



April 29, 2021

RE: Assembly Bill 363

Dear Assembly Revenue Committee,

We write to you in support of Assembly Bill 363. The Culinary Union has been advocating for enforceable short-term rentals regulations at multiple levels of government for years. As Nevada's largest union and organization of immigrants, women, Latinx/Black/AAPI workers, we believe that our State must consider how short-term rentals have negatively affected affordable housing in many cities, the quality of life problems that they often bring to residential areas, and ensuring that operators play by the same rules as other lodging providers when considering a regulatory framework for short-term rentals.

First, any regulations concerning short-term rentals must consider the impact on affordable housing in Nevada. Throughout the country, unregulated or poorly regulated short-term rentals have caused affordable housing crisis and we must take proactive steps to prevent that from happening in Nevada. The multi-billion dollar short-term rental industry has drawn in investors who buy up multiple housing units for investments, which means that fewer homes are available to long-term renters in a city. Rent then rises because of limited supply. If short-term rentals are to be permitted, there should be restrictions on landlords and outside investors who take apartments out of the long-term rental market and a strict limit on how many short-term rentals a person or entity can own and operate.

In addition, Culinary Union members and hospitality employees, who work different shifts in a 24-hour economy, have long raised concerns about the quality of life issues that come along with short-term rentals in residential areas. Workers have complained of party houses that keep them and their neighbors up at night and have turned their neighborhoods into unruly unofficial resort corridors. Unfortunately, the quality of life issues that come along with short-term rentals in residential areas don't just end with loud music at parties. There have been multiple violent incidents at parties at short-term rentals in Las Vegas over the last few years ([KTNV, August 3, 2020](#)).

Lastly, short-term rental operators should have to abide by the same rules as other lodging providers. This means that short-term rentals should be taxed and regulated like any other public accommodation facility. Enforcement of any regulations will be crucial if Nevada is committed to eliminating illegal short-term rentals. Without strict enforcement and substantial penalties for non-compliance, illegal short-term rentals will continue to flourish.

Illegal short-term rentals have been a nuisance in our neighborhoods, contributed to a unaffordable housing crisis around the country, and they have mostly avoided being taxed and regulated like other lodging providers. AB363 addresses these issues and creates an enforceable regulatory framework for this growing industry.

The Culinary Union applauds Assemblywoman Nguyen for bringing this bill forward and urges the Nevada Legislature to support and pass AB363.

Sincerely,

A handwritten signature in black ink that reads "Geoconda Argüello Kline". The signature is written in a cursive style with a large initial 'G'.

Geoconda Argüello-Kline, Secretary-Treasurer for the Culinary Union