



KULTURA GARAIKIDEAREN  
NAZIOARTEKO ZENTROA

Fairbnb Amsterdam  
Foundation

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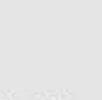
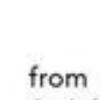
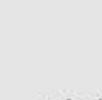
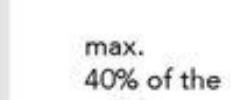
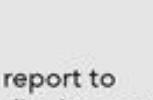






version: March 2015

# Renting to guests

host	policy	tourist tax	maximum number of guests	minimum length of stay	maximum length of stay	area for rent	permit required	occupancy
 Private holiday letting	 holiday letting policy	 yes	 4	 from 1 night	 2 months per year	 whole residence	 none	 host remains principal occupant
 Bed & Breakfast	 part of hotel policy	 yes	 4	 from 1 night	 whole year	 max. 40% of the residence	 report to district council	 host remains principal occupant



Gemeente  
Amsterdam



Dutch (The Dutch version prevails. De Nederlandse versie heeft voorrang).

#### MEMORANDUM OF UNDERSTANDING (MOU)

Overeengekomen door de gemeente Amsterdam en de eigenaar/beheerder van het platform Airbnb teneinde de op dit platform door derden aangeboden toeristische verhuur van woningen en woonboten op verantwoorde wijze te doen plaatsvinden.

English (The Dutch version prevails. De Nederlandse versie heeft voorrang).

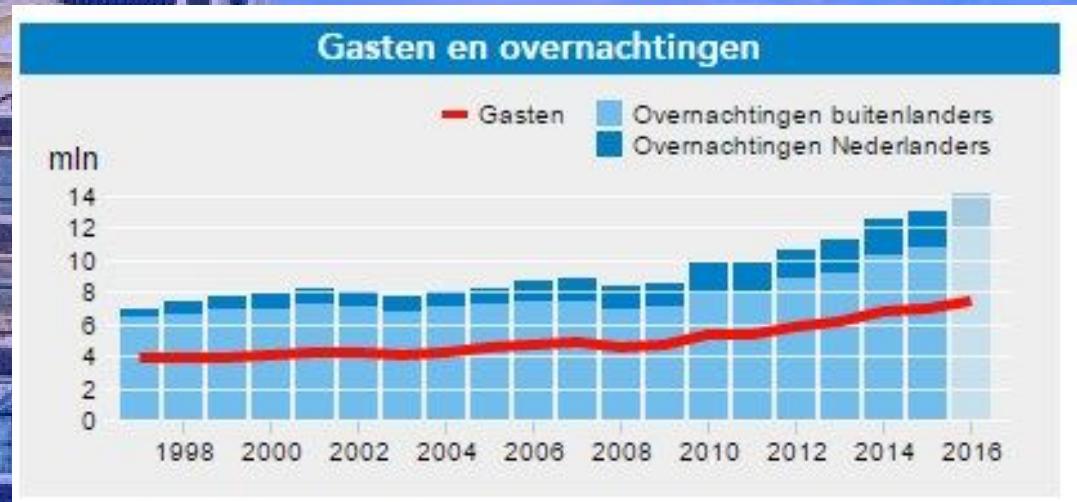
#### MEMORANDUM OF UNDERSTANDING (MOU)

Agreed upon by the municipality of Amsterdam and the owner/administrator of the platform Airbnb in order to ensure that the rental of homes and houseboats to tourists by third parties, as offered on this platform, takes place in a responsible manner.

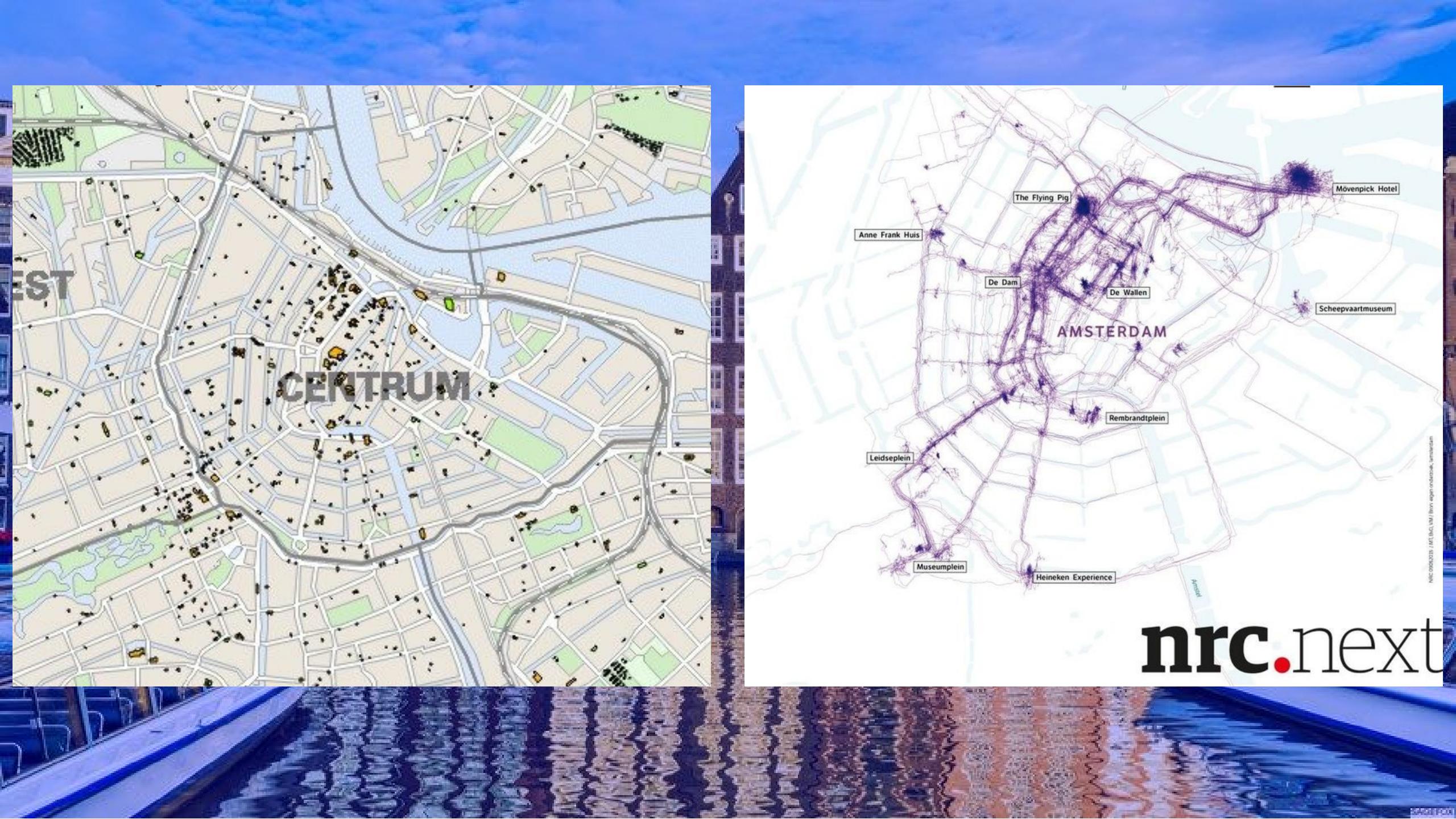




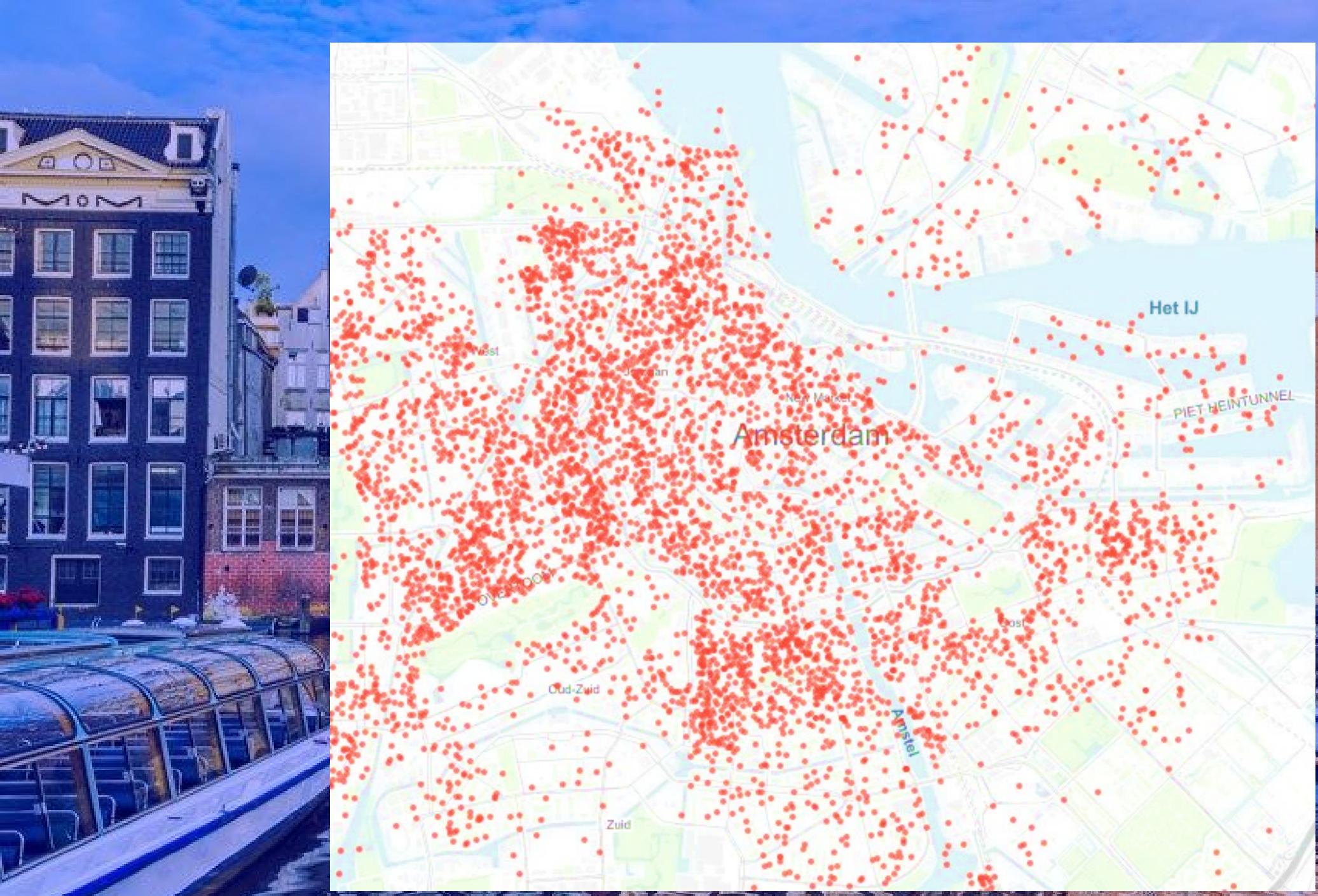




>7.5 millones turistas en 2016



**nrc.next**







[Nico van Gog](#) @NicovanGog · 24 oct.

Ver traducción

Als @LaurensIvens het niet doet dan ga ik zelf maar aan de slag.  
@Pretpark020 @DrukkeToestand @parool @AT5 @netevenleuker  
@Amsterdam1012

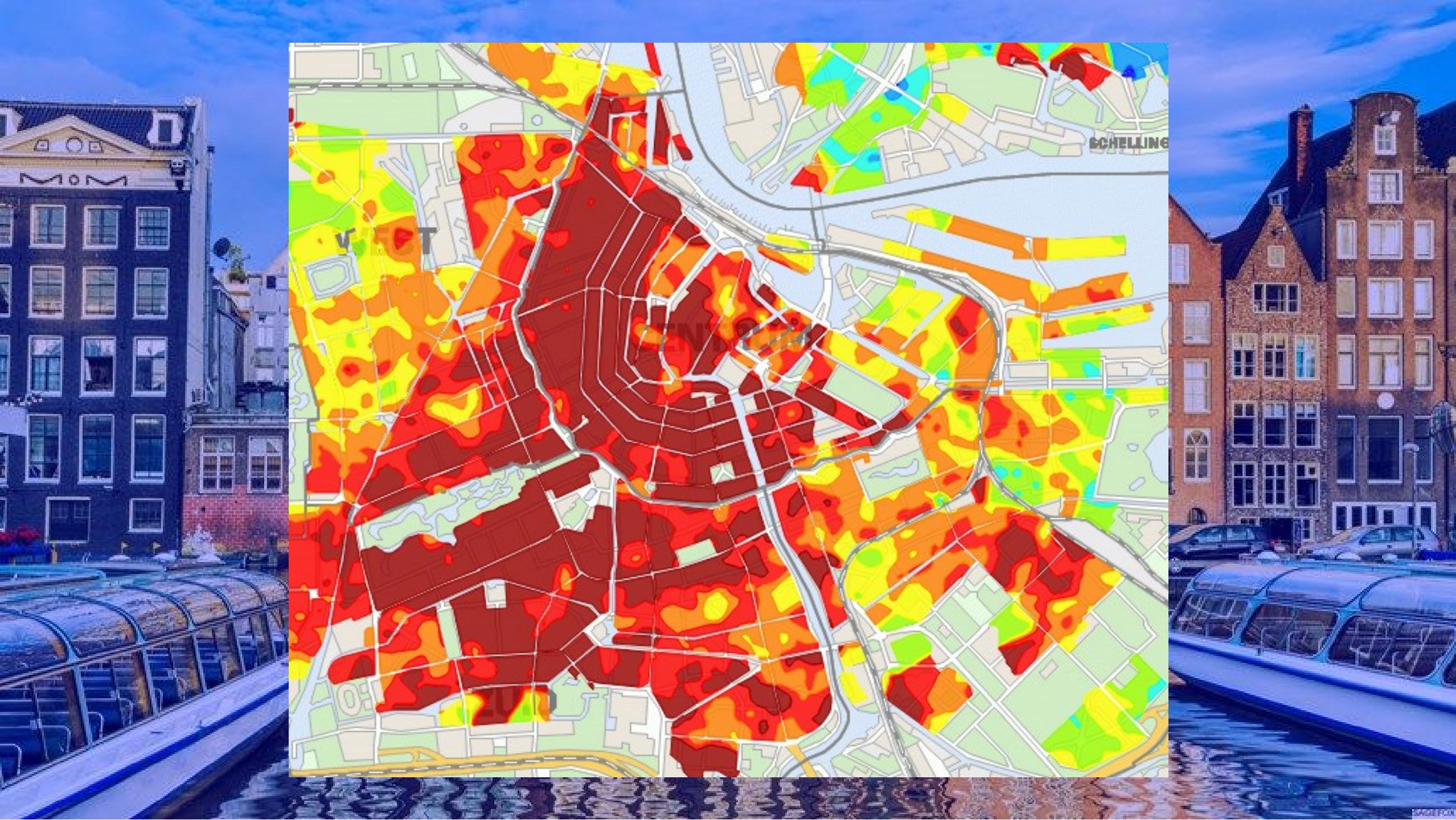


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[News and press releases](#) [Press Contact](#) [Imagery](#) [Agenda](#) [Facts and numbers](#) [IN](#)

## Airbnb has significant upward effect on house prices in Amsterdam

### Airbnb cash for owners of tourist Amsterdam

Amsterdam, 25-04-2016 09:00

One in six homeowners in Amsterdam tourist rents this house through Airbnb. They can use this to quickly earn about 350 euros a month net. The private property is so in addition to a place to live, a way to generate revenue. A house is literally and figuratively worth. Homebuyers emanating from structural Airbnb income would thus be able to pay the expenses of an additional loan of nearly 100 thousand euros. So Airbnb extra push up house prices in touristy Amsterdam.

#### Airbnb cash for owners of tourist Amsterdam: 350 euros per month feasible

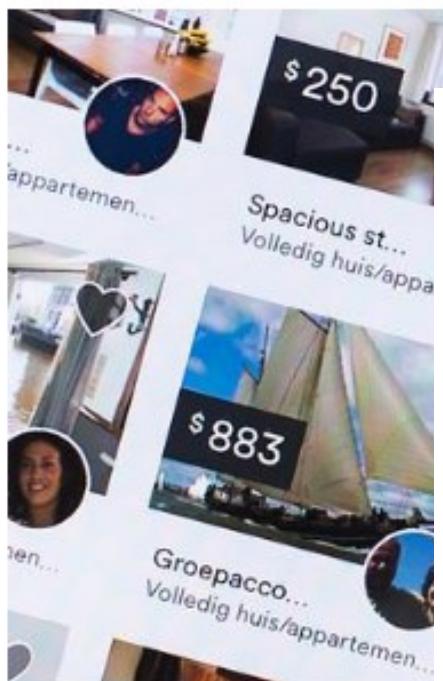
Airbnb has really taken off in the capital. Meanwhile, more than 11 thousand households in Amsterdam have found their way to the site. Especially in tourist areas, the range high. Now offers one in six homeowners in popular Amsterdam neighborhoods overnight via Airbnb. Airbnb provides these landlords considerable extra income. From a conservative calculation shows that their net average earnings can already amounts quickly 350 euros per month (see box). This is not without consequences.

#### Airbnb pushes up house prices touristy Amsterdam

Owning an apartment in central Amsterdam neighborhoods can be a great way to generate additional income. This will play a role in potential buyers of housing in these neighborhoods in weighing how much they have on the property. In addition, buying the opportunity to earn even more attractive relative to renting a private home. Also increases the purchasing demand and thus prices. Not only applicants, but also next to a popular residential location providers in tourist areas now know that their home is also a source of income. They adjust their asking prices accordingly. Airbnb has so within the Amsterdam ring an upward effect on house prices.



# ING: Airbnb drijft huizenprijs Amsterdam een ton op



25 april 2016 13:31

**ING: Airbnb drives Amsterdam housing prices significantly on**

[Twitter](#) 0 [Facebook](#) 0 [Email](#) 0



No city in the Netherlands where housing prices rise as fast as in Amsterdam. And that is partly to Airbnb, according to ING.

## Huizenprijzen in Amsterdam worden opgedreven door Airbnb

⌚ 25 Apr 2016 ⚖ 52



**fd.**

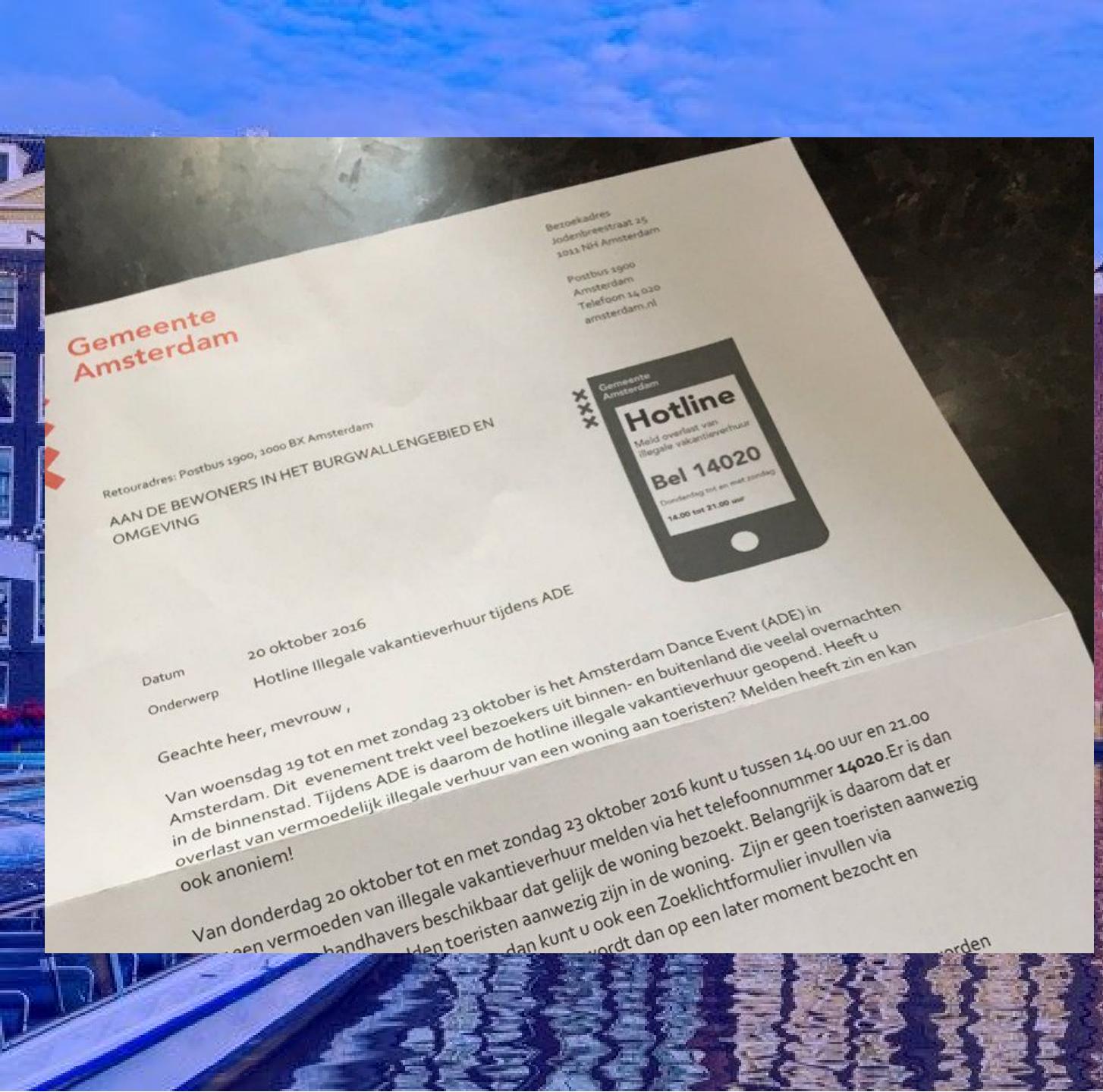
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EUR/USD 1,0957 -

Henk Snyders • Economie & Politiek

## Ton hogere hypotheek dankzij inkomsten uit Airbnb

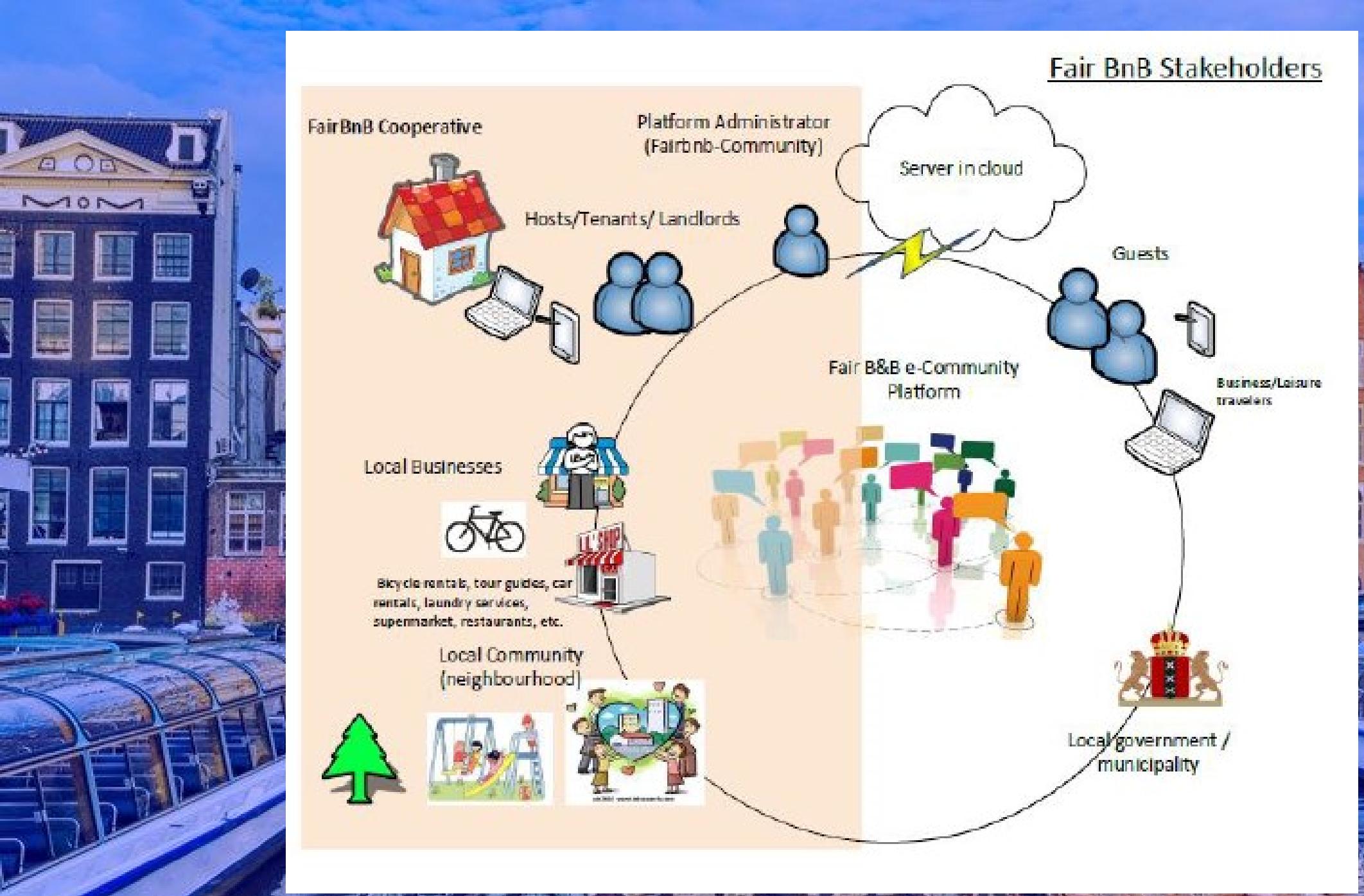






community powered tourism

Creando una alternativas justa  
en el alquiler vacacional P2P





# Transparencia

## Compromiso con la regulación local



# Servicio público

## Disminuyendo los efectos negativos del turismo

A scenic view of a canal in Amsterdam, featuring traditional Dutch houses with gabled roofs reflected in the water. A bridge arches over the canal in the foreground.

# Plataforma Cooperativa

Propiedad de sus empleados,  
usuarios y otros interesados

# Colaboradores en Amsterdam:



UNIVERSITY OF AMSTERDAM

# Red internacional:

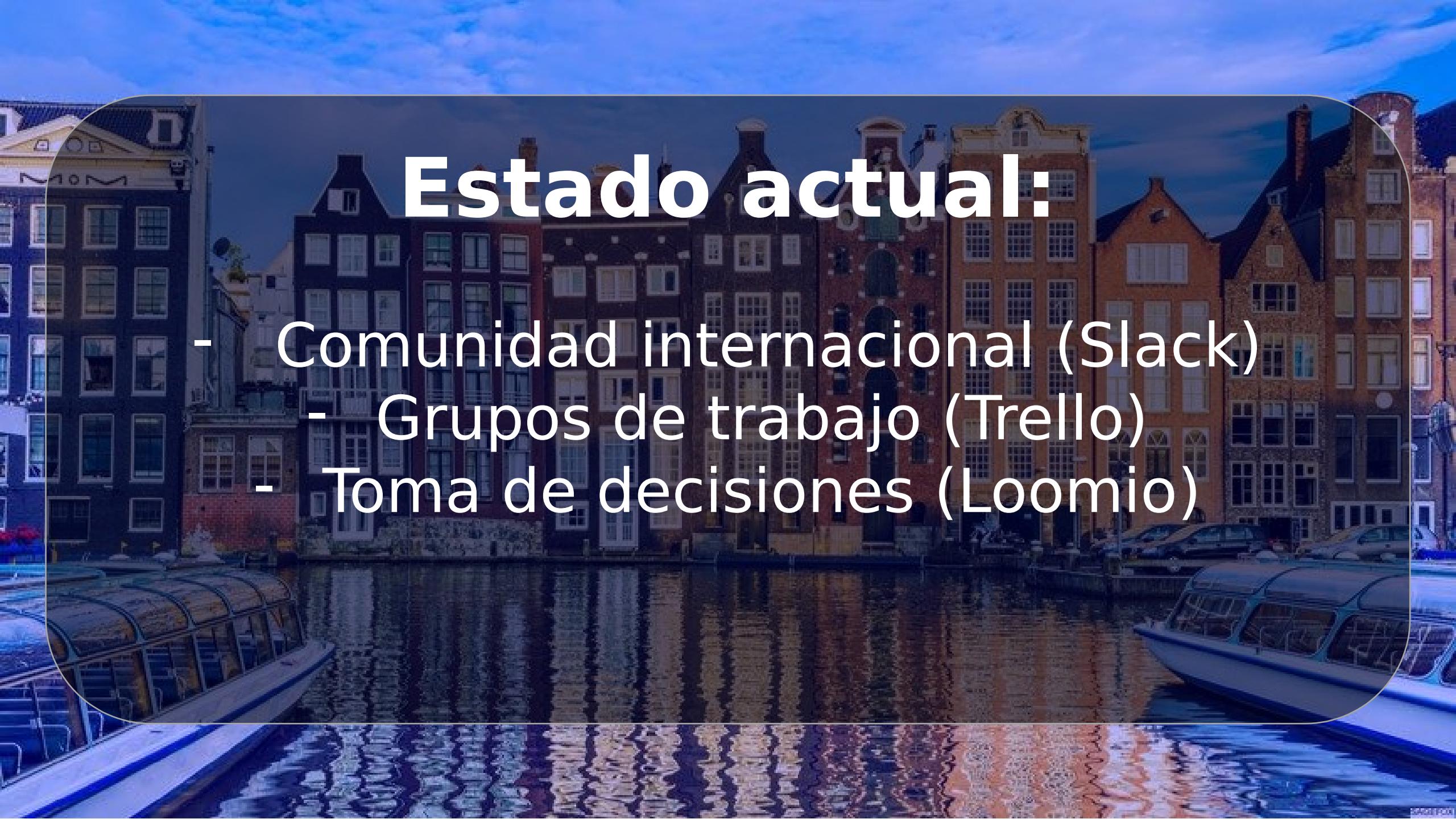


**Inside Airbnb**  
Adding data to the debate



Ajuntament de  
Barcelona



The background of the slide is a photograph of a canal scene in Amsterdam. On either side of the canal, there are rows of traditional Dutch houses with gabled roofs and many windows. The water of the canal reflects the buildings and the sky above. In the foreground, the tops of several boats are visible, some with blue roofs.

# Estado actual:

- Comunidad internacional (Slack)
- Grupos de trabajo (Trello)
- Toma de decisiones (Loomio)

# Fairbnb.coop

## FAIRBNB IS OPEN TO SEND A POWERFUL MESSAGE

Ever wondered if it was possible to do good while travelling?

Well, now it is.

[DOWNLOAD THE MANIFESTO](#)

# Manifesto

## FAIRBNB MANIFESTO

### The Challenge

Short-term accommodation rentals allow city residents to supplement their income and provide visitors with a unique opportunity to closely experience local culture.

Unfortunately, the lack of regulation, transparency, and accountability of existing peer-to-peer vacation rental platforms has turned them into speculative investment vehicles and a source of conflict in many cities. Uncontrolled vacation rental drives up real estate prices which negatively impacts individuals, families and community cohesion.

### Our Approach

Fairbnb envisions **non-extractive** and **sustainable** alternatives to the current short-term accommodation rental paradigm and its related problems for communities. We support a fair, collectively-owned and transparent alternative to existing vacation rental platforms while facilitating meaningful travel and community participation. At the heart of this model is the common well being, with a priority on innovative policies that are consensus-driven and adapted to the needs and realities of each city.

We believe that vacation rental platforms should provide a space where community members can come together to make collective decisions on their neighbourhood and eventually on the management of the platform itself. A platform based on Airbnb principles should ensure that peer-to-peer rental respects local and national laws and regulations and avoids the professionalization of hosts.

We encourage diverse stakeholders (guests, hosts, neighbours, local businesses and municipal authorities) to join us in co-creating the Airbnb community. Everybody is invited to discuss and vote for regulation that prioritises the interests of local communities and visitors. The goal is to collectively decide how we want to run the platform and support community at the same time.

The members of the Airbnb movement support the involvement of third parties in rental management and concierge services assuming the owner of the rental is maintained as the host and holds responsibility for the vacation rental for the purposes of transparency and accountability.

We need alternatives to unchecked and unregulated tourism and a firm commitment to the commons. In this sense, one of the main objectives of a platform based on Airbnb principles should be to diminish the unavoidable impact of vacation rental through investments of profits back into the community.

In keeping with the movement's principles of transparency and accountability, open data and compliance with local and regional legislation should be balanced with the privacy needs of platform members.

### Join Us

We are already working in a fair, collectively-owned and transparent alternative and invite every traveller and citizen concerned by the negative effects of rampant tourism to join us in co-creating a community platform to promote ethical, intentional and extraordinary travel.

# Redes Sociales



[facebook.com/Fairbnbcoop](https://facebook.com/Fairbnbcoop)



@Fairbnb\_coop

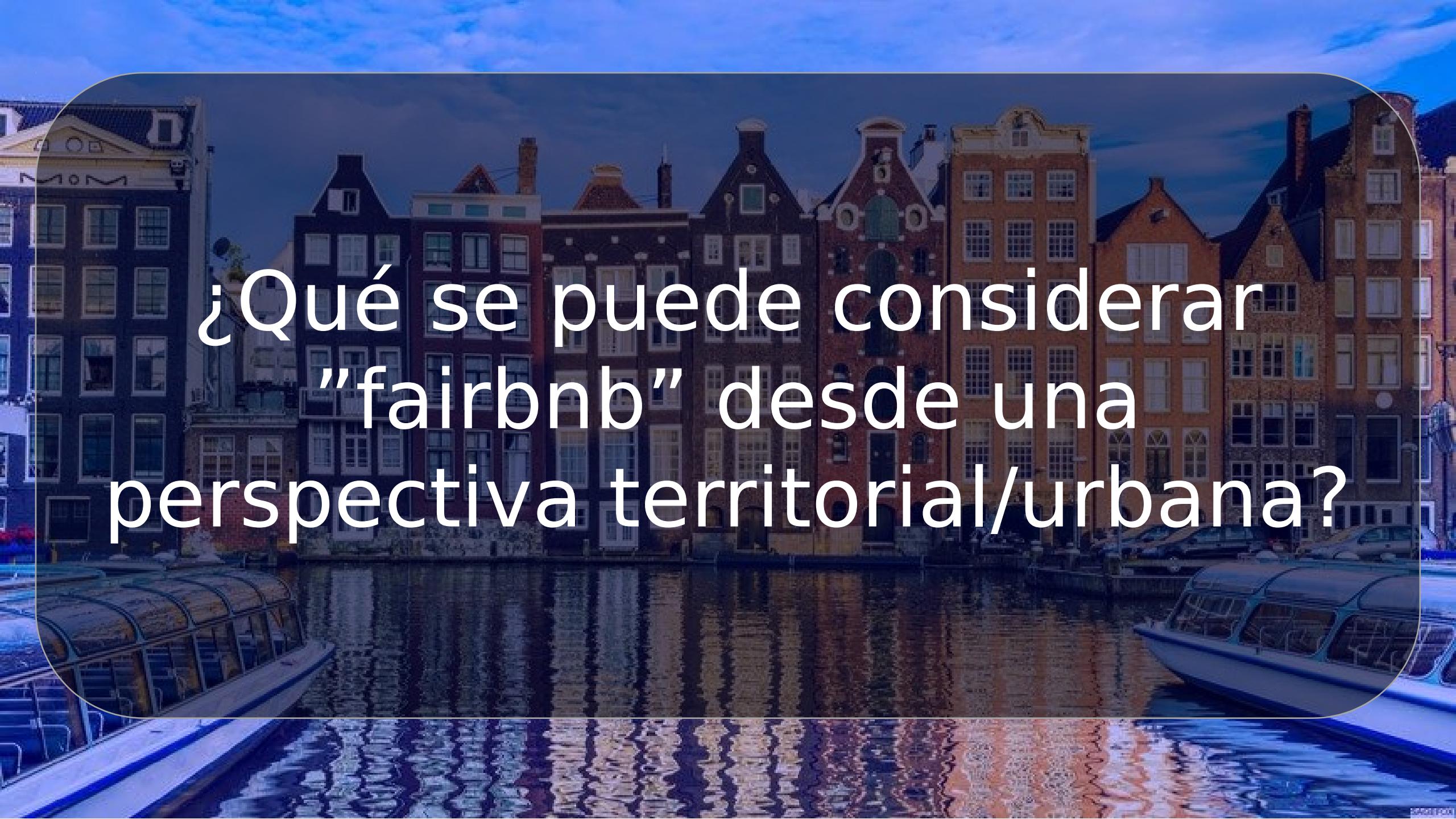


Hacia la financiación y el producto mínimo viable...

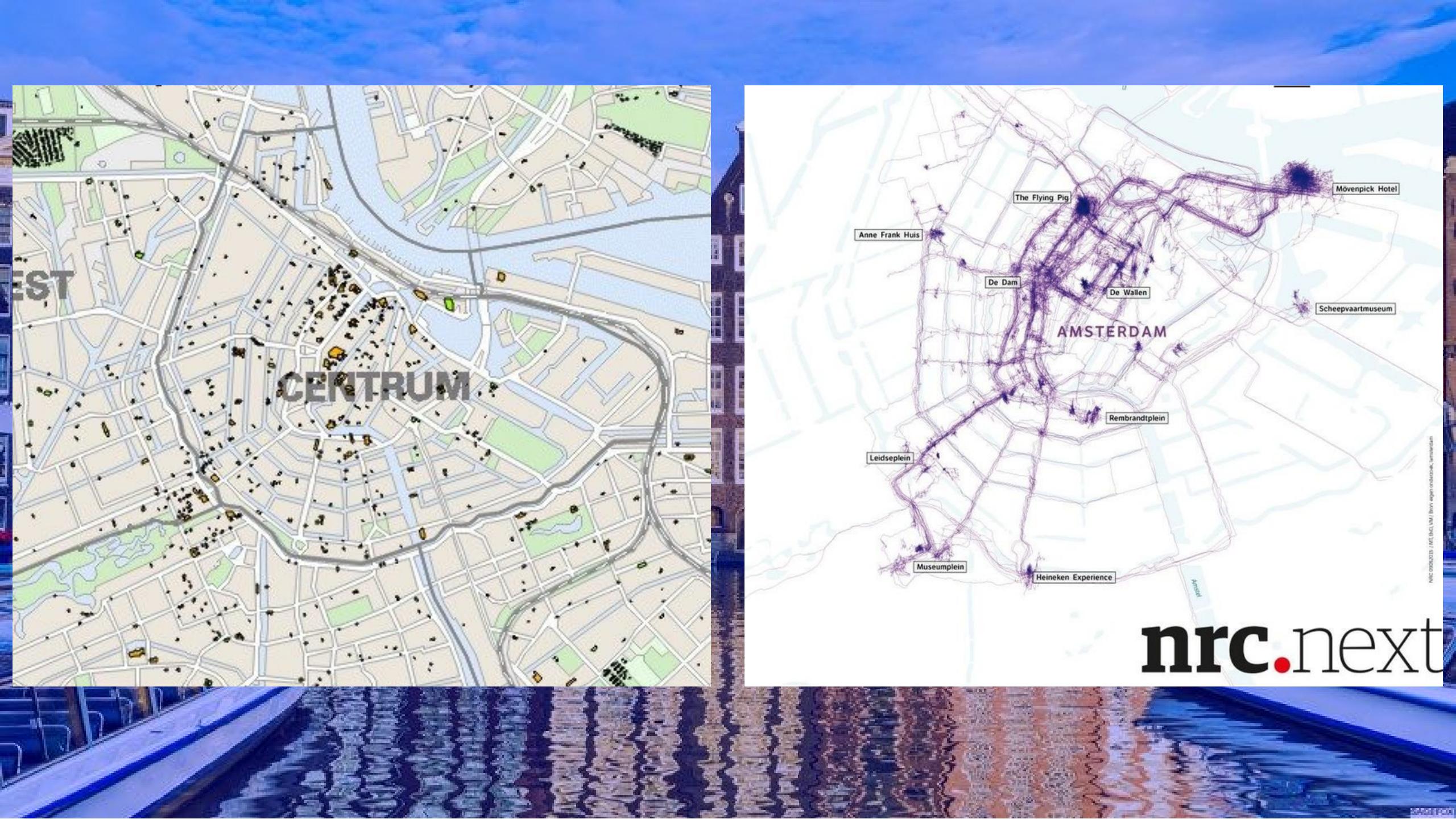
SIDN **fonds**

AMSTERDAMMERS,  
**MAAK  
JE STAD!**

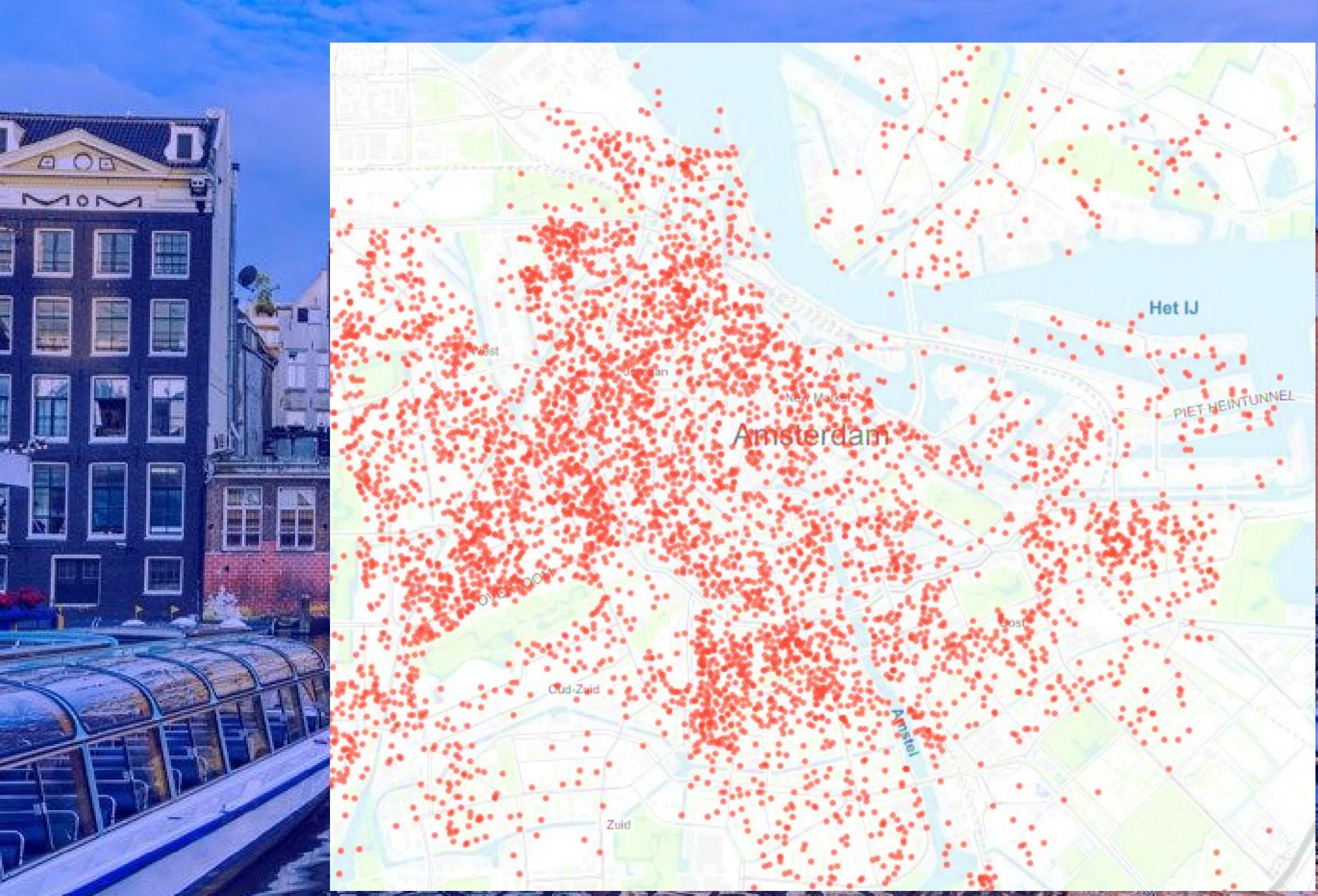
- Plano **legal**: legislación estatal/regional, regulación local...
- Plano **comunidad**: sumar a asociaciones vecinales
- Plano **laboral**: emplear mejor o personas en riesgo de exclusión.
- Plano **marketing**: atraer usuarios.



¿Qué se puede considerar  
"fairbnb" desde una  
perspectiva territorial/urbana?



**nrc.next**



# Aspectos a evitar:

- Alta concentración de turistas
- Alta concentración de apartamentos turísticos y hoteles
- Alto grado de gentrificación

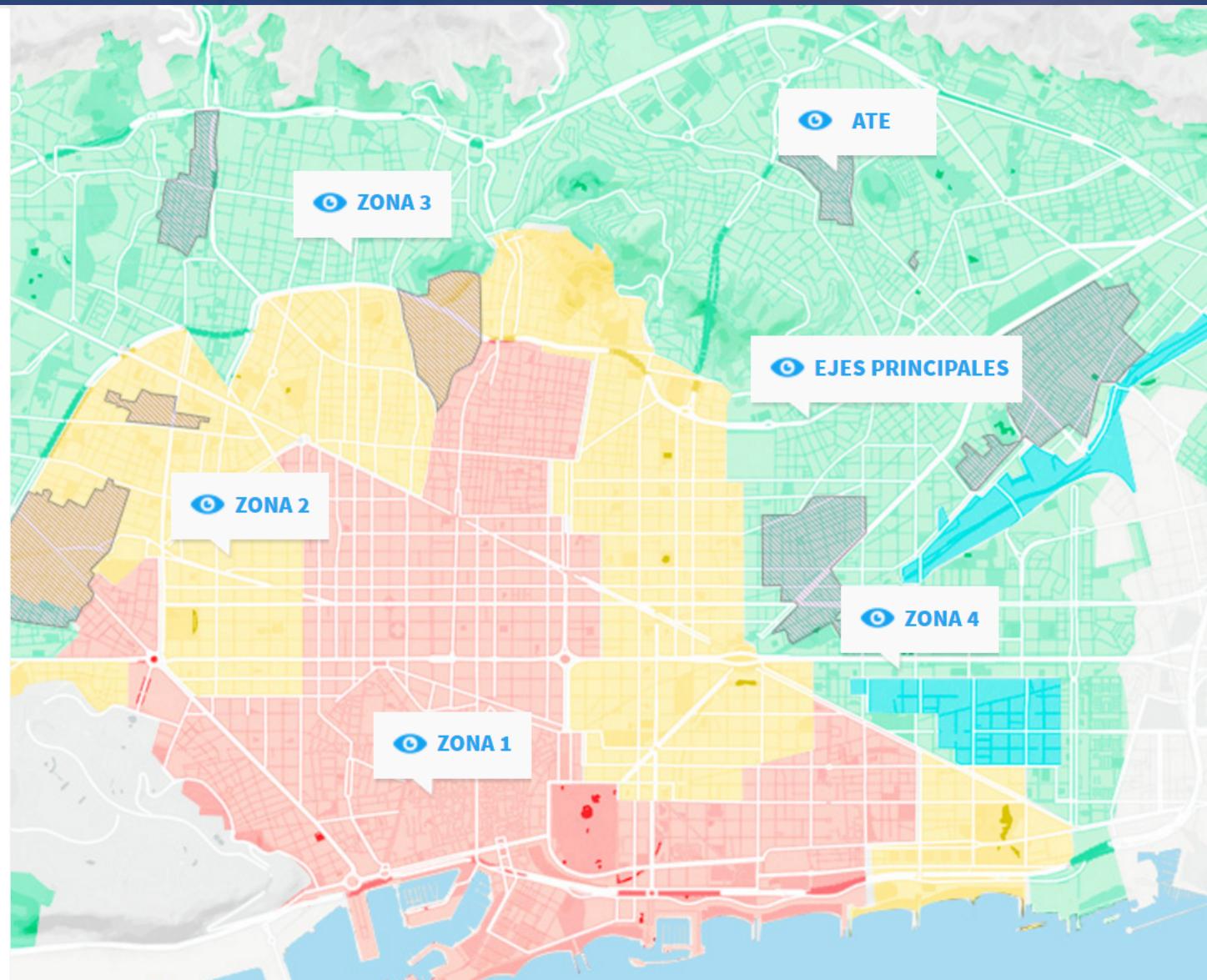
# PEUAT

Plan Especial Urbanístico  
de Alojamiento Turístico

## LAS ZONAS

El PEUAT es un instrumento urbanístico para ordenar y controlar la implantación de alojamientos turísticos en la ciudad y garantizar los derechos fundamentales de los ciudadanos.

Aparte de las condiciones comunes en el ámbito de ciudad, el PEUAT distingue cuatro zonas específicas con regulación propia. Cada una de estas se caracteriza por la distribución de los alojamientos en su territorio, la proporción entre el número de plazas que ofrecen y la población residente actual, la relación y las condiciones en que se dan determinados usos, la incidencia de las actividades en el espacio público y la presencia de puntos de interés turístico.





Muchas gracias



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