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## **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 § 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 § 12-407(a)(16)).

“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 § 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 § 12-407(a)(17)).

**COMMITTEE ACTION**

Planning and Development Committee

Joint Favorable Substitute

Yea 18 Nay 2 (03/22/2024)