



General Assembly

February Session, 2018

***Raised Bill No. 356***

LCO No. 1447



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING LICENSING REQUIREMENTS FOR  
OPERATORS OF CERTAIN SHORT-TERM RENTAL PROPERTIES.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2018*) For the purposes of this  
2 section and section 2 of this act:

3 (1) "Booking services" means a reservation or payment service that  
4 facilitates a short-term rental transaction between a short-term rental  
5 operator and a potential guest of a short-term rental property.

6 (2) "Guest" means any person renting a short-term rental property.

7 (3) "Short-term rental property" means a dwelling unit, or any  
8 portion thereof, that is (A) offered to a guest as temporary lodging for  
9 a fee for fewer than thirty consecutive nights, and (B) not a hotel or  
10 motel.

11 (4) "Short-term rental operator" means any owner or tenant of a  
12 short-term rental property who offers such property for rent on a  
13 short-term rental platform.

14 (5) "Short-term rental platform" means any platform, including an  
15 Internet web site, that (A) allows a short-term rental operator to offer a  
16 dwelling unit, or portion thereof, for use as a short-term rental  
17 property, (B) allows potential guests to arrange payment for use of a  
18 short-term rental property, whether such guest pays directly to the  
19 short-term rental operator or to the short-term rental platform, and (C)  
20 derives revenues from providing or maintaining booking services for a  
21 short-term rental property.

22 Sec. 2. (NEW) (*Effective October 1, 2018*) (a) Not later than January 1,  
23 2019, each municipality in this state shall adopt an ordinance or  
24 regulation concerning short-term rental properties, which shall (1)  
25 include licensing requirements and procedures for short-term rental  
26 operators, and (2) require each short-term rental operator to provide to  
27 such municipality for each short-term rental property (A) the  
28 maximum number of guests; (B) the number of off-street parking  
29 spaces reserved for guests; and (C) a signed declaration stating such  
30 short-term rental property meets the requirements of all applicable  
31 state and local building codes. Such ordinance or regulation may also  
32 (i) regulate the operation and use of short-term rentals, including  
33 hours, dates and zones of use, and (ii) require the payment of licensing  
34 fees.

35 (b) No person shall act as a short-term rental operator in this state  
36 after July 1, 2019, unless such person has obtained a license to operate  
37 as a short-term rental operator from the municipality in which the  
38 short-term rental property is located.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2018</i>	New section
Sec. 2	<i>October 1, 2018</i>	New section

***Statement of Purpose:***

To require each municipality to adopt an ordinance or regulation concerning operators of certain short-term rental properties, and to require such operators to obtain a license.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*