THE HOST LEDGER · An Aluna Media Holdings publication

The Host Fee & Rules Tracker

Edition: 2026-11 seed · Updated monthly · Last checked batch: 2026-11-06

Not legal, tax, or financial advice. Confirm live fees in your platform account. Country / account-model qualifiers apply.

Platform fees

VERIFIED PRIMARY

Airbnb — single (host-only) service fee ~15.5%

Most hosts on single-fee structure; applies to nightly price + optional host fees. **Brazil & Mexico: 16%.** Some hosts may still be on split-fee during migration — check your account.

Last checked: 2026-11-06 · airbnb.com/resources/hosting-homes/a/how-much-does-airbnb-charge-hosts-288 · help/article/1857

VERIFIED PRIMARY

Vrbo — pay-per-booking commission 12% (common case)

12% on rent + host-charged fees. Not on traveler fees, taxes, deposits, insurance. Some Professional Plan regions up to 15%. VAT/GST may apply.

Last checked: 2026-11-06 · help.vrbo.com/articles/How-is-the-booking-fee-calculated

TERMS — READ CAREFULLY

Vrbo — content / ancillary parity (Host Terms)

Content and Host Ancillaries on Vrbo must be at least as favorable as other channels. Secondary “rate parity” headlines are not authority.

Last checked: 2026-11-06 · vrbo.com/lp/b/host-terms-of-service

Platform policy

VERIFIED PRIMARY

Airbnb — Reasonable house rules (from Nov 20, 2026)

7 standard rules + reasonable additional rules. Cleaner-like checkout chores generally not required. Applies to reservations booked on/after Nov 20, 2026.

Last checked: 2026-11-06 · airbnb.com/resources/hosting-homes/a/important-changes-to-house-rules-21 · help/article/4168

VERIFIED PRIMARY

Airbnb — Temporary phone numbers (eligible US & Canada)

Temporary numbers for eligible US/Canada reservations (incl. software-connected hosts); expire 48h after checkout; WhatsApp unsupported. Asking for real contact info only in limited disclosed cases.

Last checked: 2026-11-06 · help/article/3764 · help/article/4155

Regulation watch (US)

VERIFIED DOCKET

Texas — Dallas STR case at SCOTX (No. 25-0748)

Oral argument scheduled **Dec 3, 2026**. No opinion yet. Relevant to Texas hosts watching Dallas's 2023 STR ordinances.

Last checked: 2026-11-06 · data.scotxblog.com/scotx/no/25-0748

VERIFIED PRIMARY

Savannah — 20% per-ward STVR cap (Downtown & Victorian)

Non-owner-occupied STVRs capped at 20% per ward; many wards full; waiting list.

Last checked: 2026-11-06 · savannahga.gov/2327/STVR-Regulations

VERIFIED PRIMARY

Tybee Island — four-sector caps (Jan 2027)

Four geographic sectors with unit caps and waiting lists; city says updated regs take effect January 2027.

Last checked: 2026-11-06 · cityoftybee.org/550/Short-Term-Rentals-coming-soon

VERIFIED PRIMARY + ORDINANCE PDF

Chatham County (unincorporated) — 5% district cap

Non-homesteaded STRs capped at 5% per district; homestead/owner-on-site exempt from cap.

Last checked: 2026-11-06 · wjcl.com article + Chatham amended STR ordinance PDF

Informational only. Not a complete catalogue of fees or ordinances. An Aluna Media Holdings publication. © 2026 Aluna Media Holdings.