Home-Sharing in the Digital Economy: The Cases of Brussels, Stockholm, and Budapest

Last Modified on 09/05/2017 8:30 am EDT

Authors: Sofia Ranchordás, Zsuzsanna Gedeon and Karolina Zurek
Leiden & Yale Law School, Central European University and Stockholm University
Date Published: March 2016
Research commissioned by: the European Commission, DG Grow

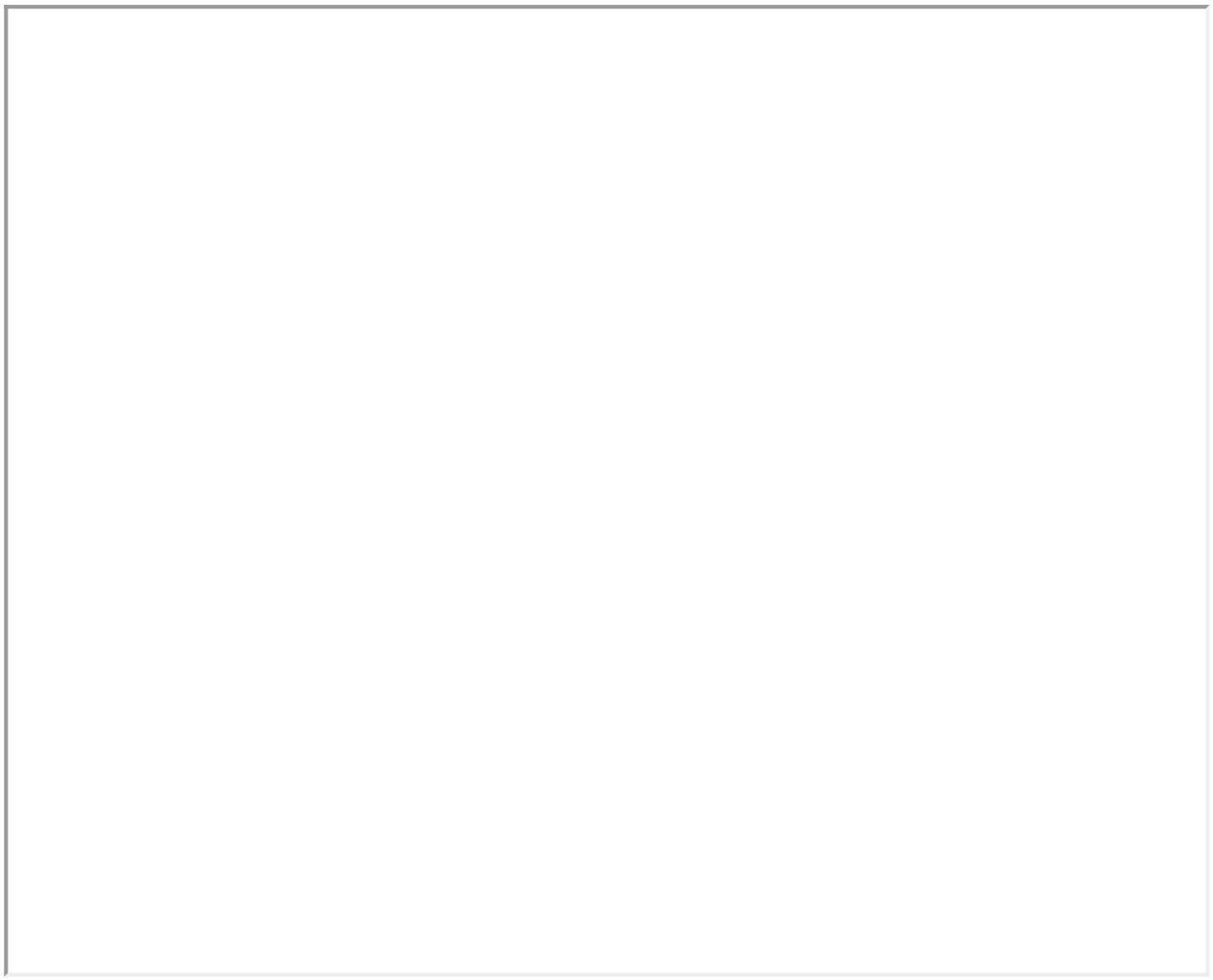
Why did we select this research?

This analytical paper on market access requirements in the short-term accommodation rental sector can help city governments understand how EU law applies to the accommodation sharing sector.

Key findings

Digital platforms have replaced the value of ownership which in turns disrupted the traditional consumption pattern. Although, there are extensive benefits from collaborative economy and access-based consumption, regulators have received complaints from neighbors and landlords in relation to homesharing businesses. This paper provides an overview of general housing challenges, local culture and tax policies of Stockholm, Budapest, and Brussels as well as examine legislation in the 3 capitals to find out whether they are compatible with the EU law. Hosts of tourists accommodation is Brussels are now required to comply with the recently amended regulations that includes thorough details regarding the precise way of taking care of their guests and how the leased bedroom should be decorated. Stockholm on the other hand has not change their regulation. It is mandatory for all accommodation providers to acquire authorisation from housing association. The city is highly concerned with illegal activities(i.e. human trafficking) that may occur through Airbnb and the danger exposed to neighborhoods. Detailed regulations on home sharing has long been operated in Budapest. Service provides are required to register with local notary prior to renting their underused space to tourists. They also need to submit tax collection statements to tax authority on a regular basis. Although, the overall registration

procedure is complex, it has not been escalated particularly for digital platform.



Reference

Sofia Ranchordás, Zsuzsanna Gedeon and Karolina Zurek (2016). Home-Sharing in the Digital Economy: The Cases of Brussels, Stockholm, and Budapest. Retrieved from: http://ec.europa.eu/DocsRoom/documents/16950/attachments/1/translations