

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE RESOLUTION

No. 425 Session of 2024

INTRODUCED BY POWELL, O'MARA, KHAN, SCHLOSSBERG, GIRAL, PROBST, GALLAGHER, KINKEAD, SANCHEZ, RABB, OTTEN, SHUSTERMAN, SCOTT, DEASY, GREEN, BOYD AND DALEY, MAY 6, 2024

AS REPORTED FROM COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT, HOUSE OF REPRESENTATIVES, AS AMENDED, JUNE 11, 2024

A RESOLUTION

1 Directing the ~~Legislative Budget and Finance Committee~~ JOINT <--  
2 STATE GOVERNMENT COMMISSION to conduct a study on the growth  
3 and changes of short-term rentals operating in this  
4 Commonwealth.

5 WHEREAS, This Commonwealth's short-term rental industry has  
6 expanded and evolved significantly over the last 10 years; and

7 WHEREAS, The Commonwealth lacks complete, comprehensive and  
8 clear data on the number of short-term rentals currently in  
9 operation; and

10 WHEREAS, Municipalities in this Commonwealth have adopted  
11 varying ordinances governing short-term rentals; and

12 WHEREAS, Governing entities at various levels are seeking  
13 guidance and direction on optimal policy language for regional  
14 consideration; therefore be it

15 RESOLVED, That the House of Representatives direct the  
16 ~~Legislative Budget and Finance Committee~~ JOINT STATE GOVERNMENT <--  
17 COMMISSION, WITH ASSISTANCE FROM THE LOCAL GOVERNMENT  
18 COMMISSION, to conduct a study on the growth and changes of

1 short-term rentals operating in this Commonwealth and to issue a  
2 report of its findings and recommendations to the General  
3 Assembly; and be it further

4 RESOLVED, That the report contain all of the following:

5 (1) a full review of the short-term rental market in  
6 this Commonwealth;

7 (2) an examination of ordinances and other policy-  
8 related initiatives that have been adopted by municipalities  
9 regarding short-term rentals operating in this Commonwealth;

10 (3) a review of the relevant State laws and regulations  
11 currently governing short-term rentals operating in this  
12 Commonwealth;

13 (4) an examination of the risks and benefits of short-  
14 term rentals on the public and this Commonwealth's economy;

15 (5) an analysis of the accessibility and availability of  
16 public information and data related to short-term rentals  
17 operating in this Commonwealth;

18 (6) an assessment of the impact, if any, of this  
19 Commonwealth's short-term rental industry on this  
20 Commonwealth's traditional lodging community and broader  
21 tourism promotion efforts;

22 (7) an assessment of the impact, if any, of this  
23 Commonwealth's short-term rental industry on this  
24 Commonwealth's naturally occurring affordable housing stock;  
25 and

26 (8) any other useful information pertaining to short-  
27 term rentals operating in this Commonwealth that enables the  
28 General Assembly to evaluate and determine how to ensure the  
29 safety and lawful use of short-term rentals;

30 and be it further

1       RESOLVED, That the ~~Legislative Budget and Finance Committee~~ <--  
2 JOINT STATE GOVERNMENT COMMISSION submit the report with its <--  
3 findings and recommendations to the following no later than 180  
4 days after the adoption of this resolution:  
5           (1) the Governor;  
6           (2) the chair and minority chair of the Community,  
7       Economic and Recreational Development Committee of the  
8       Senate;  
9           (3) the chair and minority chair of the Urban Affairs  
10       and Housing Committee of the Senate;  
11          (4) the chair and minority chair of the Tourism and  
12       Economic and Recreational Development Committee of the House  
13       of Representatives; and  
14          (5) the chair and minority chair of the Housing and  
15       Community Development Committee of the House of  
16       Representatives.