

California-

In general terms, Short-Term Rentals are allowed in California only if your property is within an acceptable city zone, and if you are the primary resident of that dwelling. If the owner is present the annual rental days are not capped; however, if the owner is not present, he/she cannot book more than 90 days in a calendar year.

However, since 2015 major cities have been enacting Laws, City Ordinances, and Regulations to register and regulate STRs. Here below are two examples.

[Los Angeles Regulations](#)

[San Francisco Regulations](#)

Louisiana

HB 952 has been amended and has failed for the past five years. It has been dubbed "the Firemarshal's Bill" and sets basic safety standards for short-term rental properties. These standards include fire extinguishers, smoke/carbon monoxide detectors, exit maps, and unobstructed exits. This permit was expected to cost \$25 for five years, attainable by registering with the state fire marshal.

The State Hotel Tax for 1 room or more passed 3-4 years ago. The industry supported it to protect B&Bs and level the playing field for all short-term rentals and B&Bs to register and pay tax.

Louisiana is governed on city, parish, and statewide levels. All participants in the travel industry work together to get legislation passed for all categories of the industry, including lodging, attractions, restaurants, and related industries. The Louisiana Hotel Association works with the various municipal hotel associations, the Louisiana Restaurant Association, Louisiana Travel Association, Louisiana Office of Tourism, Louisiana Charter Fishing Association, Louisiana Seafood Promotions, and others.

[New Orleans Regulations](#)

Maryland-

State Legislation:

HB 884 / SB 533 - enacted May 25, 2019

Determines that short-term rentals will be subject to the sales and use tax (currently 6%) for the State of Maryland, which requires that they all be registered with the State. Also says the rental platform (OTA's) are responsible for this tax if they are booking the accommodation.

Links:

HB 884: <https://mgaleg.maryland.gov/2019RS/bills/hb/hb0884f.pdf>

SB 533: <https://mgaleg.maryland.gov/2019RS/bills/sb/sb0533f.pdf>

Other Maryland City/County Legislation:

[Baltimore Regulations](#)

[Montgomery, Prince Georges Counties Regulations](#)

[Talbot County Regulations](#)

[Ann Arundel County & Annapolis Regulations](#)

Michigan –

Some communities banned short-term rentals or enacted strict regulations. In reaction to such regulations, a bill was sponsored to prevent the outright banning of STRs (state preemption), HB 4722. It was passed in the House in the middle of the night. It prevents a ban of STRs across the state, preempting local government's authority to regulate STRs. Communities must allow at least 30% of housing to be used as STRs. It was sent to the Senate regulatory commission and has not yet passed the Senate. The passage of HB 4722 has caused quite an uproar.

Ann Arbor STR regulations

<https://www.a2gov.org/departments/planning/Pages/Short-Term-Rentals.aspx>

Minnesota

Currently, there is no state legislation pending regarding short-term rental regulations. However, STR owners are still required to pay sales tax on the income from their operations. Many of the larger cities have regulations ranging from taxes and inspections to the outright banning of short-term rentals.

[Minneapolis Regulations](#)

[Saint Paul Regulations](#)

Two suburbs of the twin cities (Edina and Eagan) have banned all short-term rentals. There are many short-term rental cabins spread throughout rural Minnesota. Very few of these counties/cities have enacted regulations.

Puerto Rico-

In general terms, Short-Term Rentals are allowed in Puerto Rico in all 78 municipalities and are governed by the Puerto Rico Tourism Board through Act 272 of 2003 and Regulation Num. 8856 of 2016. These laws require registration, collection of transient occupancy tax or room tax, some monthly and annual reports, and list some minimum quality and safety requirements. There is no limit on the number of units owned or managed by a host, nor on the allowed annual rental days. Currently, there are about 25,000 Short-Term Rentals units.

Currently, the House of Representatives and various municipalities are developing new codes to better regulate STR units. The main objectives are to mitigate gentrification, protect residential communities, ensure compliance with all pertinent laws and codes, and collect the taxes, contributions, and license fees, applicable to all businesses.

[Puerto Rico Regulations](#)

Tennessee-

In 2018, The Short Term Rental Act TN Code 13-7-601 passed, allowing municipalities to regulate STRs. In 2021 a bill was sponsored that would take away control from the local municipalities (state preemption) HB 0645. The bill was in reaction to Nashville's requirement that STRs obtain a permit and only allowed non-owner-occupied STRs in nonresidential areas. HB 0645 failed passage on April 12, 2022. The bill was heavily lobbied by Airbnb.

Nashville STR regulations

<https://www.nashville.gov/departments/codes/short-term-rentals>

Requirements for operating a Short Term Rental Property (STRP) include but are not limited to:

<https://www.nashville.gov/departments/codes/short-term-rentals/operation-requirements>

Virginia –

[§ 15.2-983](#). Creation of registry for short-term rental of property

2017 Passed

Defines Short Term Rental

Allows localities to establish a short-term rental registry and provides for penalties of illegal operations.

Allows localities to regulate through land use and zoning authority

Virginia Beach

VA has enacted a comprehensive list of conditions and criteria under their Code: [Sec. 241.2. - Short term rental](#).