



Senate

General Assembly

File No. 49

February Session, 2024

Senate Bill No. 267

Senate, March 19, 2024

The Committee on Housing reported through SEN. MOORE of the 22nd Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT REQUIRING A STUDY OF THE EFFECTS OF SHORT-TERM RENTALS ON THE HOUSING MARKET OF THE STATE.

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

1 Section 1. (*Effective from passage*) The Commissioner of Housing shall,
2 within available appropriations, conduct a study of the effects of short-
3 term rentals, as defined in section 12-408h of the general statutes, on the
4 housing market of the state. The study shall include, but need not be
5 limited to, an analysis of (1) the impact of short-term rentals on the
6 availability and affordability of dwelling units, as defined in section 47a-
7 1 of the general statutes, or single-family homes, (2) the economic
8 benefits or detriments of short-term rentals for communities in which
9 such short-term rentals are located, (3) the extent to which short-term
10 rentals may contribute to the displacement of any residents, and (4) any
11 relevant data on the number and distribution of short-term rentals in the
12 state. Not later than January 1, 2025, the commissioner shall submit a
13 report, in accordance with the provisions of section 11-4a of the general
14 statutes, to the joint standing committee of the General Assembly

15 having cognizance of matters relating to housing containing the
16 findings of such study.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

HSG *Joint Favorable*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 25 \$	FY 26 \$
Department of Housing	GF - Cost	50,000 - 200,000	None

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill results in a one-time cost to the Department of Housing (DOH) in FY 25, estimated to be between \$50,000 and \$200,000, to conduct a study on the effects of short-term rentals and report on it by January 1, 2025.

DOH lacks the necessary expertise, data, and staff resources to complete the study internally. It is anticipated that the agency will contract with one or more outside vendors for: (1) expertise in economic analysis and (2) data on short-term rental properties.

The Out Years

There is no fiscal impact in the out years.

Sources: CTsource, Department of Administrative Services Procurement Portal



OLR Bill Analysis

SB 267

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SUMMARY

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 13 Nay 2 (03/07/2024)