



June 7, 2017

**POSITION STATEMENT:**

**Short-Term Vacation Rentals in Historic Districts and  
Neighborhoods**

All over the country, historic neighborhoods and districts are experiencing a renaissance as more and more Americans look to visit and enjoy authentic, distinctive, and character-rich historic places. From New Orleans' French Quarter to Seattle's Pike Place Market, and Miami's Art Deco District to Savannah's Landmark District, historic downtowns and neighborhoods are often among the top tourist draws in any given state.

But this welcome success has created new complications. The management of Short-Term Vacation Rentals (STVR) is becoming a growing issue in many cities across the country. As travel increases, STVRs are moving beyond traditional rental by a property owner of an extra room or backyard cottage. In fact, STVRs are now a \$25 billion industry in the United States, comprised of large commercial enterprises with multiple non-owner occupied properties.

Given that so many STVRs are located in historic downtown and neighborhood districts, their management is an important issue for preservationists and others who care about the quality of life in our communities. Many cities are now experiencing negative effects of poorly regulated STVRs, often in historic districts. As such, communities are working to create stronger regulations to ensure the rights of residents in these historic neighborhoods and to manage the explosive growth of the STVR industry.

Our research shows that historic neighborhoods thrive best when they remain active communities, not just empty theme parks for heritage travelers. As such, the National Trust for Historic Preservation supports and encourages cities as they seek to develop reasonable regulations that will recognize the rights and needs of residents in important historic places and balance those with the economic benefits brought by visitors who stay at STVRs.

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**David J. Brown** | Executive Vice President & Chief Preservation Officer