

Recent Connecticut Legislation on Short Term Rental Properties

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Issue

This report describes laws on short term rental (STR) properties passed by the Connecticut legislature during the 2024 and 2025 sessions.

2024 and 2025 Acts on STR Properties

During the 2024 and 2025 sessions, only one enacted provision specifically addressed STR properties, like those advertised on Airbnb.

In this 2024 legislation, the legislature explicitly authorized municipalities, by vote of their legislative bodies, to adopt an ordinance regulating the operation and use of STR properties and requiring their licensure. It also allowed municipalities to hire consultants to help them develop these ordinances. Under this law, which took effect on October 1, 2024, STR 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, motel, motor court, motor inn, or tourist court ([PA 24-143](#), § 7).

Additionally, while not specifically about STRs, in 2025, the legislature created a nine-member task force to study (1) the impact of large corporate entities' acquisition of residential real property (including the impact on housing affordability, rental prices, and homeownership opportunities) and (2) policies to limit the number of properties these entities acquire or otherwise regulate these acquisitions. We mention this legislation because there is [evidence](#) to suggest that in some

markets, absentee landlords are reducing the housing supply and increasing average rents by placing their properties into the STR market instead of renting them to long-term tenants or selling them to owner-occupants. This was briefly discussed at the task force's [second meeting](#), on December 17, 2025. The task force was required to report its findings and recommendations to the Housing and Planning and Development committees by January 1, 2026, but [it appears](#) its work is not yet completed ([PA 25-73](#), § 7, effective upon passage).

Lastly, you may be interested in this [2024 OLR Report](#) on municipal regulation of STR properties. Among other things, it (1) cites examples of Connecticut municipalities that expressly regulate STR properties and (2) analyzes whether Connecticut could enact a registration requirement and fee on STR properties comparable to those in Massachusetts.