

Finance, Revenue and Bonding Committee

JOINT FAVORABLE REPORT

Bill No: HB-5536 / [Bill Status](#) / [Public Hearing Testimony](#)

AN ACT ESTABLISHING A STATE SHORT-TERM RENTAL REGISTRY AND AUTHORIZING AN OPTIONAL MUNICIPAL SUPPLEMENTAL TAX ON SHORT-

Title: TERM RENTALS.

Vote Date: 3/30/2026

Vote Action: Joint Favorable Substitute

PH Date: 3/16/2026

File No.:

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SPONSORS OF BILL:

Finance, Revenue and Bonding Committee

REASONS FOR BILL:

This bill establishes a statewide registry for short-term rentals to improve oversight and compliance and allows municipalities to adopt an optional supplemental tax (up to 2.75%) on short-term rentals, with the revenue dedicated to increasing local housing supply. This would address concerns about the impact of short-term rentals on housing availability and would also ensure that communities can benefit from this activity.

SUBSTITUTE LANGUAGE:

The substitute language strikes sections 2 and 3. What remains is just the creation of a statewide registry to track short-term rentals for oversight and compliance.

RESPONSE FROM ADMINISTRATION/AGENCY:

Mark D. Boughton, Department of Revenue Services, Commissioner submitted testimony in opposition of the bill. He recognizes that short-term rentals, when not managed properly, can have a significant negative impact on neighborhoods and available housing stock. He states the legislation creates a significant administrative burden on the agency as it would require new enforcement responsibilities that have the potential to take us away from our core function of collecting and administering taxes. His position is that that this legislation creates a fiscal burden with additional administrative costs, including but not limited to increased staffing.

NATURE AND SOURCES OF SUPPORT:

Sarah R. Bratko, Esq., American Hotel & Lodging Association, Vice President & Policy Council, State and Local Government Affairs supports many parts of the bill, particularly establishing a statewide registry system. She states that a registry will provide transparency for local governments, ensure compliance with existing laws, and create a level playing field across the lodging sector. She shares that without a registry, it is extremely difficult for municipalities to know which short-term rentals are operating in their communities and whether they are meeting applicable requirements.

Randy Collins, Associate Director of Public Policy Connecticut Conference of Municipalities supports the bill because he believes that the state-wide short-term rental registry would help improve transparency, enable better tracking of short-term rental activity, and reduce the administrative burden on individual towns that currently attempt to maintain their own lists or licensing systems. He also supports the bill because in his opinion the optional supplemental tax could potentially use for efforts like affordable housing initiatives. Finally, he states that disaggregate sales tax reporting by municipality will help ensure that there is an accurate allocation of funds and that towns have data that they may find valuable for local decision making and state oversight.

Betsy Gara, Executive Director, Connecticut Council of Small Towns, submitted testimony of support for H.B. 5536. Particularly, creating a statewide short-term rental registry. This will ensure short-term rentals follow similar regulations as traditional hotels and motels such as, public health, sanitation, and safety concerns.

Sean Ghio, Partnership for Strong Communities, Policy Director submitted testimony in support Section 1 of H.B. 5536 which will create a statewide short-term rental registry. He states, a state short-term rental registry will provide valuable data to policymakers. A registry can tell us where short-term rental units are concentrated, how many homes have been removed from the long-term market, and whether operators comply with safety and zoning rules. This will help with "tourism gentrification".

Samuel S. Gold, ACIP, Executive Director, The Lower Connecticut River Valley Council of Governments expressed their support for the state registration for short-term rentals because the data will provide useful information to help localities understand the impact of the short-term rental industry has on regions. He also states that the tax collection will be helpful for municipalities that choose to impose the tax.

Ginny Kozlowski, Executive Director, Connecticut Lodging Association supports many parts of the bill, particularly, establishing a statewide short-term rental registry. They share that a registry will allow the state to better understand the number, location, and impact of short-term rentals across Connecticut and that reliable data will help policymakers make informed decisions and ensure that all lodging providers operate within a fair and accountable framework.

John Burt, Town Manager, Town of Groton:
Matthew T. Hoey, III, First Selectman, Town of Guilford
Angel Johnstone, Canterbury Assessor, Town of Canterbury

Bill Middleton, Town of Stonington
Juliette Parker, Mayor, Town of Groton
Michael E. Passero, Mayor, City of New London

All submitted testimony supporting HB 5536. Particularly, stating that the establishment of a statewide registry would improve transparency and data collection regarding short-term rental properties. They also support authorizing municipalities to adopt a supplemental tax on short-term rentals.

Anonymous 81 Anonymous 81
Anonymous 89 Anonymous 89
Anonymous 89 Anonymous 89
Penelope Guerra-Cosentino
The Connecticut Police Chiefs Association
Pasquale Marcarelli
Michelle McCabe, Executive Director, Connecticut Main Street Center, Inc.
Elizabeth Pite
Jessica Ruggiers
Cynthia Sparago, Vice Chair, SAFERR
Mike Sparago
Jack & Tami Tiboni
Linda Vogel
Meri Wick, Owner, Westbrook Inn & Captain Stannard Bed & Breakfast
All submitted general testimony in support of H.B. 5536.

NATURE AND SOURCES OF OPPOSITION:

Laura Chadwick, President & CEO, The Travel Technology Association opposes the bill because they believe the bill as drafter imposes redundant registration fees and supplemental tax burdens. They request an amendment that would incorporate an exemption for operators who are already licensed under established hospitality frameworks and/or those who maintain a proven threshold of tax compliance.

Christopher Davis, Vice President of Public Policy, Connecticut Business & Industry Association opposes the bill because he states that the bill would increase complexity for taxpayers and the state by introducing disaggregated reporting requirements and complicated compliance obligations. Furthermore, he states that the optional municipal supplemental tax would result in unequal and inconsistent tax treatment between short-term rentals and other lodging establishments like hotels.

Britte McBride, Public Policy Manager, Airbnb INC., opposes the bill because they believe it creates a confusing system of registration and inequitably authorizes local governments to pass additional taxes on short-term rentals but not hotels. McBride states that the local option tax would be in addition to the existing 15% state occupancy tax, one of the highest in the nation, that both short-term rental hosts and hotels pay. Additionally, they oppose authorizing a local tax that applies to short-term rentals but not hotel stays.

Sarah Acelin

Anonymous 82 Anonymous 82
Anonymous 87 Anonymous 87
Anonymous 86 Anonymous 86
Anonymous 91 Anonymous 91
Anonymous 92 Anonymous 92
Anonymous 99 Anonymous 99
Jeffrey Blevens
Alton Blodgett
Arnaud Bourgeois
S. Kim Brunstad
Bridget Chase
Harland Christofferson
Maureen Ciardiello
Sebastian Colbert
Linda Dalessio
Karl Denton
Ryan Dumond
Jeff Dyer
Kimberly Grijalva
Brenda Hamilton
Jeremy Harvey, CEO/Managing Broker, J Harvey Properties & J Harvey Realy
Victoria Lawlor
Georgia LoPresti
Hadley Lord
Robert A. Maddox, Jr
Dawn McLaughlin
Erin McLaughlin
Feyza Menagi
Joseph Mott
Phelan, President, Connecticut Retail Network
Hannah Riccobono
Mike Santangelo
Ashley Schoenknecht, Breezy Crest Farmhouse
Inessa Zaleski
All submitted general testimony in opposition of H.B 5536.

Reported by: Allison Kyff

Date: 4/10/2026