



Short-time lets :  
Paris  
experience

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# Paris situation

- A massive increase of touristic short-time lets in Paris : more than 300 rent plateforms on internet in 2016
- Airbnb : 50 000 owners for 65 000 flats (30 000 in 2015, 4,8% of the parisiens flats)
- Abritel/Homelidays : 14 200 flats
- Booking : 2760 flats...

# Consequences

- The phenomenon has a probable effect on the downward trend in the number of principal residences in Paris (-17 551 all-year-long inhabited homes since 2011)
- Significant nuisances :
  - Lack of home for people working all year long in Paris (20 000 homes concerned)
  - Increasing prices and loans
  - Noise and inappropriate use of homes

# A balanced policy

- Paris lacks hotel accommodation
- Only multi-owners are prosecuted
- The City Council doesn't want to forbid short time lets : neither deregulation nor prohibition
- Toward a balance between right to rent for the owners and necessity to protect homes for Parisians

- A 20-members team controls homes everyday in the field :
  - Right to visit any home
  - Right to ask any document to the owner
  - Internet watch
- Since 2016, 8500 homes controlled
  - More than 500 offenses found (= a rate of 5,6%)
  - Between 2007 and 2012, more than 900 homes regularized

## Increasing controls

- On the 1st of December, a new regulation tool : the obligatory registration number
  - Any short-term rental, whether in a principal residence or not, must be registered
  - A flexible procedure on the website of the city
  - The number delivered by the City must be displayed on each ad
- Internet platforms must block ads beyond 120 days for any principal residence and transmit the data to the city each year

## Registration number

# Expected earnings of the new device

- A better knowledge of the phenomenon :
  - Collect data for a better view of parisian short-term lets market
- Improve the effectiveness of controls:
  - A new database to target the controls