

##Short Term Rental Limitation Act

###AN ACT to restrict short-term rentals in major metropolitan areas in the event of a housing emergency, and for other purposes

Whereas a serious shortage of affordable housing has arisen in Sierra, which has pushed many people into the suburbs and exurbs of major metropolitan areas after their displacement from the city cores,

Whereas this shortage is in no insignificant part attributable to the rise of short-term rental platforms, notably Airbnb, and the proliferation of short-term listings on these platforms,

Whereas the use of rental properties by corporate and large-scale landlords for “Airbnb hotels” deprives working Sierrans of desperately-needed housing stock in major metropolitan areas,

Whereas numerous studies have confirmed that the presence of short-term rental platforms in an urban neighborhood dramatically accelerates the rate by which average rents rise in the area,

Whereas the fight for affordable housing cannot be won without addressing excess demand, namely in this case, the rampant speculation that has arisen as a result of the growing short-term rental market,

Whereas the short-term rental platforms have failed to take the issue of housing affordability seriously and have conversely invested millions of dollars into lobbying in order to frustrate common-sense regulations to protect the prosperity of Sierra’s middle class,

Whereas action must be taken to remedy the housing affordability crisis that stops the illegal conversion of residential properties into full-time hotels and the use of second homes for short-term rentals rather than permanent housing,

Whereas any solution to the crisis should only penalize large, corporate landlords and not small-scale, middle-class homeowners who let out their property for parts of the year in order to generate extra income,

****THE PEOPLE OF THE STATE OF SIERRA DO ENACT AS FOLLOWS:****

****SEC. 1. SHORT TITLE AND DEFINITIONS****

(a) This Act may be cited as the “Short Term Rental Limitation Act of 2020.”

(b) In this Act—

> “Census metropolitan area” has the same meaning as provided by the United States Census Bureau;

> “Secretary” means the Secretary of Public Services;

SEC. 2. HOUSING EMERGENCY

(a) Notwithstanding any other provision of law, the Governor may issue a proclamation declaring a state of housing emergency if he or she determines that—

> **(1)** a significant shortage of housing stock exists in the State;

> **(2)** the crisis affects several municipalities in the State and is not localized to any single census metropolitan area,

> **(3)** ongoing programs and measures are unable to cope with the gravity of the emergency; and

> **(4)** short-term rentals are in significant part responsible for the shortage of housing stock.

(b) A proclamation under this section shall include fact-finding in relation to subsection (a), including a determination that county and local governments are unable to effectively respond to the emergency, and a temporal limitation that shall not exceed eighteen (18) months.

SEC. 3. EMERGENCY POWERS

(a) During a state of housing emergency, the Governor or the Secretary may make all regulations necessary and proper to effectuate the goals in this section.

(b) Emergency powers shall include—

> **(a)** authority to prohibit or regulate rentals of less than thirty days in duration for the duration of the emergency;

> **(b)** authority to temporally regulate the duration of rentals of less than thirty days in duration over any given calendar year for the duration of the emergency;

> **(c)** authority to fine violators of regulations made pursuant to this Act by a civil penalty not exceeding \$10,000; and

> **(d)** authority to make necessary appropriations to execute the provisions of this Act.

SEC. 4. EFFECTIVE DATE

The Act is effective immediately upon enactment.

Written and submitted by /u/KellinQuinn__ (Dem.)