



National Association of Residential Property Managers

NARPM® Policy Statement

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Issue: Short Term Rentals
Sponsor: Governmental Affairs

The growth of individual homeowners using online short-term rental platforms to rent their homes or rooms in their homes out has led to an influx of state and local governments rushing to regulate short term rentals. Policymakers and stakeholders have worked to balance the property rights of home owners with the legitimate health, safety, and welfare concerns of the community. Moreover, issues of taxation and regulatory fairness with respect to the hotel and lodging industry have added to the challenges in resolving the issue.

Caught in the middle are property managers who for years have managed short-term rentals on behalf of property owners, especially in areas where vacation rentals are prevalent and who are rightfully concerned that regulations developed as a reaction to the increase in short-term rental activity via online platforms will negatively affect them and their clients.

In light of these factors, NARPM® recognizes that there must a careful, balanced approach to how state and local governments address the issue of short-term rentals. In striking that balance, however, the basic underpinning of any regulatory scheme affecting short-term rentals must be premised on protecting the property rights of home owners.

NARPM® opposes attempts to enact discriminatory polices that treat properties differently if they are used for short-term rentals versus longer term rentals unless the nature of the short-term rental itself gives legitimate rise to the proposed policy.

NARPM® supports efforts, such as state or local registries, designed to ensure that all short-term rentals pay the same transient occupancy taxes as other similarly situated hotels and lodges as well as ensuring that property used for short-term rentals is held to the same zoning and other standards as other rental properties of similar scope and size of occupancy.

NARPM® also believes that that properties managed by a professional property manager who is licensed under the laws of the state in which the property is located should be exempt from any registry that might be otherwise established by the state or locality.