

Date 3-1-21

Senate Revenue and Taxation Committee

Bill: SB 221 Short-term Rental Amendments

Sponsor: Sen. Anderegg

Floor Sponsor:

UASD Position: Oppose

This Bill: amends provisions related to short-term rentals.

Discussion: Sen. Anderegg acknowledged that cities and towns don't like Airbnb because it makes it very difficult to enforce their ordinances. Lines 42-44 prohibit enacting or enforcing an ordinance that prohibits the act of renting a short-term rental if the owner occupies the structure in which the short-term rental is located. Sen. Fillmore said he thought this was dealt with last year, and a consensus reached. Sen. Anderegg said the consensus reached last year was okay, but far from good policy. Sen. Fillmore said good policy is more likely to be enacted when the legislature stands by its agreements. Sen. McCay said he doesn't know that it's possible for a legislative body to keep its word. He has never really supported the idea of regulating Airbnbs. The elected county and district attorneys, the Utah Housing Coalition, Ogden City, the Utah League of Cities and Towns, oppose the bill. The Libertas Institute supports the bill. Aerin Christensen, speaking on behalf of the Libertas Institute, spoke in support of the bill. She said large parties and noise don't apply to all short-term rentals, so they should be dealt with in their own ordinances. Sen. Bramble asked about the right of the neighbor to their own property. Ms. Christensen said if the issue is party houses, then cities should ban large parties after a certain hour. The City of Moab opposes the bill because they don't have any long-term rentals or homes available, since all of the housing is being turned into short-term rentals. The Grand County Attorney opposes the bill and said the term "owner occupied" is too vague. They share the City of Moab's criticism. Many critics of the bill said these decisions should be made at the local level. Sen. McCay moved to pass the bill out favorably. Sen. Davis moved to continue on to the next item on the agenda because the bill needs more work.

Yeas: 6

Nays: 1

N/V: 2

Outcome: SB 221 was held in committee.