

# Housing Committee JOINT FAVORABLE REPORT

**Bill No.:** SB-267

AN ACT REQUIRING A STUDY OF THE EFFECTS OF SHORT-TERM

**Title:** RENTALS ON THE HOUSING MARKET OF THE STATE.

**Vote Date:** 3/7/2024

**Vote Action:** Joint Favorable

**PH Date:** 3/5/2024

**File No.:**

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## **SPONSORS OF BILL:**

Housing Committee

## **REASONS FOR BILL:**

This bill directs the Commissioner of the Department of Housing (DOH) to conduct a study on short-term rentals which will analyze their impact on the housing market, as well as their economic impact and how they may contribute to the displacement of residents. This bill was put forth because of the need to address the housing crisis in the state, and it is thought that with the increase in short-term rentals, the availability of long-term units may have been reduced and those that remain will be less reasonably priced.

## **RESPONSE FROM ADMINISTRATION/AGENCY:**

None Expressed.

## **NATURE AND SOURCES OF SUPPORT:**

[Janice Miner, Chief Operating Officer, MCR Property Management, Inc.:](#) Supports this bill stating that short-term rentals are important and needed by some tenants making the transition from renting to homeownership, or those needing temporary safe housing.

[Danielle Osullivan:](#) Supports this bill.

[Francis Pickering, Executive Director, Western Connecticut Council of Governments \(WestCOG\):](#) Supports this bill stating that a growing number of studies have found that the short-term rental market is making long-term rentals less available and less affordable. As such, this study should evaluate impacts on a local basis, as well as across the state, in

markets where short-term rentals tend to cluster, such as beach towns. The study should also differentiate between properties where the owner lives, as impacts on the market likely vary by unit type. An example of this would be an entire single-family home versus a small unit in an occupied home.

#### **NATURE AND SOURCES OF OPPOSITION:**

[Gary Corigliano](#): Opposes this bill.

[Penny Cozza](#): Opposes this bill.

[Jessica Stauder](#): Opposes this bill stating that the beauty of Connecticut is its diverse tapestry of townships, and that bills such as this, which diminish town control or permit the state bureaucracy to have final say, threaten to destroy that.

[Todd Thurston](#): Opposes this bill stating that Connecticut earns 15% occupancy tax on short-term rentals, and it is now an essential part of travel. Therefore, these types of rentals should be supported to help Connecticut tourism.

**Reported by: George Vatis**

**Date: 3/14/24**