

Available Bills (54 bills)

Bill #	Categories	Summary	Personal Folders	Status
Arizona HB 2481 2021 Rep. John Kavanagh (R-AZ-023)	Rental Restrictions: Regulations on Short-Term Rentals	short-term rentals; enforcement; penalties		06/30/21 - died pursuant to adjournment History
Arizona HB 2482 2021 Rep. John Kavanagh (R-AZ-023)	Rental Restrictions: Regulations on Short-Term Rentals	regulation; short-term rentals		06/30/21 - died pursuant to adjournment History
Arizona HCR 2011 2021 Rep. Aaron Lieberman (D-AZ-028)	Rental Restrictions: Regulations on Short-Term Rentals	short-term rentals; vacation rentals		06/30/21 - died pursuant to adjournment History
Arizona SB 1379 2021 Sen. J.D. Mesnard (R-AZ-017)	Rental Restrictions: Regulations on Short-Term Rentals	S.B.1379: vacation rentals; short-term rentals; enforcement	Reported On	06/30/21 - died pursuant to adjournment History

Bill #	Categories	Summary	Personal Folders	Status
Arizona SB 1573 2021 Sen. Juan Mendez (D-AZ-026)	Rental Restrictions: Regulations on Short-Term Rentals	S.B.1573: online lodging; regulation; property classification		06/30/21 - died pursuant to adjournment History
California AB 964 2021 - 2022 Assemb. Tasha Boerner Horvath (D-CA-076)	Rental Restrictions: Regulations on Short-Term Rentals	A.B.964: Rental units: hosting platforms: coastal resources.		03/22/2021 - Referred to Committee on Natural Resources History
Connecticut SB 552 2021 Sen. Cathy Osten (D-CT-019)	Rental Restrictions: Regulations on Short-Term Rentals	To permit municipalities to license and regulate short-term rental properties.		06/09/21 - died pursuant to adjournment History
Connecticut SB 1025 2021 Joint Committee on Planning and Development	Business: Broker Liens Rental Restrictions: Regulations on Short-Term Rentals Taxation: Property Tax Amount Changes	To (1) require that (A) short-term rental properties be licensed by the Commissioner of Consumer Protection, (B) short-term rental operators notify owners of abutting and adjacent properties regarding use of a dwelling unit as a short-term rental property, and (C) short-term rental operators maintain minimum insurance coverage and the Insurance Commissioner adopt regulations concerning such coverage, (2) permit municipalities to tax short-term rental operators, and (3) subject short-term rental transactions to the sales and use tax.	Reported On	06/09/21 - died pursuant to adjournment History

Bill #	Categories	Summary	Personal Folders	Status
Florida HB 219 2021 Rep. Jason Fischer (R-FL-016)	Rental Restrictions: Regulations on Short-Term Rentals	Vacation Rentals; Preempts regulation of vacation rentals to state; prohibits local law, ordinance, or regulation from allowing or requiring inspections or licensing of public lodging establishments, including vacation rentals, or public food service establishments; requires licenses issued by Division of Hotels & Restaurants of DBPR to be displayed conspicuously to public inside licensed establishment.	Reported On	04/30/2021 - Died in Ways & Means Committee History
Related Bills: HB 1481 SB 1988 SB 522				
Florida HB 1481 2021 Rep. Joy Goff-Marcil (D-FL-030)	Pre-emption Laws: Local Government Powers Rental Restrictions: Regulations on Short-Term Rentals	Vacation Rentals; Authorizes local governmental entities to adopt & apply certain regulations & ordinances to vacation rentals under certain circumstances; provides exceptions; requires applicant for vacation rental license to provide Division of Hotels & Restaurants of DBPR with certain information.		04/30/2021 - Died in Regulatory Reform Subcommittee History
Related Bills: HB 219 SB 1988 SB 522				
Florida SB 522 2021 Sen. Manny Diaz (R-FL-036)	Rental Restrictions: Regulations on Short-Term Rentals	Vacation Rentals; Preempting the regulation of vacation rentals to the state; prohibiting a local law, ordinance, or regulation from allowing or requiring inspections or licensing of public lodging establishments, including vacation rentals, or public food service establishments; requiring licenses issued by the Division of Hotels and Restaurants of the Department of Business and Professional Regulation to be displayed conspicuously to the public inside the licensed establishment; requiring advertising platforms to require that persons placing advertisements for vacation rentals include certain information in the advertisements, etc.	Reported On	04/30/2021 - Died in Rules History
Related Bills: HB 1481 HB 219 SB 1988				
Florida SB 1988 2021 Sen. Jason Pizzo (D-FL-038)	Pre-emption Laws: Local Government Powers Rental Restrictions: Regulations on Short-Term Rentals	Vacation Rentals; Authorizing local governmental entities to adopt and apply certain regulations and ordinances to vacation rentals under certain circumstances; requiring an applicant for a vacation rental license to provide the Division of Hotels and Restaurants of the Department of Business and Professional Regulation with certain information, etc.		04/30/2021 - Died in Regulated Industries History
Related Bills: HB 1481 HB 219 SB 522				

Bill #	Categories	Summary	Personal Folders	Status
Hawaii HB 76 2021 - 2022 Rep. Gregg Takayama (D-HI-034)	Rental Restrictions: Regulations on Short-Term Rentals	Makes explicit the counties' authority to enact ordinances to amortize or phase out permitted, nonconforming, or otherwise allowed short-term rentals in any zoning classification. Includes swapping, bartering, or exchange of a residential dwelling, or portion thereof, in definition of "short-term rental" for this purpose.		02/04/2021 - The committee(s) on Housing recommend(s) that the measure be deferred. History
Hawaii HB 1314 2021 - 2022 Rep. Kyle Yamashita (D-HI-012)	Rental Restrictions: Regulations on Short-Term Rentals	Authorizes each county to levy a county surcharge on transient accommodations tax if the county satisfies certain real property tax requirements. Repeals the allocation of transient accommodations tax revenue to the counties and makes conforming amendments. Establishes a residential property owner tax credit and a residential circuit breaker tax credit. Beginning with taxable years after 12/31/2021, gradually implements new individual income tax and corporation income tax brackets and rates in three-year intervals.		03/11/2021 - Recommitted to Finance with Representative Ward voting aye with reservations; none voting no and Representative(s) Matsumoto, Mizuno excused. History
Illinois SB 1746 2021 - 2022 Sen. Cristina Castro (D-IL-022)	Rental Restrictions: Regulations on Short-Term Rentals	Creates the Short-Term Rental Operators' Occupation Tax Act. Imposes a tax upon persons engaged in the business of short-term rental at the rate of 5% of 94% of the gross rental receipts from such renting, leasing or letting. Imposes an additional tax at the rate of 1% of 94% of the gross rental receipts from such renting, leasing or letting. Provides that operators of short-term rentals shall obtain a business license from the Department of Revenue. Provides that receipts that are subject to tax under the Hotel Operators' Occupation Tax Act are not subject to tax under the Short-Term Rental Operators' Occupation Tax Act. Amends the Hotel Operators' Occupation Tax Act. Provides that re-renters of hotel rooms who meet certain criteria related to gross receipts or number of transactions are required to collect and remit the tax under the Act. Provides that a "re-renter" is a person who obtains from a hotel operator the right or authority to control the access to, or occupancy of, a hotel room located in this State and who resells the right to occupy that room. Effective October 1, 2021.		05/07/2021 - Rule 3-9(a) / Re-referred to Assignments History
Indiana SB 127 2021 Sen. Mike Bohacek (R-IN-008)	Rental Restrictions: Regulations on Short-Term Rentals	Use of property as a short term rental. Provides that if a taxpayer rents the taxpayer's residential real property to a third party or third parties for more than 29 nights per year: (1) the taxpayer's personal property such as furnishings and equipment used in the taxpayer's residential real property is business personal property; (2) the taxpayer's residential real property does not qualify as a homestead; (3) the taxpayer is not entitled to the standard or supplemental homestead deductions; and (4) the taxpayer's residential real property is subject to the nonresidential real property circuit breaker tax credit rather than the Use of property as a short term rental. Provides that if a taxpayer rents the taxpayer's residential real property to a third party or third parties for more than 29 nights per year: (1) the taxpayer's personal property such as furnishings and equipment used in the taxpayer's residential real property is business personal property; (2) the taxpayer's residential real property does not qualify as a homestead; (3) the taxpayer is not entitled to the standard or supplemental homestead deductions; and (4) the taxpayer's residential real property is subject to the nonresidential real property circuit breaker tax credit rather than the homestead circuit breaker tax credit.	Reported On	4/29/21 - died pursuant to adjournment History

Bill #	Categories	Summary	Personal Folders	Status
Maine LD 1365 2021 - 2022 Rep. Billy Bob Faulkingham (R-ME-136)	Rental Restrictions: Regulations on Short- Term Rentals	An Act To Prohibit Municipalities From Prohibiting Short-Term Rentals	Reported On	06/03/2021 - Reports Read On Motion By Senator Baldacci Of Penobscot The Majority Ought Not To Pass Report Accepted. In Concurrence Placed In Legislative Files (Dead); Accepted Majority (Ontp) Report, History
Maine LD 1590 2021 - 2022 Rep. Michael "Mike" Sylvester (D- ME-039)	Rental Restrictions: Regulations on Short- Term Rentals	An Act To Define Commercial And Noncommercial Purveyors Of Accommodations For Short-Term Rental		06/03/2021 - Reports Read On Motion By Senator Hickman Of Kennebec The Minority Ought Not To Pass Report Accepted. In Concurrence Placed In Legislative Files (Dead); Accepted Minority (Ontp) Report, History
Michigan HB 4722 2021 - 2022 Rep. Sarah Lightner (R- MI-065)	Growth Management Rental Restrictions: Regulations on Short- Term Rentals	Land use: zoning and growth management; Michigan zoning enabling act; amend to include short-term rentals. Amends 2006 PA 110 (MCL 125.3101 - 125.3702) by adding sec. 206b.		05/25/2021 - House Commerce and Tourism Reported With Recommendation With Substitute (H-1); Referred To Second Reading History

Bill #	Categories	Summary	Personal Folders	Status
Michigan HB 4985 2021 - 2022 Rep. John "Ance" Damoose (R-MI-107)	Growth Management Rental Restrictions: Regulations on Short-Term Rentals	H.B.4985: Land use: zoning and growth management; short-term rental; provide for regulation of. Amends 2006 PA 110 (MCL 125.3101 - 125.3702) by adding sec. 206b.	Reported On	06/10/2021 - Introduced By Representative John Damoose; Read A First Time; Referred To Committee On Commerce And Tourism; Bill Electronically Reproduced 06/10/2021 History
Michigan HB 5172 2021 - 2022 Rep. Sara Cambensy (D-MI-109)	Rental Restrictions: Regulations on Short-Term Rentals	H.B.5172: Taxation: hotel-motel; imposition of a tourism reinvestment excise tax for certain counties; provide for. Creates new act.		06/29/2021 - Introduced By Representative Sara Cambensy; Read A First Time; Referred To Committee On Commerce And Tourism History
Michigan HB 5173 2021 - 2022 Rep. Sara Cambensy (D-MI-109)	Rental Restrictions: Regulations on Short-Term Rentals	H.B.5173: Taxation: hotel-motel; regional tourism marketing act; include certain short-term rentals. Amends secs. 2 & 5 of 1989 PA 244 (MCL 141.892 & 141.895).		06/29/2021 - Introduced By Representative Sara Cambensy; Read A First Time; Referred To Committee On Commerce And Tourism History
Michigan SB 547 2021 - 2022 Sen. Ken Horn (R-MI-032)	Rental Restrictions: Regulations on Short-Term Rentals	S.B.0547: Housing: other; short-term rental regulation act; create. Creates new act.	Reported On	06/17/2021 - Introduced By Senator Ken Horn; Referred To Committee On Economic And Small Business Development History

Bill #	Categories	Summary	Personal Folders	Status
Michigan SB 595 2021 - 2022 Sen. Ed McBroom (R- MI-038)	Rental Restrictions: Regulations on Short- Term Rentals	S.B.0595: Taxation: hotel-motel; regional tourism marketing act; include certain short-term rentals. Amends secs. 2 & 5 of 1989 PA 244 (MCL 141.892 & 141.895).		07/15/2021 - Introduced By Senator Ed Mcbroom; Referred To Committee On Economic And Small Business Development History
Nevada SB 322 2021 Sen. Carrie Buck (R-NV- 005)	Rental Restrictions: Regulations on Short- Term Rentals	Revises provisions relating to short-term rentals. (BDR 20-628)		06/01/2021 - died pursuant to adjournment History
New Jersey AB 669 2020 - 2021 Assemb. Valerie Vainieri Huttie (D-NJ- 037)	Rental Restrictions: Regulations on Short- Term Rentals	Authorizes prohibition or regulation of rental of certain space for accommodation of transient guests.		01/14/2020 - Introduced, Referred to Assembly Housing Committee History
Related Bills: SB 3001				
New Jersey AB 4146 2020 - 2021 Quijano, Annette	Rental Restrictions: Regulations on Short- Term Rentals	Requires refund or credit for certain transient and short-term rental reservations when public health emergency or state of emergency is in effect.		05/11/2020 - Introduced, Referred to Assembly Commerce and Economic Development Committee History
Related Bills: SB 2412				

Bill #	Categories	Summary	Personal Folders	Status
New Jersey AB 4592 2020 - 2021 Vainieri Huttle, Valerie	Rental Restrictions: Regulations on Short- Term Rentals	Requires transient space marketplaces to provide certain information to hosts and tenants during COVID-19 pandemic.		08/25/2020 - Introduced, Referred to Assembly Tourism, Gaming and the Arts Committee History
New Jersey AB 5804 2020 - 2021 Assemb. Annette Quijano (D- NJ-020)	Rental Restrictions: Regulations on Short- Term Rentals	Modifies certain definitions related to transient accommodation taxes and fees.		06/01/2021 - Introduced, Referred to Assembly Commerce and Economic Development Committee History
Related Bills: SB 3715				
New Jersey SB 2412 2020 - 2021 Sen. Christopher "Kip" Bateman (R- NJ-016)	Rental Restrictions: Regulations on Short- Term Rentals	Requires refund or credit for certain transient and short-term rental reservations when public health emergency or state of emergency is in effect.	Reported On	07/30/2020 - Passed by the Senate (31-6); Received in the Assembly, Referred to Assembly Commerce and Economic Development Committee History
Related Bills: AB 4146				
New Jersey SB 3001 2020 - 2021 Weinberg, Loretta	Rental Restrictions: Regulations on Short- Term Rentals	Authorizes prohibition or regulation of rental of certain space for accommodation of transient guests.		10/08/2020 - Introduced in the Senate, Referred to Senate Community and Urban Affairs Committee History
Related Bills: AB 669				

Bill #	Categories	Summary	Personal Folders	Status
New York AB 5544 2021 - 2022 Assemb. Taylor Darling (D- NY-018)	Rental Restrictions: Regulations on Short- Term Rentals	A.5544: Relates to short-term rental taxes		02/19/2021 - Referred To Ways And Means History
New York AB 6003 2021 - 2022 Assemb. Patricia "Pat" Fahy (D-NY- 109)	Rental Restrictions: Regulations on Short- Term Rentals	A.6003: Prohibits the short term rental of private dwellings	Reported On	03/04/2021 - Referred To Housing History
Related Bills: SB 5665				
New York AB 6592 2021 - 2022 Assemb. Clyde Vanel (D-NY-033)	Rental Restrictions: Regulations on Short- Term Rentals	A.6592: Imposes regulations for short-term rental units	Reported On	03/19/2021 - Referred To Housing History
New York SB 1658 2021 - 2022 Sen. James Skoufis (D- NY-039)	Rental Restrictions: Regulations on Short- Term Rentals	S.1658: Relates to the regulation of short-term rental units		03/12/2021 - Amend (T) And Recommit To Housing, Construction And Community Development; Print Number 1658A History
New York SB 3906 2021 - 2022 Sen. Timothy "Tim" Kennedy (D- NY-063)	Rental Restrictions: Regulations on Short- Term Rentals	S.3906: Relates to requiring hosting platforms to require a short-term rental host to submit a license or permit where such host is offering a short-term rental in a municipality which requires such license or permit		02/01/2021 - Referred To Housing, Construction And Community Development History

Bill #	Categories	Summary	Personal Folders	Status
New York SB 5665 2021 - 2022 Sen. Timothy "Tim" Kennedy (D- NY-063)	Rental Restrictions: Regulations on Short- Term Rentals	S.5665: Prohibits the short term rental of private dwellings		03/15/2021 - Referred To Housing, Construction And Community Development History
Related Bills: AB 6003				
North Carolina SB 253 2021 - 2022 Sen. Natasha Marcus (D- NC-041)	Rental Restrictions: Regulations on Short- Term Rentals	Town of Cornelius-Extend Vacation Rental Regs.		04/28/2021 - Hearing Scheduled: Senate Committee on Finance at 1:00 PM EDT; Location: 544 LOB STREAM History
Rhode Island HB 5505 2021 Rep. Lauren Carson (D- RI-075)	Rental Restrictions: Regulations on Short- Term Rentals	This act would require a third-party hosting platform to register each short-term rental unit listed for rent in the state with the department of business regulation. If a short-term rental is not registered a third-party hosting platform would not be able to conduct business in the state using such property(s). If a hosting platform lists an unregistered unit a fine would be imposed. Additionally, this act would require the department of business regulation to create a database to store all registered short-term rental units. This act would take effect on October 1, 2021.	Reported On	07/08/2021 - Vetoed by Governor History
Rhode Island SB 501 2021 Sen. Dawn Euer (D-RI- 013)	Rental Restrictions: Regulations on Short- Term Rentals	This act would require a third-party hosting platform to register each short-term rental unit listed for rent in the state with the department of business regulation. If a short-term rental is not registered a third-party hosting platform would not be able to conduct business in the state using such property(s). If a hosting platform lists an unregistered unit a fine would be imposed. Additionally, this act would require the department of business regulation to create a database to store all registered short-term rental units. This act would take effect on October 1, 2021.	Reported On	07/08/2021 - Vetoed by Governor History

Bill #	Categories	Summary	Personal Folders	Status
Rhode Island SB 504 2021 Sen. Michael "Mike" McCaffrey (D-RI-029)	Rental Restrictions: Regulations on Short-Term Rentals	This act would establish rules and regulations concerning rentals of residences for less than thirty (30) days. This act would take effect on January 1, 2022.		06/30/2021 - died pursuant to adjournment History
Tennessee SB 852 2021 - 2022 Sen. Art Swann (R-TN-002)	Rental Restrictions: Regulations on Short-Term Rentals	S.B.0852: Taxes - As enacted, specifies that a vacation lodging service is not a short-term rental unit marketplace for purposes of being responsible for collecting and remitting tourist accommodation taxes and hotel occupancy taxes. - Amends TCA Title 7, Chapter 4 and Title 67, Chapter 4.	Reported On	05/05/2021 - Effective date(s) 04/30/2021; Pub. Ch. 264 History
Related Bills: HB 918				
Texas HB 1960 2021 Rep. Michelle Beckley (D-TX-065)	Rental Restrictions: Regulations on Short-Term Rentals	Relating to regulation of short-term rental units by municipalities; authorizing a civil penalty.		05/31/2021 - died pursuant to adjournment History
Texas HB 1961 2021 Rep. Michelle Beckley (D-TX-065)	Rental Restrictions: Regulations on Short-Term Rentals	Relating to regulation of short-term rental units; authorizing a civil penalty; limiting the amount of a fee.		05/31/2021 - died pursuant to adjournment History
Texas HB 1962 2021 Rep. Michelle Beckley (D-TX-065)	Rental Restrictions: Regulations on Short-Term Rentals	Relating to the collection of state, municipal, and county hotel occupancy taxes by a short-term rental marketplace.		05/31/2021 - died pursuant to adjournment History

Bill #	Categories	Summary	Personal Folders	Status
Texas HB 1963 2021 Rep. Michelle Beckley (D-TX-065)	Rental Restrictions: Regulations on Short-Term Rentals	Relating to the regulation of short-term rentals by a property owners' association.		05/31/2021 - died pursuant to adjournment History
Texas HB 2515 2021 Rep. Matt Shaheen (R-TX-066)	Rental Restrictions: Regulations on Short-Term Rentals	Relating to short-term rental units that violate municipal ordinances.		05/31/2021 - died pursuant to adjournment History
Texas HB 2537 2021 Rep. Ron Reynolds (D-TX-027)	Rental Restrictions: Regulations on Short-Term Rentals	Relating to county regulation of short-term rental units in the unincorporated area of certain counties; authorizing a civil penalty; authorizing a fee.		05/31/2021 - died pursuant to adjournment History
Utah SB 221 2021 Sen. Jacob "Jake" Anderegg (R-UT-013)	Rental Restrictions: Regulations on Short-Term Rentals	Short-term Rental Amendments		03/27/2021 - Died pursuant to adjournment History
Vermont HB 200 2021 - 2022 Rep. Emilie Kornheiser (D-VT-086)	Rental Restrictions: Regulations on Short-Term Rentals	An act relating to regulating short-term rentals		02/24/2021 - Hearing Scheduled: House Committee on General, Housing and Military Affairs at See Committee Agenda for Time.; Location: House Natural Resources Room 44, State House History

Bill #	Categories	Summary	Personal Folders	Status
Virginia HB 1474 2020 - 2021 John J. McGuire, III	Rental Restrictions: Regulations on Short-Term Rentals	Regulation of short-term rentals. Requires any ordinance adopted by the governing body of any locality relating to regulation of short-term rentals to comply with various provisions related to the short-term rental of property, including limits on (i) the total number of nights permitted for short-term rental on the short-term rental operator's property and (ii) the number of short-term rental properties owned by any one person or entity. The bill also requires such ordinance to comply with various Code of Virginia provisions related to zoning enforcement, the Uniform Statewide Building Code (§ 36-97 et seq.), real estate licensing, common interest communities, and covered entities otherwise regulated by localities.		03/31/2021 - Died pursuant to adjournment History
Virginia HB 1685 2020 - 2021 Del. Barry Knight (R-VA-081)	Rental Restrictions: Regulations on Short-Term Rentals	Short-term rentals. Provides that no locality shall require a person to register a short-term rental pursuant to the locality's land use and zoning authority if the person meets certain criteria set out in the bill.	Reported On	03/31/2021 - Died pursuant to adjournment History
Virginia SB 1398 2020 - 2021 Sen. Thomas "Tommy" Norment (R-VA-003)	Rental Restrictions: Regulations on Short-Term Rentals	Retail sales and transient occupancy taxes on room rentals. Provides that retail sales and hotel taxes on transient room rentals shall be computed on the basis of the total charges or the total price paid for the use or possession of the room. For those cases in which a hotel or similar establishment contracts with an intermediary to facilitate the sale of the room and the intermediary charges the customer for the room and such facilitation efforts, the bill requires the intermediary to separately state the taxes on the bill or invoice provided to the customer and to collect the taxes based upon the total charges or the total price paid for the use or possession of the room. The bill provides that tax revenue attributable to the charge for the service provided by the intermediary, whether accruing to the state or a locality, shall be dedicated to tourism promotion.		03/25/2021 - Approved by Governor-Chapter 383 (effective - see bill); Acts of Assembly Chapter text (CHAP0383) History
Virginia SB 5089x 2020 - 2021 Sen. Mamie Locke (D-VA)	COVID-19: Eviction Moratorium Rental Restrictions: Regulations on Short-Term Rentals	Guests of transient lodging facilities impacted by the COVID-19 pandemic; application of the Virginia Residential Landlord and Tenant Act; emergency. Suspends provisions of the Code of Virginia that allow an innkeeper or property owner of a hotel, motel, extended stay facility, vacation residential facility, boardinghouse, or similar transient lodging to evict a guest using self-help methods during the declared public health emergency related to the COVID-19 pandemic and applies the provisions of the Virginia Residential Landlord and Tenant Act to (i) a guest who uses such lodging as his primary residence for any length of time as tenant and (ii) the innkeeper or property owner of such lodging, or his agent, as landlord. The bill contains an emergency clause.		03/31/2021 - Died pursuant to adjournment History