

Balancing Property Rights

Short-Term Rentals - Senate Bill 1263 vs. House Bill 583

Policy Area	Senate Bill 1263	House Bill 583
Overall Approach	Balanced framework that limits overregulation while preserving basic safety and local oversight	Broad state preemption that removes most local authority over STRs
Property Rights Philosophy	Balances the private property rights of STR owners with those of neighboring families and citizens	Elevates STR operator rights over the rights of local families and neighbors
Scale of Operations	Distinguishes small, family-owned STRs from large investor-based portfolios	Treats all STRs the same as residences, regardless of size or commercial impact
Business Licensing	Allowed only for large operators (4+ STRs in one jurisdiction or \$10,000+ in annual revenue)	Prohibits all STR business licenses, regardless of scale
Registration & Local Contact	Allows registration and requires a local contact person for emergencies	Prohibits registration and bars cities from collecting contact information
Local Regulatory Authority	Allows limited, clearly defined local regulations to protect health, safety, and neighborhoods.	Prohibits nearly all STR-specific local regulations
Inspections & Enforcement	Allows limited oversight consistent with residential standards	Explicitly prohibits inspections, notices, signage, and enforcement
Limits on STR Use	Allows occupancy limits consistent with residential building codes	Prohibits any limits on STR numbers, duration, occupancy or proximity
Impact on Neighborhoods	Retains limited tools to protect safety, quiet enjoyment, and property values for local residents	Removes all tools that protect neighborhood stability and community character

Key Takeaway

Private property rights belong to everyone. Senate Bill 1263 reflects a more balanced approach by allowing STRs to operate while preserving essential protections for neighboring property owners. House Bill 583 goes significantly further by eliminating local oversight and tipping the balance heavily in favor of STR operators at the expense of Idaho families and communities.