



SHORT TERM TALK · WITH EMILY LOPEZ · FREE SHOW SUMMARY

Airbnb's New Host Rules

What changed, why Airbnb did it, and how smart hosts adapt and still win

"Sometimes your best ability is adaptability." — David Greene

THE BIG IDEA

Airbnb is acting less like "staying in somebody's home" and more like a hotel competitor. With more hosts than the platform needs, it is siding with guests: fewer chores, clear rules up front, and no collecting guest data off the platform. Hosts who adapt fast keep their bookings; hosts who don't can end up in "Airbnb jail" without knowing it.

1. THE CHECKOUT CHORE BAN

- Hosts can't require guests to strip linens, start the washer or dryer, wash and put away dishes, vacuum, mop, or haul trash bags off the property.
- Still allowed: asking guests to put dirty dishes in the sink or load the dishwasher, but "you can't push start."

2. SEVEN RULES YOU CAN STILL ENFORCE

Maximum overnight guests · quiet hours · events and gatherings · pets · smoking or vaping · commercial photo or video · locking and securing the property at checkout. Breaking one of these lets a host cancel without penalty.

3. DISCLOSE EVERYTHING BEFORE BOOKING

Every enforceable rule has to be in the listing description before the booking is confirmed. No adding new rules or fines later on picture frames, fridge magnets, laminated checklists or automated messages.

4. THE DATA CRACKDOWN

- No Wi-Fi splash pages that ask for an email, phone number or social login.
- No ID uploads or face scans before arrival unless required by law or an HOA.
- No outside rental agreements or e-signatures, and no guidebooks locked behind contact details.
- No moving guests into an email list or CRM for direct-booking marketing, and no app required to get the door code.
- No sending guests to Google, Trustpilot or private review forms before they rate on Airbnb.

"Whoever controls the lead controls everything." — David Greene

5. WHY AIRBNB IS DOING THIS

Airbnb's value depends on bookings and on guests coming back. One bad host can make a guest give up on Airbnb completely. Guests paying a \$200 cleaning fee don't want to do chores too. As Emily puts it, every rule exists because someone did something, and neither side is wrong from a business point of view.

6. FIXING TURNOVERS WITHOUT GUEST CHORES

- Laundry is the bottleneck. "A washing machine minute is not a real life minute."
- Keep extra sets in labeled totes: own far more towels and linens than you leave out.
- Run two washer and dryer sets (used ones from Facebook Marketplace work) and fast commercial-style machines.
- Split the clean: low-skill labor first, then a laundry and finishing pass. Ask your cleaner about a linen program.

7. PRICING AND PIVOTING

Don't just raise prices, because guests will pick the house next door. Consider absorbing the cost. If the numbers stop working, look at midterm rentals (traveling nurses and workers) or long-term rentals. Favor markets with more than one kind of demand over single-draw vacation markets.

HOST CHECKLIST: DO THIS NOW

Step	What to do
Listing	Put every rule in the listing description before booking Advertise "no ridiculous chores" as a selling point.
Software	Audit your messages and templates in Guesty, Hostaway or Hospitable. Remove anything that asks guests to strip beds or haul trash.
Guest data	Un-gate digital guidebooks and Wi-Fi, and drop outside verification unless your local authority requires it. Keep proof if you do.
Reports	Check whether guests have reported your listing for chores or data requests.
Cleaning	Talk to your cleaner about a linen program and a faster laundry setup.
Management	Talk to your property manager, or have Coast to Coast Getaways manage it for you.

"Okay, have your feelings, move on. What do we do to move forward and be successful?" — Emily Lopez

KEEP GOING

- Follow Emily: @EmilyALopez on Instagram and YouTube
- Chat with David at **DavidGreene24.com** · Free textletter Behind the Shine: text **SHINE** to **833-777-0309**
- Short-term rental stays and management: **CoastToCoastGetaways.com**
- Financing: **The One Brokerage** · TheOneBrokerage.com · NMLS #2142653

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