* Airbnb hosts of private 1 and 2 family homes should not be subject to Local Law 18. Many hosts are trapped in an environment where it's difficult to keep up with rising expenses and depend on Airbnb income to survive. For larger buildings with many units it's reasonable and understandable to introduce regulation but owners and hosts of smaller 1 and 2 family homes should not be engulfed and punished as part of regulation implementation.
* Airbnb hosts provide alternative options for travelers, create opportunity for local businesses to be supported by travelers and boosts tourism to parts of NYC that otherwise would not be able to benefit. Airbnb usage of smaller 1 and 2 unit buildings do not cause shortage in long term rental units because they aren't producing many units and landlords would opt to rather keep them empty than rent to potential professional or trouble tenants that will take advantage of NYC's pro tenant legal environment. Overall, Local Law 18 should simply not be applicable to private dwelling homes.