

NYCAug. 14

"How Do I Rent Out My House Without Angering My Neighbors?" You don't.

Jim Tagley

Naples, FLAug. 14

Airbnb, VRBO, and other rental sites are a blight on residential communities. They are responsible for turning stable neighborhoods into nothing more than hotel rooms. I'm surprised the hotel industry is not doing more to combat these unfair competitors.

Susan

virginiaAug. 14

I live on a resort island in a small, upscale, and quiet development, and some of the homes are used as weekly rentals. (We have an HOA and do not allow rentals for less than a week, weekend rentals are even much more of a nuisance than weekly.) And we're hoping to eliminate all short-term rentals soon. The lack of social contract renters have with their neighbors causes all kinds of behavior they would never engage in or tolerate at home. They know a loud party on a Friday will have zero impact on their stay because they leave Saturday morning. A vacation rental generates six times the vehicle trips than a normal residence does. Your neighbors will live with that every day. By the way, you can charge what you do because they've made the nice neighborhood you're in, keep that in mind. There isn't much you can do to ensure even the best set of rules isn't broken. You can't screen out the ones who will have no respect for the neighborhood until it's too late for your neighbors. They're watching everyone get priced out of the market because investors are coming in, buying houses, and renting them out. Given remote work and school, the season isn't constrained to summer anymore, the problems are now year-round. You're the only one who benefits from your rental, so don't be surprised if the reception is chilly.

Martha

Dryden, NYAug. 14

Alas, this advice is almost never taken. Our neighborhoods have been transformed into noisy, traffic/parking congested nightmares because of Short Term Rentals (STR). Most of the landlords are upper middle/upper class professionals and business people, intent on making even more money. The rest of us, who value community and nature are suffering great costs so the greedy can make more money (and often buy additional houses). Many studies show how this development has led to greater inequality, higher housing and rental costs. Local governments are way behind in establishing regulations to protect the larger community, since officials often are landlords themselves (usually unwilling to publicly reveal that). Companies like Airbnb often make deals with local governments to give them a percentage of the money they make....to discourage stronger regulation. STRs have created a new polarization among urban liberals-- between those who value community, cooperation, and transparency, and those who are just greedy.

HJR

NYCAug. 14

Many people rent out their homes at the shore to help pay off the mortgage. I know families who own lovely properties they have never stayed in during the high season. Ms. Kaysen is right and I wish that more renting owners would understand the importance of being good neighbors. One important point: If you can't be present to check on your property then you need someone, even a paid manager, to be available. It does the police no good to have an owner in Philly or Bergen County and no one local to respond.

travelwatcher

NMAug. 14

You cannot control your AirBnB "guests," despite what anyone says. After 20+ years in a house that I truly loved, the very quiet next-door neighbors moved, and a full-time AirBnB opened up in the house next door. It was intolerable. The new owners kept saying that they would "make sure" that their "guests" would be quiet and respectful, but their interests were clearly aligned with AirBnB money, not with the pesky neighbors. I sold my house and moved. Incredible, when I look back on it, but it was the right decision. I was engaged in a daily battle with AirBnB revelers. I now live in a place with an HOA that strictly prohibits short term rentals. But not everyone has this option. AirBnB is changing our neighborhoods and it is happening so quickly that slyly that people don't understand it -- until it happens next door to them.

Cheri

Lake TahoeAug. 15

How about DON'T turn your home in a residential neighborhood into a hotel and expect your neighbors to be cool with it. There is literally nothing you can do to control what others do when you are not there. Your neighbors are the ones paying the price - waking up at night, dealing with their parking issues, all their 'tourist' questions, their trash issues. No one signed up to be your tour guide. Your front desk person. Your neighbors are the ones enabling you to make money. And they didn't buy a house in a residential neighborhood expecting to live next to a hotel. It's not fair. It shouldn't be legal. Know that your neighbors secretly hate you and they likely won't call you when your house is flooding. Also if you bought a second home and couldn't afford it without turning into a motel 6 - you actually couldn't afford that home. I would NEVER stay in an AIRBNB knowing what it's like to live next to one. You are only contributing to this massive growing virus which is destroying neighborhoods, especially in the most beautiful places where people want to visit. Hotels are hotels, homes should be homes.

Thomsen

Washington CrossingAug. 14

All very excellent suggestions! I sure wish our "neighbor" had done all of these things, it would of made the transition more pleasant. Our neighborhood is not in a vacation destination but is within a 2 hour drive from Philadelphia and NYC. This large house was purchased without any indication that it was for sale. Due to some outside well drilling along our d property line we learned from the workers that it had been sold. Next thing was huge noisy pool parties weekend after weekend. We started taking note of all the different state plates on the cars and I checked VRBO. It is rented as a "large family gathering home"

in the country. I will give credit to the owner, who ever they are, for quickly responding to the email I found on the listing. It took a good year of complaining but apparently some house rules are being adhered to. No late night parties anymore, at least not outside. Many surrounding local townships are in the process of changing zoning to stop the "hotel" type rentals.

Van

McComb MS Aug. 15

The homeowner can make all the rules and efforts to be compliant in the neighborhood, but it won't matter. The renters will party, because they feel it is their right. Sheriffs will be called, and complaints lodged with AirBnB and others, but it won't matter, because the renters don't care. Best thing for the owner to do? Respect the neighbors and don't use the property for rental. Been there, done that.

Scott

Maui Aug. 15

Short term rentals are disruptive simply by having a constant stream of strangers parading through the neighborhood regardless of whether they are following strict rules. Some of us actually like having neighbors that we can be friends with, swap tools or whatever, watch each other's property when away, etc. This has become a huge problem in many communities; the very notion of a "community" is degraded by turning it into a bunch of vacation rentals. My advice is to leave your house empty when you are not using it.