

# State Short-Term Rental Regulation Chart – November 2018



State	Regulatory Provisions	Source
<p><b>Alabama</b></p>	<p>There are no statewide statutes or regulations regarding short-term vacation rentals in Alabama. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.</p>	
<p><b>Alaska</b></p>	<p>A person who is collecting rental income is deemed to be engaged in business activity and must obtain a business license from the Alaska Department of Commerce, Community, and Economic Development. See generally <a href="#">Dep't Commerce, Community &amp; Econ. Dev., Business Licensing: AirBnB, mother-in-law apartments, and property rental FAQs (last visited Oct. 20, 2018)</a></p>	<p>Alaska Stat. §§ 43.70.20, .110 (2017)</p>
<p><b>Arizona</b></p>	<p>A municipality may not prohibit vacation rentals or short-term rentals or restrict the use of or regulate vacation rentals or short-term rentals based on their classification, use or occupancy.</p> <p>However, a municipality may regulate such rentals for the purpose of protecting the public's health and safety, "including rules and regulations related to fire and building codes, health and sanitation, transportation or traffic control, solid or hazardous waste and pollution control, and designation of an emergency point of contact." A city or town may also adopt and enforce residential use and zoning ordinances, including those related to noise, protection of welfare, property maintenance and other nuisance issues, "if the ordinance is applied in the same manner as other property classified under sections <a href="#">42-12003</a> and <a href="#">42-12004</a>."</p> <p>"Vacation rental" or "short-term rental" is defined as "any individually or collectively owned single-family or one-to-four-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, that is also a transient public lodging establishment or owner-occupied</p>	<p><a href="#">Ariz. Rev. Stat. Ann. §§ 9-500.39; 42-5070 (2018)</a></p>

State	Regulatory Provisions	Source
	residential home offered for transient use.” “Transient” is any person who either at the person’s own expense or at the expense of another obtains lodging space or the use of lodging space on a daily or weekly basis, or on any other basis for less than 30 consecutive days.	
<b>Arkansas</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Arkansas. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>California</b>	<p>In California, short-term vacation rentals are generally regulated by the local city or county. The rules vary by locality depending on minimum night stay, the percentage of occupancy taxes and reporting and licensing requirements.</p> <p>However, a statewide law imposes specific recordkeeping requirements on a person or entity, including a person employed by a real estate broker, who, on behalf of another, solicits or arranges, or accepts reservations or money, or both, for transient occupancies in a dwelling unit in a common-interest development, or an apartment building or complex, or in a single-family home. Such persons must also comply with all collection, payment, and recordkeeping requirements of a transient occupancy tax ordinance, if any, applicable to the occupancy. However, a real estate licensee may satisfy these requirements by compliance with the Real Estate Law.</p> <p>Another statewide law requires a rental listing platform such as Airbnb or VBRO to post a notice advising tenants who are listing a room or home to review their leases and insurance policies for restrictions on such activity.  <a href="#">Cal. Bus. &amp; Prof. Code § 22592 (2018)</a></p>	<a href="#">Cal. Bus. &amp; Prof. Code § 22592</a> ; <a href="#">Cal. Civ. Code § 1864 (2018)</a>
<b>Colorado</b>	Colorado does not generally regulate short-term rentals, but the Real Estate Commission has taken the position that, although activities relating to these agreements are exempt from the definition of real estate brokerage, a broker must escrow funds coming into their possession involving short-term	

State	Regulatory Provisions	Source
	occupancies. See <a href="#">Colo. Real Estate Comm'n, Commission Position Statement CP-19</a> .	
<b>Connecticut</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Connecticut. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>Delaware</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Delaware. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>District of Columbia</b>	<p>Currently, there are no requirements specifically governing short-term rentals, although a general business license is required. See <a href="#">D.C. Dep't of Consumer and Regulatory Affairs, Get a General Business License (last visited Oct 22, 2018)</a></p> <p>Legislation introduced in 2017, <a href="#">B22-0092 – Short-term Rental Regulation and Affordable Housing Protection Act of 2017</a>, which would specifically regulate many aspects of short-term rentals, remains before the Council with further consideration postponed until November 13, 2018.</p>	
<b>Florida</b>	The regulation of public lodging establishments is preempted to the state. However, a local government or local enforcement district may conduct inspections of public lodging establishments for compliance with the Florida Building Code and the Florida Fire Prevention Code. “A local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals,” except that this does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011.	<a href="#">Fla. Stat. §§ 509.013, .032(7), .101, .2112, .241, .242(1)(c) (2018)</a>

State	Regulatory Provisions	Source
	<p>A public lodging establishment, including a “vacation rental”, must be licensed annually by the Department of Business and Professional Regulation, Division of Hotels and Restaurants.</p> <p>Any rules or regulations established by the operator of a vacation rental must be printed in the English language and posted in a prominent place within the rental. The operator must maintain at all times a register, signed by guests who occupy rental units within the establishment, showing the dates when the units were occupied and the rates charged for their occupancy. This register must be maintained in chronological order and available for inspection by the Division at any time. Operators need not make available registers which are more than two years old.</p> <p>Every public lodging establishment that is three stories or more in height must file every three years a certificate stating that any and all balconies, platforms, stairways, and railways have been inspected by a person competent to conduct such inspections and are safe, secure, and free of defects.</p> <p>A “vacation rental” means “any unit or group of units in a condominium or cooperative or any individually or collectively owned single-family, two-family, three-family, or four-family house or dwelling unit that is also a transient public lodging establishment but that is not a timeshare project”.</p> <p>A “transient public lodging establishment” is “any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.”</p>	

State	Regulatory Provisions	Source
	<p><a href="#">Senate Bill 1400</a> and <a href="#">House Bills 773</a> and <a href="#">789</a> were introduced in 2018. They would have imposed statewide registration and regulation on short-term vacation rentals. All three bills failed in committee.</p>	
<p><b>Georgia</b></p>	<p>Short-term vacation rentals are regulated on the local level in Georgia. The 2018 Georgia legislature authorized a House Study Committee on Short-Term Rental Providers. The committee must submit a report of its findings regarding “the best methods to ensure the safety of the public, prevent illegal practices, collect taxes on business activities, and otherwise properly regulate short-term rental providers” by December 1, 2018. See <a href="#">H.R. 1398</a>.</p> <p>A bill introduced in the 2018 legislative session, <a href="#">H.B. 579</a>, which would have pre-empted the authority of local jurisdictions to ban or regulate short-term vacation rentals did not pass.</p>	
<p><b>Guam</b></p>	<p>A person may not rent, lease or otherwise exchange for compensation all or any part of a dwelling unit as a short-term vacation rental unit without first obtaining an annual business tax certificate from the Department of Revenue and Taxation. A certificate may not be “transferred or assigned or used by any person other than the one to whom it is issued, or at any location other than the one for which it is issued.” The certificate number must be published in every print, digital and/or internet advertisement, and in any property listing in which the short-term vacation rental unit is advertised.</p> <p>“Short-term vacation rental unit” means an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for any term not to exceed 30 consecutive days.</p> <p>Attached to the certificate application, the owner must provide:</p> <ul style="list-style-type: none"> <li>• a sworn code compliance verification form;</li> </ul>	<p><a href="#">Guam Code Ann. tit. 21, §§ 61132, 61132, 61133, 661134, 61135, 61139 (2018)</a></p>

State	Regulatory Provisions	Source
	<ul style="list-style-type: none"> <li>• a written sample agreement consisting of the document form to be executed between the owner and occupant(s), and which must contain the following provisions: (1) the occupant(s)' agreement to abide by all of the requirements of state and federal law, and acknowledgement that his or her rights under the agreement may not be transferred or assigned to anyone else; (2) the occupant(s)' acknowledgement that the total number of occupants will be limited to up to two adult guests and up to two minor guests per bedroom; (3) the occupant(s)' acknowledgement that it is unlawful to allow or make any noise which a reasonable person may deem excessive between the hours of 9:00 p.m. and 5:00 a.m.; and (4) the occupant(s)' acknowledgement and agreement that violation of the agreement or of the law may result in immediate termination of the agreement and eviction, as well as the potential liability for the payment of fines;</li> <li>• proof of the owner's current ownership of the rental unit or similar documentation showing possession or responsibility;</li> <li>• proof of property owner's property insurance, to include any policies for short-term rental units, or similar activities; and</li> <li>• a written certification from a short-term vacation rental unit emergency contact that he or she agrees to perform the duties specified in Guam Code Ann. tit. 21, § 61135.</li> </ul> <p><u>Note:</u> Short-term vacation rental unit owners are <i>not</i> subject to the Guam hotel sanitation law.</p>	
Hawaii	<p><i>Owner/Operator</i></p> <p>Each operator as a condition precedent to engaging or continuing in the business of furnishing transient accommodations must register with the</p>	<p><a href="#">2018 Haw. Act 211 (S.B. 2868)</a> (amending Haw. Rev. Stat. §§ 237D-</p>

State	Regulatory Provisions	Source
	<p>Director of Taxation the name and address of each place of business within Hawaii subject to Chapter 237D.</p> <p>The registration, or in lieu thereof a notice stating where the registration may be inspected and examined, must at all times be conspicuously displayed at the place for which it is issued. Additionally, the name, phone number, and electronic mail address of the local contact must at all times be so displayed or made available</p> <p>Any advertisement, including an online advertisement, for any transient accommodation must conspicuously provide:</p> <ul style="list-style-type: none"> <li>• the registration identification number or an electronic link to the registration identification number of the operator; and</li> <li>• the local contact’s name, phone number, and electronic mail address, provided that if this information is provided to the transient or occupant prior to the furnishing of the accommodation, this contact posting requirement is deemed satisfied.</li> </ul> <p>Every person authorized under an agreement by the owner of transient accommodations located within Hawaii to collect rent on behalf of such owner must ensure that every written rental collection agreement displays on the first page of the agreement the name, address, social security or federal identification number, and, if available, the general excise tax license and transient accommodations tax registration numbers of the owner of the transient accommodations being rented, the address of the property being rented, and the following statement set forth in bold print and 10-point type size:</p> <p style="text-align: center;"><b>“HAWAII TRANSIENT ACCOMMODATIONS TAXES MUST BE PAID ON THE GROSS RENTS COLLECTED BY ANY PERSON RENTING TRANSIENT ACCOMMODATIONS IN THE STATE OF</b></p>	<p>1, -2, -15); <a href="#">Haw. Rev. Stat. §§ 237D-4, -8.5, -12 (2017)</a></p>

State	Regulatory Provisions	Source
	<p>HAWAII. A COPY OF THE FIRST PAGE OF THIS AGREEMENT, OR OF FEDERAL INTERNAL REVENUE FORM 1099 STATING THE AMOUNT OF RENTS COLLECTED, SHALL BE FILED WITH THE HAWAII DEPARTMENT OF TAXATION.”</p> <p>“Transient accommodations” means the furnishing of a room, apartment, suite, single-family dwelling, or the like to a transient for less than 180 consecutive days for each letting “that provides living quarters, sleeping, or housekeeping accommodations, or other place in which lodgings are regularly furnished to transients.”</p>	
<b>Idaho</b>	<p>“Neither a county nor a city may enact or enforce any ordinance that has the express or practical effect of prohibiting short-term rentals or vacation rentals in the county or city.” However, they may “implement such reasonable regulations as it deems necessary to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods in which short-term rentals or vacation rentals operate.” Such rentals must be classified as a residential land use for zoning purposes subject to all applicable zoning requirements.</p> <p>A local government may not regulate the operation of a short-term rental marketplace, such as Airbnb or VRBO.</p>	<p><a href="#">Idaho Code § 67-6539 (2018)</a></p>
<b>Illinois</b>	<p>Illinois does not regulate short-term vacation rentals on a statewide basis. Legislation introduced in 2017, <a href="#">S.B. 1735</a>, which would have created the Short-Term Rental Act, did not pass.</p>	
<b>Indiana</b>	<p>With regard to short-term rentals that are rented through a short-term rental platform, Indiana law:</p> <ul style="list-style-type: none"> <li>• provides a short-term rental of an owner’s primary residence is a permitted residential use under any applicable local-government ordinance and may not be prohibited;</li> </ul>	<p><a href="#">2018 Ind. Pub. L. 73 (H.B. 1035)</a> (enacting Ind. Code ch. 36-1-24)</p>

State	Regulatory Provisions	Source
	<ul style="list-style-type: none"> <li>• provides in the case of residential property that is not owner-occupied, a local unit of government (local unit) may require a special exception, special use, or zoning variance for the short-term rental of the property and may not interpret and enforce zoning regulations for a variance in a manner that is intended or has the effect of prohibiting or unreasonably restricting all short-term rentals of the property;</li> <li>• allows a local unit to regulate short-term rental of residential property only for specified purposes, such as fire and building safety, sanitation, noise, traffic control and nuisance issues;</li> <li>• allows a local unit to require an owner to obtain one permit for each property, regardless of the number of dwelling units or detached accessory structures on the property that the owner offers as a short-term rental;</li> <li>• allows a local unit to charge a fee of not more than \$150 for an initial permit and for a permit issued after the revocation of a permit, but prohibits a unit from charging a renewal fee; and</li> <li>• allows a local unit to limit or prohibit short-term rentals located within a conservancy district.</li> </ul> <p>The law does not apply to:</p> <ul style="list-style-type: none"> <li>• a zoning ordinance or any other ordinance adopted before January 1, 2018, that prohibits, regulates, or restricts short-term rentals in any manner; or</li> <li>• property owner associations, condominium associations, homeowner associations, or cooperatives.</li> </ul>	

State	Regulatory Provisions	Source
<b>Iowa</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Iowa. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>Kansas</b>	<p>If a short-term vacation rental meets the definition of a “hotel”, it must be licensed annually by the Department of Agriculture after a precicensure inspection for compliance with Department lodging establishment regulations. “Hotel” means “every building or other structure which is kept, used, maintained, advertised or held out to the public as a place where sleeping accommodations are offered for pay primarily to transient guests and in which four or more rooms are used for the accommodation of such guests, regardless of whether such building or structure is designated as a cabin camp, tourist cabin, motel or other type of lodging unit.”</p> <p>If a short-term vacation rental meets the definition of a “guest house”, it is not required to have a lodging license, but it must be inspected if the Secretary of Agriculture receives a complaint concerning such guest house. “Guest house” means “every building or other structure which is kept, used, maintained, advertised or held out to the public to be a place where sleeping accommodations are furnished for pay to transient or permanent guests. A guest house shall accommodate no more than seven guests in no more than three rooms furnished with sleeping accommodations, regardless of whether common facilities for the serving or preparation of food are maintained.”</p> <p>There are no other statewide statutes or regulations regarding short-term vacation rentals in Kansas. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.</p>	<a href="#">Kan. Stat. Ann. §§ 36-501, -502, -505 (2018)</a>
<b>Kentucky</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Kentucky. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	

State	Regulatory Provisions	Source
<b>Louisiana</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Louisiana. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>Maine</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Maine. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>Maryland</b>	<p>There are no statewide statutes or regulations regarding short-term vacation rentals in Maryland. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.</p> <p>Legislation introduced in 2018, <a href="#">S.B. 1081</a> and <a href="#">H.B. 1604</a>, which would have regulated providers that listed residential dwellings such as houses, condominiums or portions thereof on hosting platforms did not pass. Maryland has been trying to pass similar legislation since 2015,</p>	
<b>Massachusetts</b>	<p>The Department of Health “has determined that lodging provided through Airbnb or similar online services is subject to local licensure or permitting as a lodging house or bed and breakfast in the same manner as traditional lodging houses and bed and breakfast establishments are licensed or permitted.” Mass. Dep’t Health Memorandum, <i>Licensing of Online Home Rental Services</i> (May 16, 2014).</p> <p>Legislation passed by the legislature in 2018, <a href="#">H.B. 4841</a>, would require operators to carry not less than \$1 million of liability coverage for each stay unless the hosting platform provides coverage. It also would allow a city or town to limit areas, number and length of the rentals and to require licensing or permitting and inspections of rental establishments.</p> <p>However, the governor returned the bill unsigned with recommendations for amendment. As of October 30, 2018, the returned bill had been referred to a House committee, but no further action had been taken.</p>	

State	Regulatory Provisions	Source
<b>Michigan</b>	<p>There are no statewide statutes or regulations regarding short-term vacation rentals in Michigan. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.</p> <p>Legislation introduced in 2017, <a href="#">H.B.4503</a>, would have declared short-term rentals a permitted use for zoning purposes in all residential use zones. The bill did not pass.</p>	
<b>Minnesota</b>	<p>If a vacation home rental property meets the definition of “lodging establishment” for Department of Health purposes, it must be licensed annually and be inspected at least every 24 months by the Department’</p> <p>“Lodging establishment” means “a building, structure, enclosure, or any part thereof used as, maintained as, advertised as, or held out to be a place where sleeping accommodations are furnished to the public as regular roomers, for periods of one week or more, and having five or more beds to let to the public.”</p> <p>See generally <a href="#">Explore Minn., Vacation Home Rental (last visited Oct. 26, 2018)</a>.</p>	<p><a href="#">Minn. Stat. §§ 157.15, .16, .20 (2018)</a></p>
<b>Mississippi</b>	<p>There are no statewide statutes or regulations regarding short-term vacation rentals in Mississippi. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.</p>	
<b>Montana</b>	<p>There are no statewide statutes or regulations regarding short-term vacation rentals in Montana. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.</p>	
<b>Missouri</b>	<p>Missouri does not currently regulate short-term vacation rentals on a statewide basis.</p>	

State	Regulatory Provisions	Source
	Two bills introduced in the 2018 legislative session, <a href="#">H.B. 2457</a> and <a href="#">H.B. 2569</a> , would have preempted local prohibitions on short-term rentals of residential dwelling accommodations, clarified the tax statutes and regulated marketplace facilitators, but neither bill passed.	
<b>Montana</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Montana. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>Nebraska</b>	Nebraska does not currently regulate short-term vacation rentals on a statewide basis.  A 2018 bill, <a href="#">L.B. 873</a> , which would have restricted the powers of local governments to regulate short-term rentals and allowed local taxation of such activity and tax collection agreements with Airbnb-type marketplace platforms, passed the legislature, but was vetoed by the governor.	
<b>Nevada</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Nevada. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>New Hampshire</b>	New Hampshire does not generally regulate short-term vacation rentals.  However, any advertisement for a short-term rental by print, display, publication, distribution, or online listing offering a short-term rental must include the meals and rooms license number of the operator. A “short-term rental” is defined as “the rental of one or more rooms in a residential unit for occupancy for tourist or transient use for less than 185 consecutive days.”	<a href="#">N.H. Rev. Stat. Ann. § 78-A:4-a (2018)</a>
<b>New Jersey</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in New Jersey. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	

State	Regulatory Provisions	Source
<b>New Mexico</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in New Mexico. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>New York</b>	<p>In New York state, it unlawful to advertise occupancy or use of dwelling units in a class A multiple dwelling for occupancy that would violate the requirement that a class A multiple dwelling shall only be used for permanent residence purposes, meaning occupancy of a dwelling unit by the same natural person or family for 30 consecutive days or more.</p> <p>Class A multiple dwellings include “tenements, flat houses, maisonette apartments, apartment houses, apartment hotels, bachelor apartments, studio apartments, duplex apartments, kitchenette apartments, garden-type maisonette dwelling projects, and all other multiple dwellings except class B multiple dwellings.”</p> <p>Therefore, short-term rentals are not permitted in such buildings nor may they be advertised on platforms like Airbnb or VRBO for such purposes.</p>	<a href="#">N.Y. Mult. Dwell. Law §§ 4(8), 121 (2018)</a>
<b>North Carolina</b>	<p>For purposes of North Carolina’s extensive Vacation Rental Act, a “vacation rental is defined as the rental of an apartment, condominium, single-family home, townhouse, cottage, or other property that is devoted to residential use or occupancy by one or more persons “for vacation, leisure, or recreation purposes for fewer than 90 days by a person who has a place of permanent residence to which he or she intends to return.”</p> <p><u>Exception:</u> The Act does not apply to rentals to persons temporarily renting a dwelling unit when traveling away from their primary residence for business or employment purposes.</p> <p>A landlord or real estate broker and tenant must execute a vacation rental agreement, which is valid and enforceable only if the tenant has accepted the agreement as evidenced by:</p>	<a href="#">N.C. Gen. Laws ch. 42A (2018)</a>

State	Regulatory Provisions	Source
	<ul style="list-style-type: none"> <li>• the tenant's signature on the agreement;</li> <li>• the tenant's payment of any monies to the landlord or broker after receipt of the agreement; or</li> <li>• the tenant's taking possession of the property after his or her receipt of the agreement.</li> </ul> <p>The required contents of the agreement are specified in § 42A-11, including the wording of a mandatory notice which must be conspicuously displayed on its face.</p> <p><u>Note:</u> Any real estate broker who executes a vacation rental agreement that does not conform to the Act or fails to execute a vacation rental agreement is guilty of an unfair trade practice and is prohibited from commencing an expedited eviction proceeding as provided by the Act.</p> <p>Any advance payments, other than a security deposit received by the landlord or real estate broker must be deposited in a trust account in a federally insured depository institution or a trust institution authorized to do business in Illinois no later than three banking days after payment receipt. Disbursement and use, as well as refund of such funds are controlled by the Act.</p> <p>The Act specifies the grounds and procedures for expedited eviction of vacation rental occupants. It also sets forth procedures to be followed in instances where mandatory evacuations of the property are ordered by governmental authorities.</p> <p>A landlord must provide fit premises as described in the Act, which includes complying with all applicable codes and providing smoke alarms and carbon</p>	

State	Regulatory Provisions	Source
	<p>monoxide detectors. A tenant must maintain the vacation rental while in occupancy.</p> <p>A real estate broker who manages a vacation rental property on behalf of a landlord must:</p> <ul style="list-style-type: none"> <li>• manage the property in accordance with the terms of the written agency agreement signed by the landlord and broker;</li> <li>• offer vacation rental property to the public for leasing in compliance with all applicable federal and North Carolina laws, regulations, and ethical duties, including, but not limited to, those prohibiting;</li> <li>• notify the landlord regarding any necessary and follow the landlord's direction in arranging for any such repairs;</li> <li>• verify that the landlord has installed operable smoke detectors and carbon monoxide alarms; and</li> <li>• verify that the landlord has annually placed new batteries in a battery-operated smoke detector or carbon monoxide alarm.</li> </ul>	
<b>North Dakota</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in North Dakota. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>Ohio</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Ohio. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	

State	Regulatory Provisions	Source
<b>Oklahoma</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Oklahoma. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>Oregon</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Oregon. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>Pennsylvania</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Pennsylvania. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>Puerto Rico</b>	There are no territory-wide statutes or regulations regarding short-term vacation rentals in Puerto Rico. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>Rhode Island</b>	<p>A Rhode Island municipality may not prohibit an owner from offering a room, house, or other such residential unit through a hosting platform or prohibit a hosting platform from providing a person or entity the means to rent, pay for or otherwise reserve a residential unit.</p> <p>Legislation introduced in 2018, <a href="#">H.B. 8189</a>, which would have significantly regulated short-term rentals statewide, did not pass.</p>	<a href="#">R.I. Gen. Laws § 42-63.1-14 (2018)</a>
<b>South Carolina</b>	The South Carolina Vacation Rental Act, <a href="#">S.C. Code Ann. §§ 27-50-210 to 270 (2018)</a> , applies to the rental of residential property for a period of fewer than 90 days. It governs vacation rental agreements, evidence of acceptance of such agreements, advance payment, and rental management company responsibilities.	

State	Regulatory Provisions	Source
<p><b>South Dakota</b></p>	<p>There are no statewide statutes or regulations regarding short-term vacation rentals in South Dakota. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.</p>	
<p><b>Tennessee</b></p>	<p>A local governing body shall not:</p> <ul style="list-style-type: none"> <li>• prohibit the use of property as a short-term rental unit; or</li> <li>• restrict the use of or otherwise regulate a short-term rental unit based on the unit’s classification, use, or occupancy.</li> </ul> <p>A local governing body may, however:</p> <ul style="list-style-type: none"> <li>• enact, maintain, or enforce a local law that regulates property used as a short-term rental unit if governing body demonstrates that the “primary purpose of the local law is the least restrictive means to protect the public’s health and safety;” or</li> <li>• “apply a local law that regulates land use to a short-term rental unit in the same manner as other residential dwellings.”</li> </ul> <p>“Local laws” include those concerning residential use and other zoning matters, noise, property maintenance, and nuisance.</p> <p>A local governing body may limit or prohibit the use of a short-term rental unit to prohibit or restrict housing of sexual offenders, operation of specified residential treatment facilities licensed, selling of illegal drugs, selling of beer or alcoholic beverages or other activity that requires a permit or license under Title 57, or operation as an adult-oriented establishment.</p> <p>A short-term rental unit provider, or an online short-term rental unit marketplace on the provider’s behalf, must maintain at least \$500,000 in</p>	<p><a href="#">2018 Tenn. Laws ch. 972</a> (codified as Tenn. Code Ann. ch. 66-38)</p>

State	Regulatory Provisions	Source
	<p>liability insurance or coverage to cover damage done or suffered by any person renting the unit.</p> <p>A short-term rental unit provider must comply with all requirements regarding fire sprinklers, smoke alarms, and carbon monoxide alarms.</p> <p>“Short-term rental unit” is defined as “a residential dwelling, including a single-family dwelling or a unit in a multi-unit building, such as an apartment building, condominium, cooperative, or time-share, that is rented wholly or partially for a fee for a period of less than thirty (30) continuous days.”</p>	
<b>Texas</b>	<p>There are no statewide statutes or regulations regarding short-term vacation rentals in Texas. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.</p> <p>Legislation introduced in 2017, companion bills <a href="#">S.B. 451</a> and <a href="#">H.B. 2551</a>, which would have prevented municipalities from banning short-term rentals, but would allow the imposition of health, safety, traffic and nuisance rules, did not pass.</p>	
<b>Utah</b>	<p>Municipalities and counties may not:</p> <ul style="list-style-type: none"> <li>• enact or enforce an ordinance that prohibits an individual from listing or offering a short-term rental on a short-term rental website; or</li> <li>• use an ordinance that prohibits the act of renting a short-term rental to fine, charge, prosecute, or otherwise punish an individual solely for the act of listing or offering a short-term rental on a short-term rental website.</li> </ul>	<p><a href="#">Utah Code Ann. §§ 10-8-85.4; 17-50-338 (2018)</a></p>

State	Regulatory Provisions	Source
	<p>“Short-term rental” is a residential unit or any portion of a residential unit that the owner or the lessee of the unit offers for occupancy for fewer than 30 consecutive days.</p>	
<p><b>Vermont</b></p>	<p>A person may not operate or maintain a lodging establishment, including a short-term rental, unless he or she obtains from the Commissioner of Health an annual license authorizing such operation.</p> <p><u>Exception:</u> The licensing requirement applies only to those short-term rentals that solicit public patronage by advertising by means of signs, notices, placards, radio, electronic communications, or printed announcements.</p> <p>The business of conducting a short-term rental may not be conducted under unclean, unsanitary, or unhealthful conditions. The Commissioner may inspect, at all reasonable times, a short-term rental and the registrant’s records related to it.</p> <p>A short-term rental operator must post within the unit a telephone number for the person responsible for the unit and contact information for the Department of Health and the Department of Public Safety’s Division of Fire Safety.</p> <p>“Short-term rental” is defined as “a furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year.”</p> <p><u>Note:</u> The Department of Health is charged with preparing “a packet of information pertaining to the health, safety, and financial obligations of short-term rental operators, including information regarding the importance of reviewing options for property and liability insurance with the operator’s insurance company.”</p>	<p><a href="#">Vt. Code Ann. tit. 18, §§ 4301, 4302, 4351, 4354, 4358, 4466, 4467, 4468 (2017); 2018 Vt. Spec. Sess. Act 10</a> (amending §§ 4301, 4302 and enacting 4466, 4467, 4468)</p>

State	Regulatory Provisions	Source
<p><b>Virgin Islands</b></p>	<p>There are no territory-wide statutes or regulations regarding short-term vacation rentals in the Virgin Islands. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.</p>	
<p><b>Virginia</b></p>	<p>Any locality may, by ordinance, establish a short-term rental registry and require operators within the locality to register annually, providing the complete name of the operator and the address of each property in the locality offered for short-term rental by the operator. “Short-term rental” is “the provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy”.</p> <p>Such an ordinance may not require a person to register if such person is:</p> <ul style="list-style-type: none"> <li>• licensed by the Real Estate Board or is a property owner who is represented by a real estate licensee;</li> <li>• registered pursuant to the Virginia Real Estate Time-Share Act;</li> <li>• licensed or registered with the Department of Health, related to the provision of room or space for lodging; or</li> <li>• licensed or registered with the locality, related to the rental or management of real property, including licensed real estate professionals, hotels, motels, campgrounds, and bed and breakfast establishments.</li> </ul> <p>Such an ordinance may also provide that an operator required to register may be prohibited from offering a specific property for short-term rental upon multiple violations on more than three occasions of applicable state and local laws, ordinances, and regulations, as they relate to the short-term rentals.</p>	<p><a href="#">Va. Code Ann. § 15.2-983 (2018)</a></p>

State	Regulatory Provisions	Source
<b>Washington</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Washington. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>West Virginia</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in West Virginia. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	
<b>Wisconsin</b>	<p>Cities, villages, towns, and counties may not enact or enforce an ordinance that prohibits the rental of a residential dwelling for seven consecutive days or longer.</p> <p>If a residential dwelling is rented for periods of between seven and 28 consecutive days, cities, villages, towns, and counties may limit the total number of days within any consecutive 365-day period that the dwelling may be rented to no fewer than 180 days, and they may require that the days run consecutively.</p> <p>Anyone who maintains, manages, or operates a short-term rental for more than 10 nights each year must obtain a tourist rooming house license from the Wisconsin Department of Agriculture, Trade and Consumer Protection and also obtain a license for conducting such activities from the city, village, town, or county if any of these enact an ordinance requiring such a license.</p> <p>Short-term rentals are defined as “a residential dwelling that is offered for rent for a fee and for fewer than 29 consecutive days.”</p>	<a href="#">Wis. Stat. § 66.1014 (2018)</a>
<b>Wyoming</b>	There are no statewide statutes or regulations regarding short-term vacation rentals in Wyoming. Instead, all restrictions fall to the local jurisdictions where the rental properties are located.	