

## Short-term Rentals Preemption - Oppose SB 1400!

On Thursday, February 8, **SB 1400 (Steube)** will be considered by the **Senate Regulated Industries Committee**. Please contact members of this committee and urge them to **OPPOSE SB 1400**.

SB 1400 (Steube), would preempt all regulation of vacation rentals to the state. The bill:

- Defines a vacation rental as any unit 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 rented to guests for periods of less than 180 days but that is not a timeshare project.
- Creates a section preempting all licensing of vacation rentals to the state.
- Requires a state license application to contain the operator's emergency contact number.
- Allows a temporary state license to be issued and allows vacation rental to begin use while the application is pending. It does not require any inspections prior to licensure.
- Requires the division to make the vacation rental license information available to the public, and allows local governments to use this license information for informational purposes only. It does not put in place penalties for non-compliance.
- Grandfathers local ordinances adopted on or before June 1, 2011, but does not contain language allowing grandfathered cities to amend their ordinance.
- Sets maximum occupancy limits for vacation rentals.
- Eliminates any vacation rental ordinances adopted since 2014.

Please contact members of the Senate Regulated Industries Committee and urge them to Oppose SB 1400

SEE CONTACT LIST BELOW

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