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IFHP Ones

# The Airbnb Impact on Housing and Tourism

#1 Copenhagen Lab - Sep 2016

International  
Federation for  
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Planning



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The AirBnB impact on Housing and Tourism

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articles, but shorter than books.  
They can be read in one day  
– this is why we call them Ones

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## Introduction

For the past year, the City of Copenhagen has been faced with various questions about the negative impacts of AirBnB on housing stock, housing price and business opportunities for hotels in the city. Up until now the municipality has assumed that any potential problems, related to the exponential growth of AirBnB listings in Copenhagen, are relatively small in volume – whereas the potential positive impacts of a greater number of tourists experiencing the city in new ways is currently assumed to outweigh the negative effects. However, as the municipality tries to navigate in the sharing economy, the need to understand what is exactly the impact of the new platforms, such as the Airbnb, rises.

The sharing economy has become a prominent, though not well understood economic phenomenon, over the past several years (Lane & Woodworth, 2016). In this project, we focus on the impacts that the sharing economy platform – Airbnb – can have on the housing and tourism markets in Copenhagen, a provider of travel accommodation and a pioneer of the sharing economy (Lane & Woodworth, 2016; Zervas, Proserpio, & Byers, 2016). With Airbnb having served over 60 million guests worldwide since it was founded in 2008 (Airbnb, 2016a) we assume that Airbnb can have a measurable and quantifiable impact on the housing and tourism markets in Copenhagen.

## Airbnb and the Sharing Economy

The emergence of peer-to-peer platforms, collectively known as the “sharing economy”, has enabled individuals to collaboratively make use of under-utilized inventory via fee-based sharing (Zervas et al., 2016). Parties like Airbnb position themselves as part of the sharing or collaborative economy. Frenken, Meelen, Arets, & Glind (2015) define the sharing economy as consumers granting each other temporary access to underutilized physical assets, possibly for money. By deconstructing this definition into three elements, Frenken et al. (2015) distinguish the sharing economy from other economic forms:

1. Sharing is about consumer-to-consumer platforms and not about renting or leasing a good from a company (business-to-consumer);
2. Sharing is about consumers providing each other temporary access to a good, and not about the transfer of ownership of the good;
3. Sharing is about more efficient use of physical assets and not about private individuals delivering each other a service.

However, the concept of “sharing economy” should be distinguished from what is traditionally called sharing. The essence of sharing is that it does not involve the exchange of money. Sharing only happens in the absence of market transactions. What companies as Airbnb, or e.g. Uber, have in common is that they are platforms coordinating supply and demand of products and services that in their present form were previously unavailable on the market (Oskam & Boswijk, 2016). While it

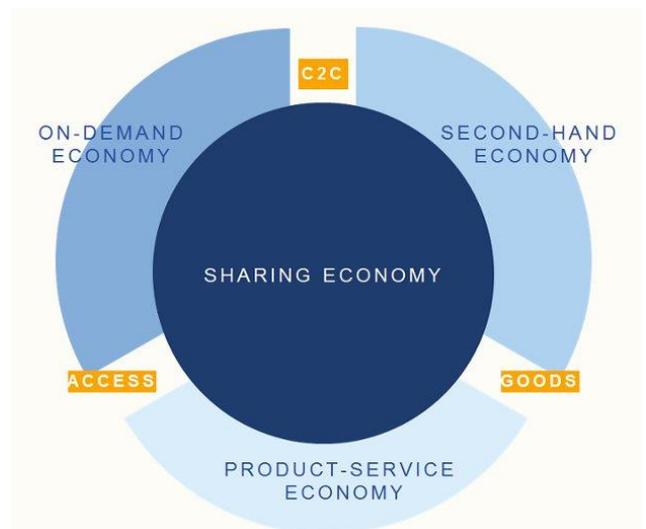


Figure 1 - The sharing economy and other related economic forms. (Frenken et al., 2015)

might be convenient to make use of these services, they have absolutely nothing to do with sharing, since they stand for a digitally enabled expansion of the market economy (*ibid.*).

## Background

### The AirBnB platform

The first steps towards a significant transformation within the tourism accommodation began in 2007, when a major conference was held in San Francisco, and two university graduates used a simple website to successfully advertise their apartment as an **'AirBed & Breakfast'** (three airbeds on the floor and a home cooked breakfast in a San Francisco apartment) for conference attendees looking **to avoid the city's high hotel prices** (Crook & Escher, 2015; Guttentag, 2015). Sensing they had a good business idea, together with another friend they turned the website into a service for other people to similarly advertise their spaces as shared accommodation for tourists, focusing initially on major events, as the 2008 Democratic National Convention, and taking advantage of the hotel room shortage in the city (Crook & Escher, 2015; Guttentag, 2015). The website was re-launched in 2009 as Airbnb.com, and expanded beyond shared accommodations to also include the rental of full residences. Since then, Airbnb has grown extraordinarily fast and now books millions of room per night for tourists worldwide (Guttentag, 2015).

Airbnb is essentially an online platform through which ordinary people rent out their spaces as accommodation for tourists. The spaces offered vary widely, but typically involve a private room or an entire apartment or house (Guttentag, 2015). **The 'host' of a space may be living there at the time** of the rental, as with a typical bed and breakfast, or may be absent, or even operating the space as a permanent rental. **The majority of its spaces are in hosts' primary residences that have never been** let out before (Guttentag, 2015; The Economist, 2012). Traditional B&Bs are permitted to list themselves on Airbnb, but blocks of identical rooms are prohibited (The Economist, 2012). The Airbnb website ([www.airbnb.com](http://www.airbnb.com)) is straightforward and resembles traditional accommodation booking websites. To book or rent out a space, one must have an Airbnb profile. When interested in a space, the tourist will send the host a reservation request and/or message in order to express interest and ask questions. The host then may respond and ask any questions of the tourist and accept the reservation. Payments are made through the website and Airbnb earns its revenue by charging guests a 6–12% fee and hosts a 3% fee (Airbnb, 2016b, 2016c).

**Airbnb's business model currently operates with minimal regulatory controls in most** locations, and as a result, hosts and guests both have incentives to use signaling mechanisms to build trust and maximize the likelihood of a successful booking. **In addition to Airbnb's review system, trust is also** fostered through the direct messaging communication between hosts and guests, and **through users'** profiles, which can display a photograph and descriptive personal information. Guests use star ratings to rate features of their stay, **e.g.**, cleanliness, location, and communication, while both guests and hosts are encouraged to post public reviews of each stay on the platform (Guttentag, 2015; Zervas et al., 2016).

## Airbnb as a disruptive innovation

Airbnb can best be thought of as a 'disruptive innovation', due to the company's innovative internet-based business model and its unique appeal to tourists. Given its disruptive potential, Airbnb's rise is of great significance for the traditional tourism accommodation sector (Guttentag, 2015). Airbnb's rise also is of great consequence for destinations, because many Airbnb rentals are technically illegal, so destinations must decide how they should respond to an increasingly popular illegal activity that exhibits both benefits and costs (Guttentag, 2015).

Disruptive innovation theory outlines a process through which a disruptive product transforms a market, sometimes to the point of upending previously dominant companies (Guttentag, 2015). A disruptive product will generally underperform with regards to the prevailing products' key performance attribute(s), but will offer a distinct set of benefits, typically focused around being cheaper, more convenient, or simpler. Consequently, the disruptive product appeals to the low-end of the market or creates a completely new market (*ibid.*). Over time the disruptive product improves, thereby making it appealing to greater numbers of customers and attracting increasing segments of the mainstream market. This shift may eventually attract attention from the leading companies, but by then the disruptive product may be so entrenched that the previously leading companies struggle to compete. This process of disruptive innovation can occur in any economic sector, and tourism is no exception (Guttentag, 2015; Oskam & Boswijk, 2016). A recent example of this process within tourism can be found in the rise of online travel agencies (OTAs), like Expedia. These websites cannot match the personalized service of a traditional travel agency, but in exchange they can offer potential convenience and cost-saving measures. Over time OTAs have captured an increasing share of the mainstream market, contributing to a significant decline in the number of traditional travel agencies, which also have been forced to focus more specifically on complex and higher-end purchases (Guttentag, 2015).

## Legal issues

Disruptive business models based on new technology often outpace their relevant legislation and consequently encounter issues associated with general legality (Guttentag, 2015). Because Airbnb rentals are often illegal, the company has helped to foster a rapid expansion of the informal tourism accommodation sector. **The 'informal sector' is defined in various ways, but essentially refers to the production of goods and services that are concealed from or unregulated by public authorities, and it often exhibits characteristics such as low entry requirements and small-scale operations (*ibid.*).**

The widespread illegality of Airbnb results from zoning codes and other ordinances many cities have that prohibit short-term renting without special permits. For example, San Francisco prohibits unlicensed rentals of fewer than 30 days; New York City recently enacted a basically identical law, with the provision that such rentals are permitted if the host remains present; Paris prohibits rentals of less than a full year (Guttentag, 2015); Copenhagen has set a limit rental period of 6 to 8 weeks/year, Amsterdam has set a limit period of 60 days; and Berlin began restricting private property rentals through Airbnb and similar online platforms altogether (The Guardian, 2016). Other restrictions may include limiting short-term rentals to certain geographic areas, limiting the proximity of short-term rentals to one another, or limiting the number of times per year a residence can be rented out (Guttentag, 2015). Also, due to the fact that Airbnb renting currently occurs largely in the informal sector, guests can generally avoid paying the taxes that are typically charged in the traditional accommodation sector. When staying in traditional accommodation, guests often pay

special accommodation taxes, which may be earmarked for certain tourism-related uses and may be complemented by traditional sales taxes (Guttentag, 2015).

Cities have many legitimate reasons for maintaining such laws. For example, cities may want tourist accommodations to satisfy health and safety standards, and submit to applicable inspections. Furthermore, a transient stream of tourists in a residential building or neighborhood can be unpleasant for other tenants or neighbors, and can generally detract from the community fabric. Additionally, in large cities with limited housing supplies, an abundance of short-term rentals may even negatively impact local housing markets. Also, housing costs may increase if rental hosts raise their housing budgets with the plan of earning short-term rental income (Guttentag, 2015; Zaitchik, 2016), which may lead to the displacement of residents and an increase in rental costs (Oskam & Boswijk, 2016). A recent study in Berlin has shown that these effects in non-centric neighborhoods are limited, especially for retail (Oskam & Boswijk, 2016). If the impact is reduced to the indirect effect of residents spending their additional income, the conclusion must therefore be that the main financial beneficiaries are the Airbnb hosts themselves. This means that commercial hosting and gentrification reduce the equal access of hosts to this market and eventually may sharpen socio-economic differences in and between urban neighborhoods (*ibid.*).

Nonetheless, some jurisdictions are more permissive than others with short-term rentals, as such rentals have pros as well as cons. One key potential benefit is that short-term rentals may help foster tourism. Secondly, short-term renting provides a way for hosts to leverage their residences and earn additional income, which may be directed towards major expenses like mortgages and help to prevent foreclosures. Finally, when short-term rentals are legalized, they can be taxed and thereby provide revenue to local governments (Guttentag, 2015).

## Airbnb in Copenhagen

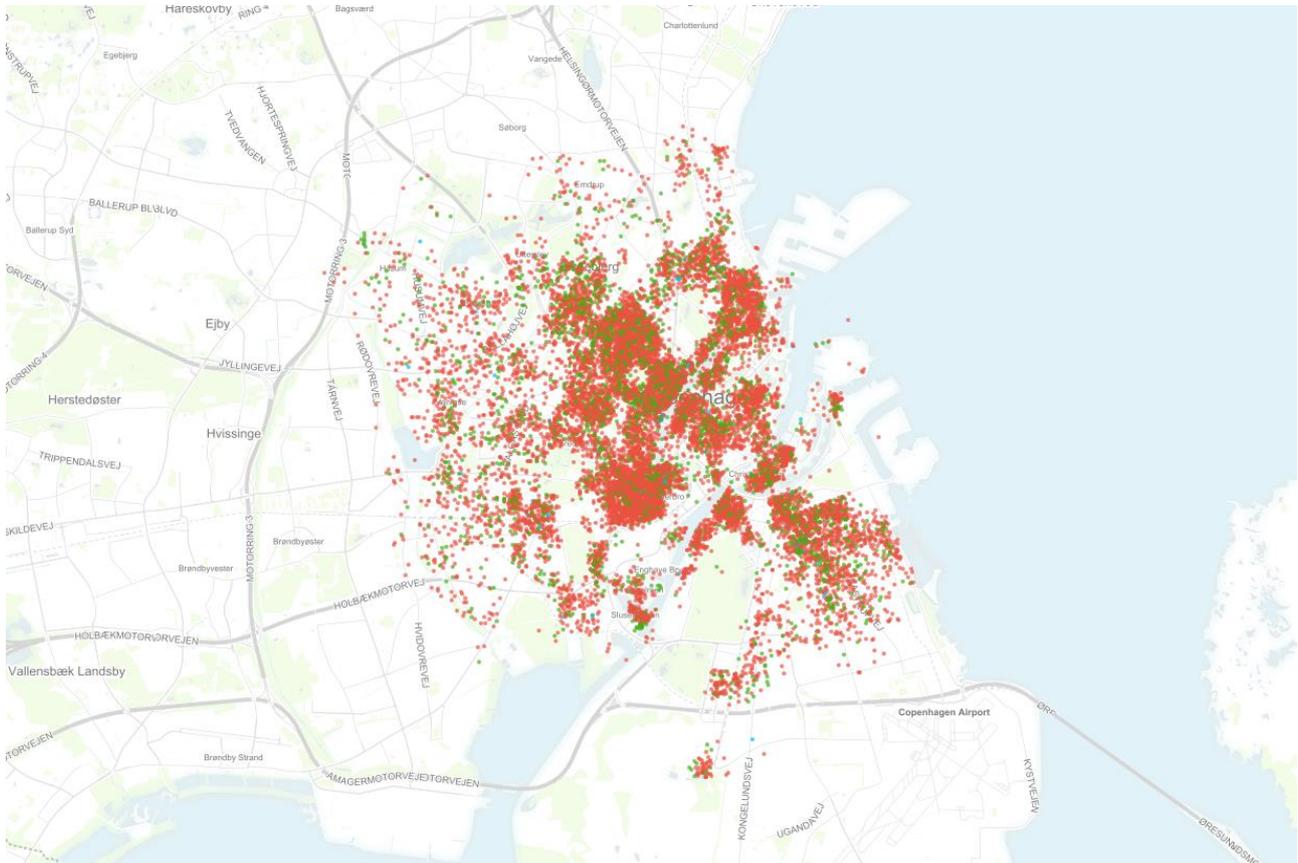


Figure 2 – Listings in Copenhagen, 2016. (Inside Airbnb, 2016).

Airbnb and similar sharing platforms have a huge impact on the way we live, travel and perceive our homes. As the popularity of home sharing platforms grows, their effects move well beyond the individual household, challenging city authorities, traditional housing policies, tourism boards, rental markets and wider housing perspectives. The first Copenhagen Lab: *The Airbnb impact on housing and tourism*, promoted in partnership between the IFHP, Copenhagen Municipality, and The Institute for Urban Economic Research, was the first step, in a series of Labs that aim to explore and analyze the relationship between the Airbnb platform and Copenhagen's housing market and tourism.

The creation of this partnership resulted from the need to answer two questions: What do we know already? And what do we need to know? in order to promote targeted regulation (if needed) and/or policy mechanisms, that **can address the 'real impacts' of Airbnb in Copenhagen, and also to unfold and understand the spatial patterns and phenomenon's deriving from it.**

The aim of the first Copenhagen Lab was to start the discussion through a wide range of perspectives from experts dealing with the effects of the sharing economy platforms, and especially with Airbnb.

What do we know already?

Copenhagen is amongst the top cities in the world affected by Airbnb, both in total number of listings and listings per inhabitant.

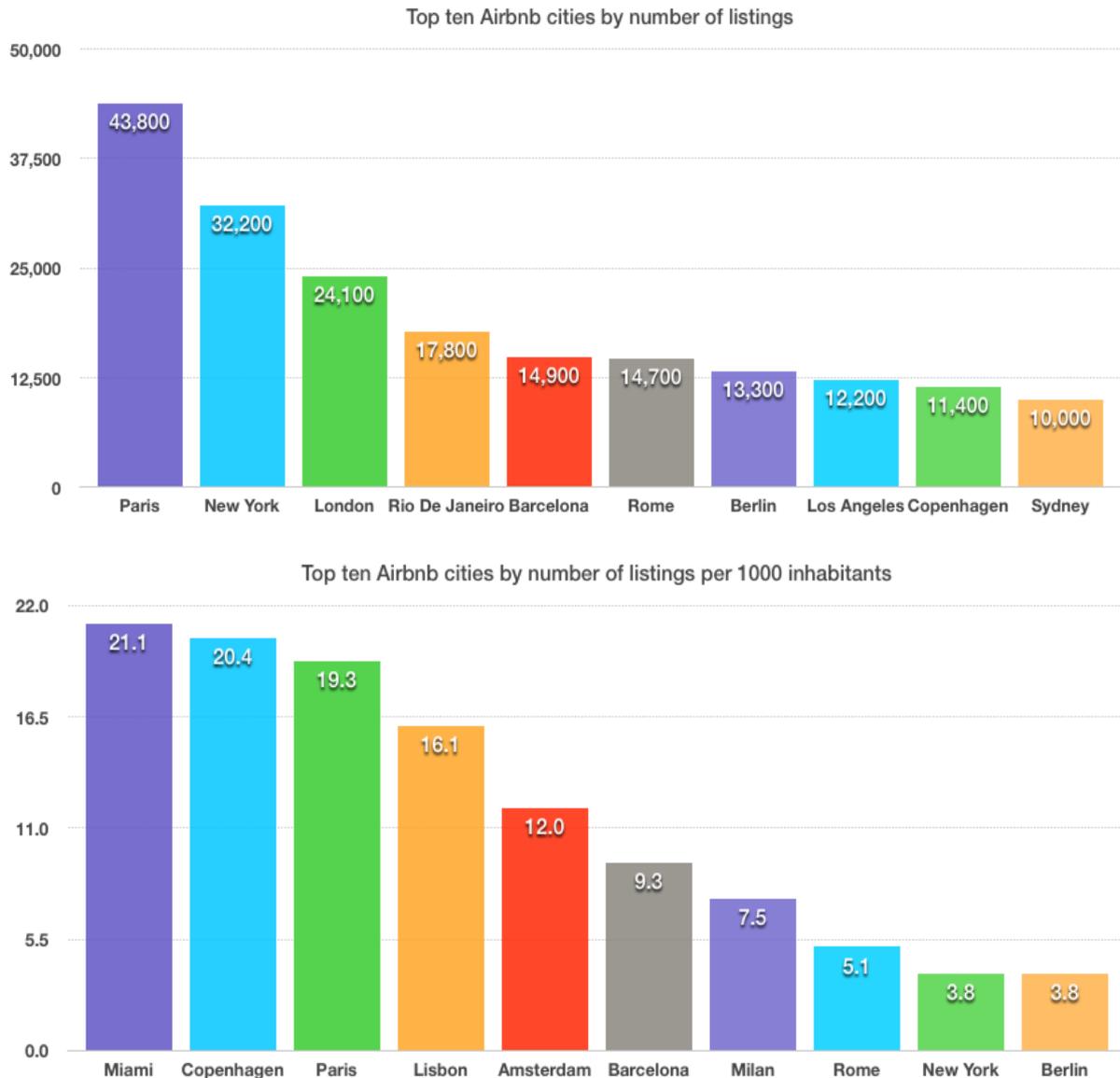


Figure 3 - Top ten Airbnb cities by number of listings and by number of listings per 1000 inhabitants. (Get Paid For Your Pad, 2016)

As of October 2016, Airbnb has 20,193 active listings in Copenhagen, close to 82% of the listings rent an entire apartment/house, and from 2011 Airbnb has experienced an exponential growth in Copenhagen especially in the last year (Airdna, 2016).

20,193  
active Airbnb rentals

5,690  
10 or more reviews

7,701  
rated 5 stars

Cumulative Listed Properties  
Of currently active listings

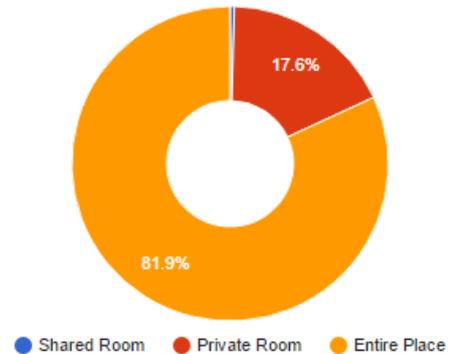
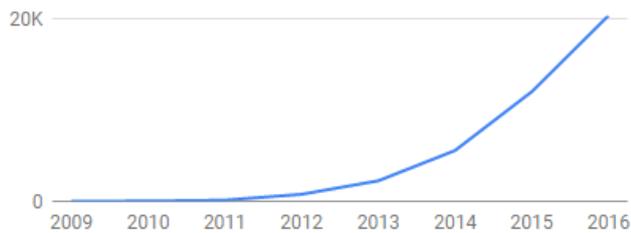


Figure 4. - Airbnb data, Copenhagen October 2016. (Airdna, 2016)

In Copenhagen, short-term rentals can have a duration of between 6 and 8 weeks per year (maximum 2 months). However, according to the available data, close to 13% of all listings are rented for more than 3 months (Airdna, 2016).

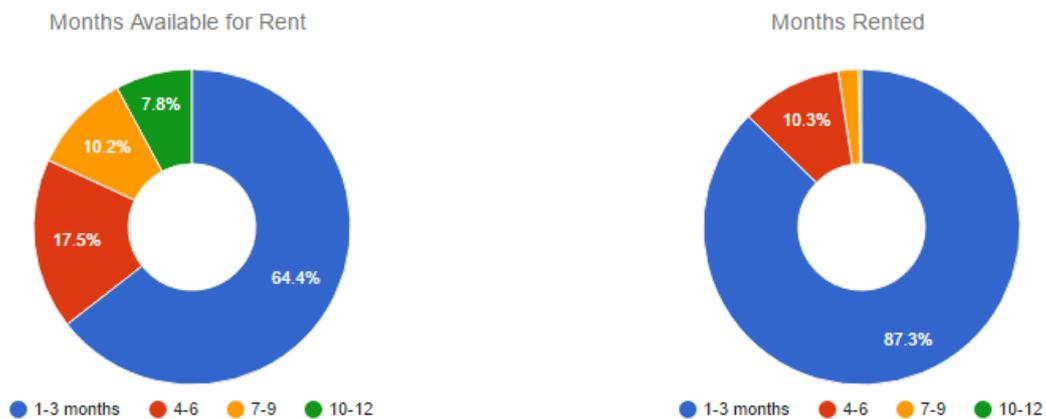


Figure 5 – Percentage of listings available and rented in 2016 per period of time. (Airdna, 2016)

What do we need to know?

Despite the available data, and the numerous sources of websites and platforms providing data on Airbnb **by developing software that scrape Airbnb's** website every day (TechCrunch, 2015), there is still data that it is not disclosed by Airbnb, e.g. who is renting and to whom; address; etc.. With this information made available it would be possible to answer questions such as: How does Airbnb affect the supply of beds in Denmark?; Who is renting out in Denmark?; Which effects does Airbnb have

on the number of visitors?; What effects does **Airbnb have on the individuals' residential location** choices on the longer run? (Geerdsen, 2016). Being able to answer this questions would facilitate our understanding of the real impact of Airbnb in Copenhagen - and therefore promote targeted regulation and/or policy mechanisms - and the spatial patterns and phenomena deriving from it.

## The Copenhagen Lab

The Copenhagen Lab: *The Airbnb impact on housing and tourism*, was a 3h intensive program that brought together a wide range of perspectives (urban planners, housing experts, public authorities, **tourism representatives and 'sharing economy' researchers**) and **two international case studies from Berlin and Amsterdam**. The afternoon kicked-off with a presentation from Emmy Perez Fjalland, PhD **at Danish Architecture Centre and Roskilde University, who exposed her research on the 'Sharing Cities Project' and set out the scene for the discussion on what the Sharing Economy is** and how it is perceived. She was followed by Ida Bigum, a Senior Advisor from Copenhagen Municipality, who reflected on the meaning of the sharing economy and the main challenges and opportunities it offers from a municipal perspective, also touching upon the need to have a holistic understanding of the effects of Airbnb on the city in order for the municipality to learn how to navigate and regulate the new reality Airbnb brings. The third speaker, Lars Pico Geerdsen, Director of The Institute for Urban Economic Research, presented the current situation of Airbnb in Copenhagen, according to the available data, and reflected on the need for more specific data on their operations to understand the true impact on housing, tourism and other social patterns. Kirsten Munch Andersen, Director of Politics at HORESTA, the association for hotels, restaurant and tourism industry in Denmark, presented the views of the tourism and hotel sectors regarding Airbnb. To finalize, two presentations from Albert Eefting, Senior Policy Advisor on Housing Affairs (City of Amsterdam), and Alsino Skowronnek, Founder at Karat Studio (Berlin), presented the current situation of Airbnb in the different cities, reflecting on the challenges and the general discourse around it. The Lab culminated in a fruitful debate where it was possible to start the discussion and frame questions for further exploration in relation to how Copenhagen's housing and tourism situation can progress in unity with sharing economy platforms.

## The discussion

For the past year, the City of Copenhagen has been faced with various questions about the negative impacts of AirBnB on housing stock, housing price and business opportunities for hotels in the city. Up until now the municipality has assumed that any potential problems, related to the exponential growth of AirBnB listings in Copenhagen, are relatively small in volume – whereas the potential positive impacts of greater number of tourists experiencing the city in new ways is currently assumed to outweigh the negative effects. However, as the municipality tries to navigate into the sharing economy, the need to understand what is exactly the impact of the new platforms, such as the Airbnb, raises. Not only in terms of the growth and innovation potential but also to guarantee that it develops in a fair way (for businesses and workers), as pointed out by Ida Bigum. In order to do so, specific data on Airbnb operations in Copenhagen, have been requested to Airbnb. As pointed out by Lars Pico Geerdsen, this data will allow to answer several questions, such as: How is Airbnb affecting the supply of beds?; What effect does it have on the number of visitors in the city?; What is the value of **a home?; Is it affecting the individuals' residential location choices on the long run?** Therefore, helping the municipality and the tourism sector to have a real picture of the issue and regulating accordingly, but also to help the research community to evaluate the numbers and patterns deriving from it.

From the cities' perspective, the main issues with the sharing economy, specifically when addressing Airbnb, are in taxes, safety, liability, trust, and competitive equity. The speakers from Copenhagen, Amsterdam and Berlin, all **pointed to Airbnb's failure to collaborate with local governments** and research bodies, and the fact that this failure in collaboration may in the end threaten the longevity of the Airbnb business model, since the local governments see themselves obligated to regulate without having a full picture of the numbers behind it. As an example of this, in Amsterdam the maximum short-term rental period was set to 60 days/year, in Copenhagen between 6 to 8 weeks/year, and in Berlin, renting through Airbnb, has been forbidden. However, without collaboration from Airbnb it is very difficult to assess who is complying with the law and who is not, who is renting and for how-long, who is just renting sporadically and who is transforming it into a business. Another important challenge for the cities, as pointed by Albert Eefting from Amsterdam **City, is the onset of a new line of businesses feeding on Airbnb's operations, that can potentially incur and be complicit in illegal situations.**

Another topic of discussion during the Lab was that, technology-facilitated sharing between strangers has been leading to an emotional discourse on the media and uncertainty amongst people and administrations on how to deal with it. Further, there is not a fixed understanding and a strict definition of what the sharing economy is and what the best way to navigate in it is. Initially greeted with much **enthusiasm, the sharing economy has been more recently found to be a 'disruptive wave to the conventional economy.** However, as pointed, the sharing economy came to stay and it should be seen as a potential for innovation and growth, that will probably be unfolded into more mainstream and professionalized sharing platforms in the future.

Airbnb also presents a challenge to the traditional tourism market, as Airbnb has shaken up this model by providing an online marketplace that permits the large-scale rental of spaces from one **ordinary person to another ('peer-to-peer accommodation'), raising some questions regarding when** a private rental becomes a private business, and if so, what the standards and regulations are that should be applied? Should they be the same as for the hotel industry? As pointed out by HORESTA, Airbnb operations have been growing at a very fast pace over the past two years, and Copenhagen is in fact amongst the top cities in the world being impacted by Airbnb with 1 listing per 33,27 inhabitants.

However, its impacts still remain to be unfolded into true facts, beyond the existing (often emotional) discourse surrounding it, in order to have a holistic understanding of the real effects in the housing and tourism markets in Copenhagen. In order to promote targeted regulation, that can address the **'real issues', the data from Airbnb need to be available and analyzed to provide the evidence to understand how and what needs to be regulated.**

## Conclusion and next steps

Although primarily driven by economic benefits, new sharing economy platforms, as Airbnb, have brought disruptive innovations to the offer of traditional tourist accommodation and to how tourists/visitors experience their stay in different destinations. These innovations became possible thanks to the creation of online platforms, which enabled the sharing of goods that were not previously available or were underutilized.

Airbnb competes with traditional forms of tourism, but it also has an experimental value, since it encouraged many tourists to experience travelling in different ways, through the diversification of offers, the contact with locals, making them feel part of a community and experience traditionally residential neighborhoods. And despite the fact that the digitalization of the tourism marketplace allowed for an exponential (and on-going) growth, this growth is now threatening the market of traditional accommodations, and pressuring the housing markets.

Airbnb has grown within a regulation void, leading to different issues that Copenhagen and other local governments are now seeking to address. As pointed by Oskam & Boswijk (2016, p. 35), these issues relate mainly to:

1. Taxation: can unregistered Airbnb visitors be taxed just as registered hotel guests? Can Airbnb income be established and taxed?
2. Visitor streams: How can cities measure the amount of visitors in order to manage tourist streams?
3. Information ownership: the fact that Airbnb does not disclose visitor and host information, gives the company leverage in negotiating regulation issues with cities.
4. Safety: traditional hospitality companies are subject to regulations to ensure the safety of guests, employees and residents. How can these be enforced for Airbnb properties?
5. Consumer protection: besides safety concerns, are consumers entitled to the same kind of protection in transactions with private hosts as with commercial organizations?
6. Fair competition: the traditional hospitality industry calls for a level playing field by enforcing the same type of regulation to Airbnb hosts and hotels.
7. Housing market: Airbnb gives residential properties a partial or full commercial use. What will be the effects on housing availability and pricing?

As a result of the exponential growth and the legal void, some cities have adopted policies for a controlled expansion of short-term rentals, while others have sought to restrict the phenomenon. The adopted policies towards Airbnb and short-term rental in general, will determine its future evolution. However, in order to promote targeted regulations transparency about operated properties and visitors is essential. Besides taxation and safety issues, regulations and other policy measures should be designed to counter the repurposing of residential housing as tourist accommodation.

## Contributions and participants

### Speakers profiles



**Albert Eefting**, Senior Policy Advisor, Housing Affairs, City of Amsterdam, NL

Albert Eefting is a senior policy advisor on housing affairs. Former: Head of the team of law enforcement within the department of Housing in Amsterdam. The subjects he advises on have mainly to do with rules and regulations regarding housing. He advises the Alderman and the City Board. For the last two years, he has been working on holiday rental, Airbnb and all the fuzz around it.



**Alsino Skowronnek**, Founder, Studio Karat, Berlin, GE

Alsino Skowronnek is a Berlin-based interface and information designer and maker of visual things. A geographer by training. Alsino has worked for the OECD in Paris, as well as for Statista in Hamburg and a few other companies and public bodies in Berlin and is affiliated with the Design Research Lab at the University of the Arts Berlin as well as with the Urban Complexity Lab at the FH Potsdam. His work on Airbnb vs. Berlin has been nominated for several awards, amongst others the Designpreis Brandenburg, the Information is Beautiful Award and the Grimme Online Award.



**Anette Galskjøt**, Chief Executive Officer, IFHP, moderator

Anette joined the IFHP in January 2015 and was appointed CEO at the end of June 2015. She has a Danish law degree and an LLM from Kings College London and has a long career within investment banking, IT as well as the public sector working with project management and leadership. Parallel to this Anette has worked as non-executive director in a number of limited companies and currently serves on the board of Skovsnogen Foundation and the strategic advisory board of the scientific innovation incubator OvaCure.



**Emmy Perez Fjalland**, PhD at Danish Architecture Centre

Emmy Laura Perez Fjalland holds a degree in urban planning studies and is now a PhD Fellow at Roskilde University (Institute for Humans and Technology), and the Danish Architecture Centre. Emmy examines how sharing and collaborate economic co-operations and communities could benefit Danish urban governance and urban planning strategies. Emmy is specifically interested in how different collaborate economic co-operations and initiatives could help perform, develop, and run municipal key activities within environment.



**Ida Bigum**, Senior Advisor, City of Copenhagen

Ida is a skilled innovation program manager working primarily with social innovation, service design and emerging business models. Former: Consultant at the Danish Research, Education and Innovation Think Tank, DEA. Co-Author of “Your Business in the WE Economy – Navigating the waters of the new collaborative economy”. Other areas of responsibility: The future development of the sharing economy in Copenhagen, strategy manager of city policy on local food systems and socio-economic business development.



**Lars Pico Geerdsen**, Director of The Institute for Urban Economic Research

Lars has been the Director of Kraks Institute for Urban Economic Research since 2011. He also serves as a part time Teaching Fellow at The Institute of Sociology, University of Copenhagen. He was previously the Head of Department of the Danish National Centre for Social Research. Lars holds a PhD degree in Economics, and a master in Political Science.



**Kirsten Munch Andersen**, Director of Politics, HORESTA

Kirsten holds an MSc in Business Administration and Commercial Law. Currently Kirsten works as Director of Politics at HORESTA, where she is responsible for the political and developmental activities such as 'Chef of the Year' and 'NICE', the environmental and eco label 'Green Key' and 'Local Cooking'. On a daily basis, Kirsten handles public affairs on a national, regional and municipal level.

## Participants

Name	Position	Company
Aideen O' Donovan	Architect	
Albert Eefting	Senior Policy Advisor	City of Amsterdam
Alexandra Totoianu	Programme	Copenhagen Architecture Festival
Alsino Skonnowek	Berlin	Researcher
Anders Danielsen	Fuldmægtig	Erhvervs - og Vækstministeriet
Andreia Fidalgo	Project Manager	International Federation for Housing and Planning
Anette Galskjøt	CEO	International Federation for Housing and Planning
Anne Grave	Senior Project Manager	Danish Architecture Centre
Aske Aske Egsgaard	Assistant researcher	Kraks Institute for Urban Economic Research
Bence Boje-Kovacs	Researcher	Kraks Institute for Urban Economic Research
Christian Hoffmann	Student	CBS
Christian Ingemann	Partner	Solobeta, Denmark
Christian Vitting Gregersen	Political Consultant	HORESTA
Christina Krog	Senior Project Manager	International Federation for Housing and Planning
Ditte Håkonsson	Researcher	Kraks Institute for Urban Economic Research
Dorte Bøgelund Petersen	Project Manager	International Federation for Housing and Planning
Emmy Perez Fjalland	Researcher	Deleby: DAC
Eva Jensen	Architect	
Ida Bigum Nielsen	Advisor	Copenhagen Municipality
Ismir Mulalic	Senior Researcher	Kraks Institute for Urban Economic Research/DTU
Judith Neijzen	Communications Assistant	International Federation for Housing and Planning
Kirsten Munch Andersen	Policy Director	HORESTA
Lara Hale	Reseracher	CBS
Lars Pico Geerdsen	Director	Kraks Institute for Urban Economic Research
Laura Gobbi	Architect	
Line Gerstrand	Chief consultant	Smart Århus
Maja Popovic Vracar	Programme curator	Copenhagen Architecture Festival
Mikkel Malthe Munkøe	Chefkonsulent	Danske Erhverv
Morten Østergaard	Senior Consultant	WoCo
Regitze Hess	Special Advisor	International Federation for Housing and Planning
Rocío Rodríguez-Villanueva	Communications Assistant	International Federation for Housing and Planning
Shirley Bröcker	Project Manager	International Federation for Housing and Planning
Signe Jungersted	Chief Advisor	WoCo
Signe Sophie Bøggild	Programme	Copenhagen Architecture Festival
Stig Jørgensen	Owner	Andelshotellet
Sunny Mosangzi Xu	Research Analyst	Copenhagen Institute for Futures Studies
Tatiana Epimakhova	MS in Architecture + Health	Clemson University
Torben Klitgaard	Director	BloxHub
Ulrik Skaarup Larsen	Policy Advisor	City of Copenhagen
Yuri Yudelevich	Journalist	Copenhagen Post

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