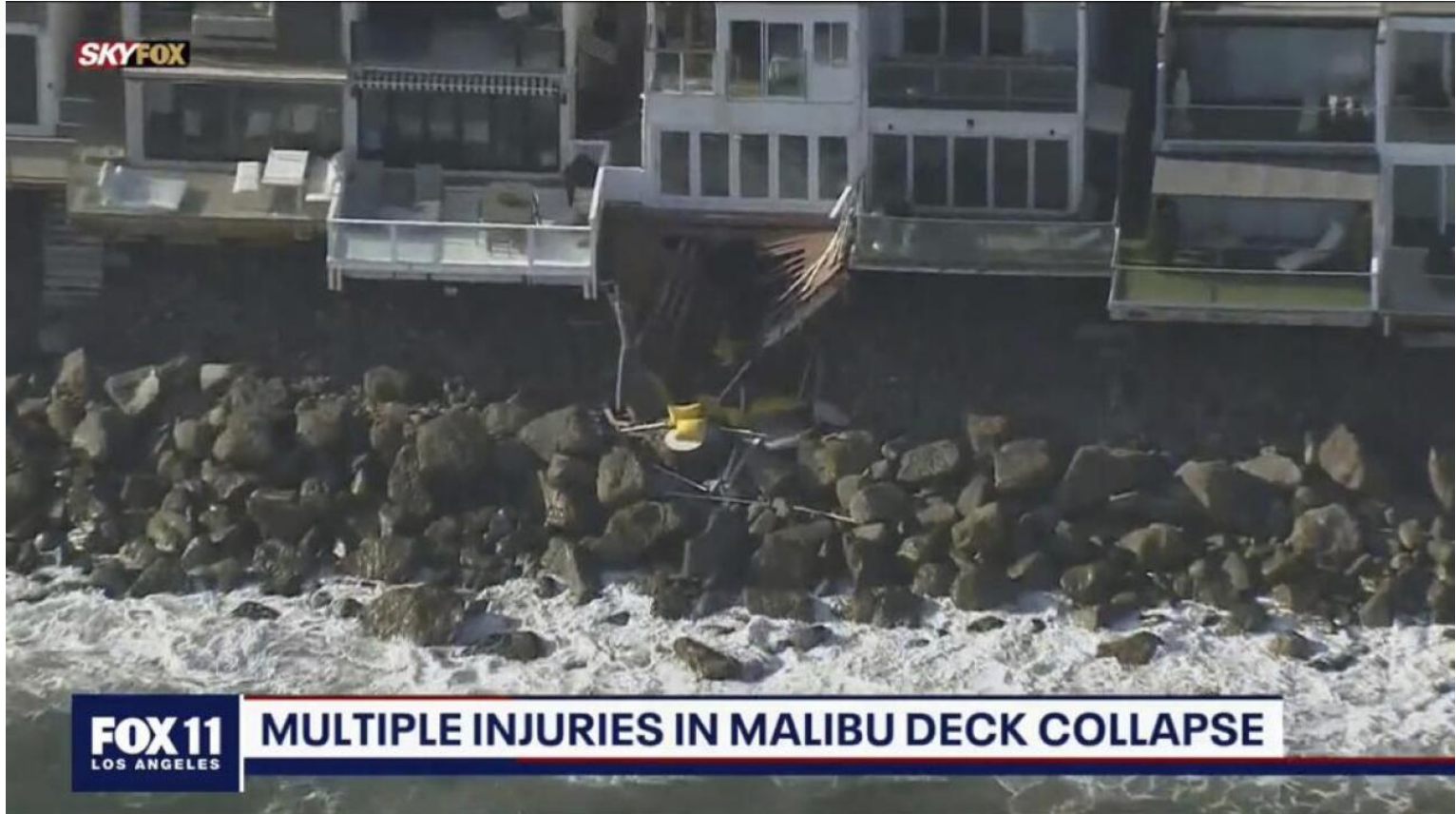
"The state law addresses propane in particular and says you can't have any propane used or stored above the first floor," said Capt. James Greene of the Boston Fire Prevention Division.

"In the city of Boston, specifically, we don't allow any charcoal grills on or in any structure," he said.

Inspectors go out regularly looking for violators. One alley in Boston's south end neighborhood is a hotbed of potential problems.

"There's one on the second floor with no stairs to the ground," Greene pointed out.

CONSTRUCTION & MAINTENANCE



DEWEY BEACH, DELAWARE



Update: Woman, 57, succumbs to injuries from Dewey balcony collapse

May 31, 2021

One woman died June 1 as a result of injuries sustained when a balcony she and another woman were standing on in Dewey Beach collapsed May 31.

About 4:50 p.m., May 31, Dewey Beach police were called to 4 Read Ave. for reports of a collapsed balcony and injuries, Sgt. Cliff Dempsey said. When officers arrived, they discovered the third-floor balcony had detached and two women, ages 47 and 57, of South Webster, Ohio, had fallen about 10 feet to the balcony below, Dempsey said. Officers secured the partially detached floor, and the women were removed from the residence by Rehoboth Beach Volunteer Fire Company personnel, Dempsey said. He added that both women were taken to Beebe Healthcare in Lewes, and their initial status was reported as stable.

Both women were later transported to Christiana Care. The 47-year-old woman suffered multiple fractures and was admitted to the medical center, according to Dempsey. The condition of the 57-year-old woman deteriorated throughout the night and she succumbed to her injuries about 7 a.m., June 1, Dempsey said. He said the investigation is ongoing and Dewey Beach Police Department is working closely with town officials and other outside agencies.

Assisting agencies include Dewey Beach Patrol, Rehoboth Beach Volunteer Fire Company, Sussex County EMS, Delaware State Police and Delaware Division of Forensic Science, Dempsey said.

Note: Updated 5:45 p.m., June 1 with new information.



A third-floor balcony collapsed at a vacation condo at 4 Read Ave. in Dewey Beach May 31, injuring two women, police said. DEWEY BEACH POLICE DEPARTMENT PHOTO

737 MAX – 346 People

After deadly 737 Max crashes, damning whistleblower report reveals sidelined engineers, scarcity of expertise, more

Not to mention the FAA delegating its watchdog duties to the actual aircraft manufacturers

Thomas Claburn in San Francisco

Wed 15 Dec 2021 // 01:47 UTC

176 



An Aviation Whistleblower report issued Tuesday by a US Senate committee cites numerous oversight gaps within the government and the aviation industry.

The report [\[PDF\]](#) was produced at the behest of the Senate Committee on Commerce, Science, and Transportation in response to two Boeing 737 MAX crashes in 2018 and 2019 that killed 346 people. It is based on testimony from seven industry whistleblowers from Boeing, GE, and the Federal Aviation Administration (FAA).

Boeing designed the 737 Max to compete against the Airbus A320neo. In order to achieve comparable fuel efficiency, Boeing basically put new engines on the existing 737 air frame, which allowed the passenger jet to avoid going through a new regulatory approval process.



Deck Collapses – 500+ People



RESIDENTIAL / COMMERCIAL USE

Refrigerator causes fire at vacant Savannah home

Molly Curley

5 days ago



via Savannah Fire Department, @savannahfire on Twitter

SAVANNAH, Ga. (WSAV) – A refrigerator caused a fire Wednesday afternoon at a house on Adair Street, according to the Savannah Fire Department.

Officials said no one was home at the time of the fire, but renters were scheduled to move in later in the day.

Crews arrived shortly after 1:30 p.m. to find smoke and flames streaming from the home's kitchen window.

Dryer catches fire at Oceanside vacation rental, displacing 16 people



Agenda Today

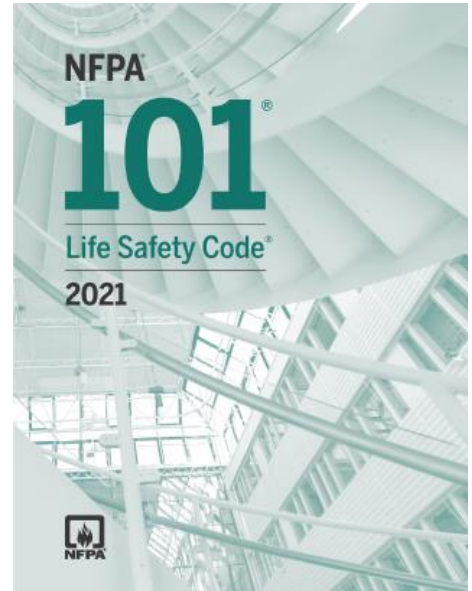
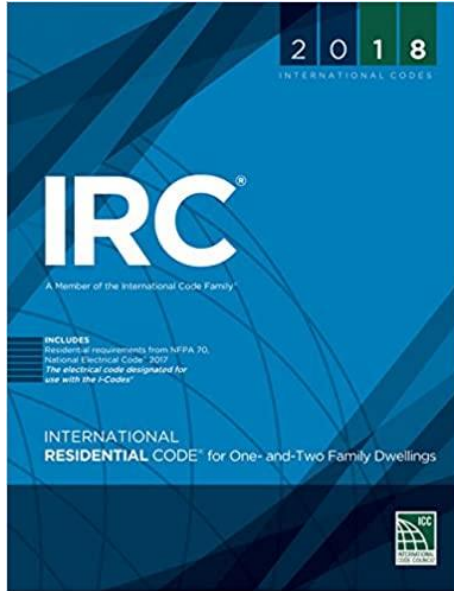
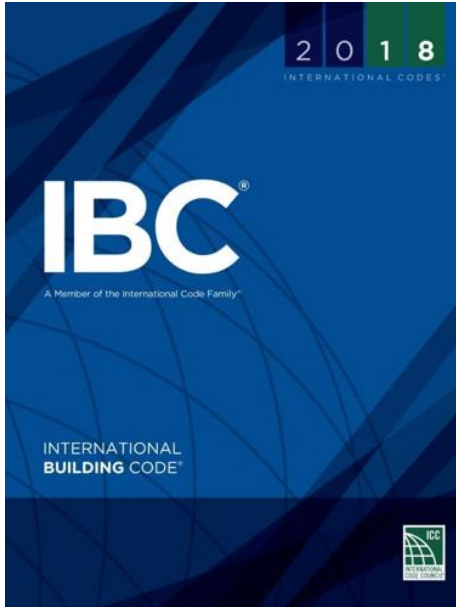
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WHERE TO START

Municipal and County Governments need to accept that the one accident at a short-term rental in their town, is not the first time it has happened.

Look to communities that have successful safety laws in place that protect their renters.

Recognize that having better safety laws in effect for rentals makes the destination more attractive for renters. Safety is good for business!



Exterior:

Property Inspected by a Home Inspector in the Last 5 Years - Recommended.

Clear Address Marker for Emergency Responders to See - Required.

Stairway(s) must have handrails on at least one side of the stairs for all stairs that are more than 30" above ground/surface below - Required.

Good exterior lighting for renters to get from street/driveway into the rental - Recommended.

Outdoor furniture all checked and inspected - Recommended.

Any wood burning fire pit at least 10 feet from the structure with extinguishing device/hose provided nearby as well as clear instructions on the use of all types of firepits (gas or wood) - Required.

Any gas or charcoal grill at least 3 feet from the structure with a minimum of 9 feet of overhead clearance - Required

Helmets included for bikes as well as a post-stay inspection program in place before each rental to ensure bikes are safe for your renters to use - Required

Professionally installed and inspected playgrounds for kids only - Required.

Pool and or Spa/Hot Tub: Skip if you don't have either or they are managed under a common area at a condo.

Pool gated and fenced in or with protective access to keep children out when adults aren't aware - Recommended

Pool Alarm - Recommended

Pool Depth Markers - Recommended

Pool Safety Hook or Life Preserver Ring - Either is Recommended

Pool Slides are not permitted unless part of the landscaping - Recommended.

Owner provided pool toys not permitted - Recommended

Spa or Hot Tub: • Does the cover have straps that secure it from a child accessing it? - Required • Is the hot tub located away from any deck edge/railing? - Recommended • Hot tub chemicals are stored away from children? - Recommended • Is there a spa safety sign located nearby? - Required

Waterfront:

Dock or Pier: (All Recommended) • All nuts and bolts need to be checked for tightness and to ensure dock supports are not loose. • Ensure all decking is secure and can't float away if lake/sea levels rise from storms/tides. • No nails or screws are sticking up. • Warning signs are in place regarding diving or any other hazards present around the dock.

Watercraft provided to renters include all sizes of life jackets and don't include motorboats with more than 10hp, sailboats over 18 feet? A post-stay inspection program is in place before each rental to ensure watercraft are safe for your renters to use - Required

Interior:

All flame producing candles removed from rental - Required

Only child-resistant lighters/flame producing devices available for renter use - Required

Rodent traps, pesticides, bait stations out of reach of pets and children - Required.

Basic first aid kit provided for each renter to access with all necessary products - Required.

A Fire Extinguisher must be mounted in the bracket it came with near the kitchen. If it is in a closet or cabinet, it must have signage to indicate it is located in that closet or cabinet - Required.

Smoke Alarms must be installed per state law, per manufacturer instructions and less than 10 years old - Required.

Carbon Monoxide Detectors must be installed per state law, per manufacturer instructions and less than 7 years old - Required. (If there are no installed fuel-burning appliances that produce CO in your rental dwelling, and your state doesn't require CO detectors in rental properties, you can skip this requirement).

Working locks on all doors and windows to restrict intruder access - Required.

Emergency Information Card posted in a prominent location that includes the address of the rental dwelling (printable one located HERE) - Required.

Portable Heaters with tip-over shut-offs and located in safe places - Recommended.

Wood-burning fireplaces, wood-stoves and chimneys inspected annually - Required.

Gas Fireplaces inspected in the last 5 years - Required.

Propane and Natural Gas lines and appliances inspected for leaks annually - Recommended.

Chemicals, paints, and cleaning supplies made inaccessible to young children - Required.

Bedroom egress to international safety standards. (Exempt if the bedroom has a fire sprinkler system) The bedroom must have two exit points, typically a door and then a window that is at least 5.7 sq ft and is not blocked in any way - Recommended

Any bunk beds meet 2007 federal safety standards, which includes top mattresses being at least 5" below the guardrails that should be on both sides of the bed as well the ladder fixed to the bed - Required.

All flooring and carpets shouldn't present a trip hazard - Recommended.

All interior furniture inspected for safety issues - Required.

Kitchen fully inspected for safety - Required.

Electrical panel up to NEC code with clear markings on the panel to indicate what each circuit switch operates - Recommended.

Boiler and furnaces inspected annually - Recommended.

Domestic hot water tested to ensure it isn't over 125 degrees F - Required.

Stairway(s) must have handrails on at least one side of the stairs for all stairs that are more than 30" above ground/surface below - Required.

Guardrails in place on any exposed floor or loft that is more than 30" high - Required.

Dryer Vent inspected annually - Required.

Private residential elevator inspected annually - Recommended.

Heat sensor mounted in any garage - Recommended.

WHERE TO START

Put a safety inspection plan in place in your cities and counties that works!



Inspection Report

Gerson / 14893
Wednesday, January 13, 2021
18 Nanna Ave
Frederick, md 21701



Breezeway Safety Certifications

6173000384

Summary

We take our house and rental property very seriously when it comes to safety. Everything from the washer and dryer, to the vents for the AC/Heat upstairs are checked after every guest and serviced when needed.

Property Exterior

Yes / No

It is recommended - but not required by this certification, that a home inspection be completed of the vacation rental and any issues discovered by the home inspector be addressed. Have you had such an inspection and addressed any of these related issues in the past 5 years? In addition to answering this question "yes" or "no" below, you can add comments by clicking on the pencil or take a picture of the cover of the most recent home inspection if you want to add that information to this certification by clicking on the camera.

Address Marker

Yes / No

Is there an address marker for the rental property that is clearly marked and not obstructed?



Property Grounds

Stairways

Yes / No

WHERE TO START

Short-Term Rentals that are 'safety reviewed' have less problems in the community.



breezeway

HOME SAFETY REVIEW BY BREEZEWAY

This rental property has passed Breezeway's 'Home Safety Review', demonstrating the owner's commitment to property and guest safety.

breezeway.io/safety
3/27/2022
Review # 15430





breezeway.io/municipalsolutions

safety@breezeway.io

617-300-0384

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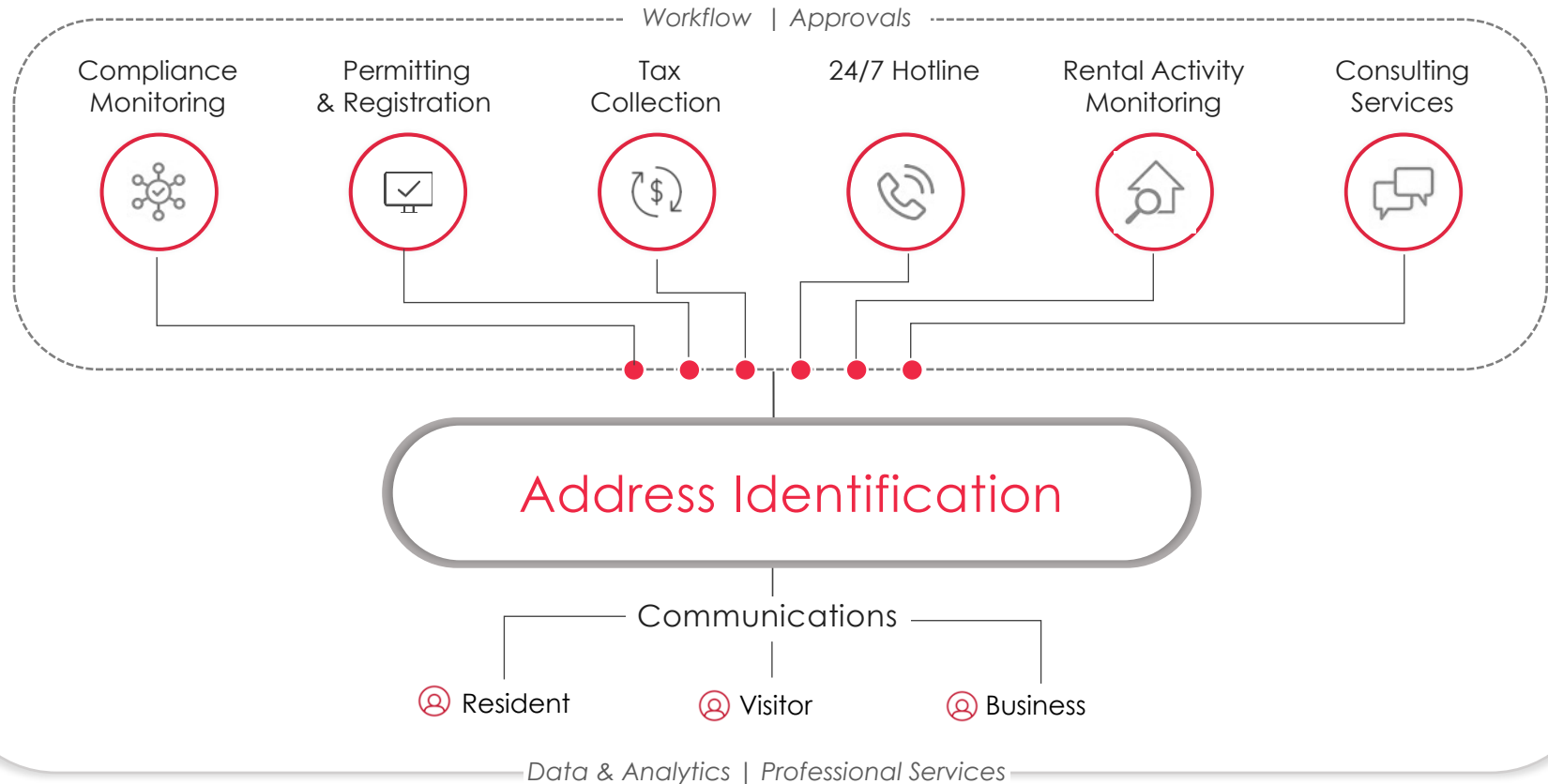
Questions for **Justin?**



Justin Ford

Director of Safety and
Certification Programs
at Breezeway

govService **Host Compliance**



Tell us how we did (and follow up)

If you'd like free information on:

- Your **compliance rate**
- How **many STRs are in your area**
- More information about **next steps for your STR program**
- How to **increase your reach** to better serve your residents.

Contact us at [granicus.com](https://www.granicus.com).

Granicus connects over 5,500 governments with the people they serve by providing the first and only civic engagement platform for the public sector.





Thank you!