

Finance, Revenue and Bonding Committee

JOINT FAVORABLE REPORT

Bill No.: HB-7238

AN ACT ESTABLISHING A WORKING GROUP TO STUDY THE

Title: ESTABLISHMENT OF A STATE SHORT-TERM RENTAL REGISTRY.

Vote Date: 4/24/2025

Vote Action: Joint Favorable Substitute

PH Date: 3/24/2025

File No.: 862

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SPONSORS OF BILL:

Finance Revenue & Bonding Committee

REASONS FOR BILL:

As a way of examining the present conditions of rental registries, the idea came to study the concept of a short-term rental registry. However, before establishing a specific program. This working group will investigate how to exactly regulate rental properties without complete supervision, the safety and create more transparency between the renters and owners and find a way to blend the interests of these owners, local/state governments, and the overall public.

PROPOSED SUB. LANGUAGE:

Section 1 has received an additional passage.

RESPONSE FROM ADMINISTRATION/AGENCY:

Mark Boughton, Commissioner, Department of Revenue Services

Commissioner Boughton opposes HB 7238 due to the administrative and fiscal burden it would create for the Department of Revenue Services. The additional enforcement responsibilities the bill creates would have the potential to take away from DRS primary function of collecting and administering taxes.

NATURE AND SOURCES OF SUPPORT:

Connecticut State Representative Aundré Bumgardner 41st, Assembly District supports the creation of a statewide short-term rental registry which would be maintained by the

Department of Revenue Services. The registry would reduce administrative burdens on local governments. In addition, short-term registry would allow communities to opt into a local supplemental tax (up to 2.75%) on STRs.

Connecticut State Representative Jack Fazzino, 83rd Assembly District supports the creation of a statewide short-term rental (“STR”) registry and is equally supportive of the language authorizing municipalities to enact a supplemental tax on STRs.

Asian American Hotel Owners Association supports the bill requiring hotels, inns, and bed & breakfasts to adhere to state and local regulations, pay occupancy and sales taxes, and comply with health and safety codes while allowing communities to recoup revenue lost to the expanding STR market and helping fund local infrastructure, tourism, and public safety efforts.

Victor Antico, Owner Holiday Inn Express – Vernon supports HB 7238 because it would require short-term rentals to meet the same registration and tax obligations as hotels and other licensed lodging providers.

Sarah R. Bratko, Esq. Vice President & Policy Counsel, State & Local Governmental Affairs American Hotel & Lodging Association supports the bill allowing communities to recoup revenue lost due to the expanding STR market, helping fund local infrastructure, tourism, and public safety efforts.

John Burt, Groton, Connecticut Town Manager supports the ability for local municipalities to create a supplemental tax on short-term rentals, which could be used to combat the housing crisis by increasing the supply of housing for renters and prospective homeowners.

Danielle Chesebrough, First Selectman, Stonington, CT supports the establishment of a state registry for short-term rentals while also supporting the establishment of a new category of taxation specifically for short-term rentals.

Laura Francis, Interim Executive Director South Central Regional Council of Governments supports the provisions of this bill that establish a statewide short-term rental registration system.

Connecticut Realtors supports requiring a state short-term rental registry but has concerns with the portion of section 1 that references “a registration fee of one hundred dollars per short-term rental property” because it is unclear if the fee is per occurrence of rental, if it is an annual fee or if it is a lifetime of the property being listed on the site. They also express concern with the area of section 1 that would assess a fine on both a short-term rental operator & the short-term rental owner.

Ginny Kozlowski, Executive Director, Connecticut Lodging Association supports a uniform short term rental registry because it requires STR operators to register annually with the Department of Revenue Services and creates a publicly accessible database of registered short-term rental properties.

Samuel S. Gold, ACIP Executive Director, RiverCOG supports the bills' ability to allow municipalities to levy a local tax on short-term rentals of up to 2.75% and to consider a

provision to allow the Department of Revenue Services to pull the registration of a short-term rental that has become a public nuisance or a threat to the public's health, safety, and welfare.

The Shoreline Association for the Enforcement of Residents' Rights supports the registry list requirement, but if passed, that list should be made available to the public.

The following Individuals have expressed support for HB 7238:

Betsy Gara, Executive Director Connecticut Council of Small Towns
Eve Findley, HR Manager Sheraton Bradley Hotel
Tony Sheridan, President, and CEO Chamber of Commerce of Eastern Connecticut
Alliance for the Mystic River Watershed
Bob Murdock, President Connecticut Convention and Sports Bureau (CTMEETINGS)
Tina Fleming, General Manager Marriott Hartford Downtown
Sara Mendillo, Middlesex Chamber of Commerce
Alan Miller, General Manager, Sheraton Hartford Hotel at Bradley Airport
Cathy Mitchell, Owner, The Daniel Rust House B&B
Alan Miller, General Manager, Sheraton Hartford Hotel at Bradley Airport
Lynn A. Dell, General Manager DoubleTree by Hilton
Meri Wick, Owner, Connecticut Hospitality Company
Marcus Little, Owner, The Captain Stannard
Frank L. Burns Jr., Executive Director Conn. Tourism Coalition
Bruce McDermott, Alt member Groton P & Z Appeals
Nadine Mullings, Hotel general Manager, Waterford Hotel Group
Michael Noel, Chairman Noank Fire district
Paul Francese
Jack Tiboni
Lynne Marshall
Chris Johnson
Sally Cammarano
Eileen Cosgriff
Daniel Colucci

NATURE AND SOURCES OF OPPOSITION:

The Following Individuals have expressed opposition to HB 7283:

Beverly Allen
Susan Bradford
Christina D
Dr. Linda Dalessio
Mike Santangelo

Reported by: Jay Snukis

Date: 5/15/25