

SB 335 -- Redline

Raised Bill to File No. 426 -- AN ACT CONCERNING SHORT-TERM RENTAL PROPERTIES.

Deletions ~~struck~~ · Insertions underlined

Senate General Assembly ~~Raised~~File-Bill No.

~~335~~426 February Session, 2024 ~~LCO~~Substitute Senate Bill No.

~~1828~~335 ~~Referred~~Senate, to April 11, 2024 The Committee on ~~PLANNING~~Planning ~~AND~~and ~~DEVELOPMENT~~Development ~~Introduced~~reported by through SEN.

~~(PD)~~RAHMAN ~~AN~~of ACT the ~~CONCERNING~~4th ~~SHORT-TERM~~Dist., ~~RENTAL~~Chairperson ~~PROPERTIES~~of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING SHORT-TERM RENTAL PROPERTIES.

(NEW) (Effective October 1, 2024) Any municipality ~~may, may~~ (1) by vote of its legislative body, adopt an ordinance requiring the licensure of short-term rental properties in such municipality and regulating the operation and use of such ~~properties~~properties, and (2) engage one or more consultants to assist such municipality in developing such ordinance.

~~Any~~For such the ~~municipality~~purposes ~~may~~of engage ~~this one~~section, "short-term rental properties" means a dwelling unit, as defined in section 47a-1 of the general statutes, or ~~more~~any consultants ~~portion thereof, assist that such is municipality~~(A) the subject of a short-term rental, as defined in developing section such 12-408h ordinance, of the general statutes, and (B) not a hotel or bed and breakfast establishment, as such terms are defined in section 12-407 of the general statutes, or a motel, motor court, motor inn or tourist court.

~~For~~SB335 the ~~/ purposes~~File of No. ~~this section, "short-term rental properties" means a dwelling unit, as defined in section 47a-1 of the general statutes, or any portion thereof, that is (1) the subject of a short-term rental, as defined in section 12-408h of the general statutes, and (2) not a hotel, lodging house or bed and breakfast establishment, as such terms are defined in section 12-407 of the general statutes.~~

~~This~~426 act ~~1 shall~~SB335 take ~~File effect~~No. ~~as follows and shall amend the following sections:~~

~~Section~~426 1 ~~This October act 1, shall~~ 2024 take New effect ~~section as~~ LCO follows ~~No. and shall amend the following sections:~~

~~1828~~Section 1 of October 21, ~~Raised~~2024 Bill ~~New No.~~section Statement of Legislative Commissioners:

~~335~~The Statement ~~first of and Purpose:~~ ~~second sentences were combined into Subdivs.~~

~~To~~(1) authorize and municipalities ~~(2) to for adopt~~ clarity ordinances concerning short-term rental properties and hire consistency consultants with to standard assist drafting in conventions, the and development existing of ~~Subdivs. such ordinances.~~

~~[Proposed~~(1) deletions and are ~~(2) enclosed were in~~ changed brackets to ~~Subparas.~~

~~Proposed~~(A) additions and are ~~(B) indicated to by~~ conform underline, with except that when change, the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined. ~~] LCO No.~~

~~1828~~PD 2 ~~Joint of~~ Favorable ~~2~~Subst.

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426 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:

None Municipal Impact:

Municipalities Effect FY 25 \$ FY 26 \$ All Municipalities Potential See Below See Below Cost Explanation The bill allows municipalities to (1) establish an ordinance regulating the operation and use of short-term rental properties and (2) hire consultants to help develop the ordinances.

This results in a potential cost to municipalities beginning in FY 25 to the extent that they choose to hire consultants.

The Out Years The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

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426 OLR Bill Analysis sSB 335 AN ACT CONCERNING SHORT-TERM RENTAL PROPERTIES.

SUMMARY This bill explicitly authorizes municipalities, by vote of their legislative bodies, to adopt an ordinance regulating the operation and use of short-term rental properties and requiring their licensure.

It also allows municipalities to hire consultants to help them develop these ordinances.

Under the bill, short-term rental properties are dwelling units or portions of them that are (1) the subject of a short-term rental (i.e., the transfer, for consideration, of occupancy in a furnished residence or similar accommodation for 30 days or less) and (2) not a hotel, bed and breakfast (B&B), motel, motor court, motor inn, or tourist court.

EFFECTIVE DATE:

October 1, 2024 BACKGROUND Dwelling Units "Dwelling units" are houses or buildings, or portions of them, which are occupied;

designed to be occupied;

or rented, leased, or hired out to be occupied, as a home or residence (CGS Sec. 47a-1).

Hotels and B&Bs By law, a "hotel" is any building regularly used and kept open as such to feed and lodge guests that (1) receives anyone who conducts themselves properly and is able and ready to pay for accommodations when available and (2) derives a major portion of its operating revenue from renting rooms and selling food.

It includes apartment hotels but excludes B&Bs (CGS Sec. 12-407(a)(16)).

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426 "B&B" means any private operator-occupied house, other than a hotel or lodging house, with 12 or fewer rooms in which people are lodged for hire and a full morning meal is included in the rent (CGS Sec. 12-407(a)(42)).

A "lodging house" means any building or portion of one, other than a hotel, an apartment hotel, or a B&B, in which people are lodged for hire with or without meals, including motels, motor inns, furnished residences, and similar accommodations (CGS Sec. 12- 407(a)(17)).

COMMITTEE ACTION Planning and Development Committee Joint Favorable Substitute Yea 18 Nay 2 (03/22/2024) sSB335 / File No.

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