

HB 2662 with HCA 1 to HCA 1 and HCA 1 as amended -- SHORT TERM RENTAL FREEDOM ACT

SPONSOR: Burlison

COMMITTEE ACTION: Voted "Do Pass with Amendments" by the Standing Committee on Local Government by a vote of 8 to 0.

This bill prohibits political subdivisions from enacting or enforcing ordinances that prohibit or unreasonably restrict residential dwelling rentals, as defined in the bill, other than ordinances in effect prior to August 28, 2016. The bill also specifies certain areas regarding residential dwelling rentals that may be regulated by political subdivisions, and clarifies that residential dwelling rentals are excluded from the definition of "lodging establishment" for purposes of certain laws regulating hotels, motels, and other similar lodging establishments.

HCA #1: This amendment requires guests of residential dwelling rentals to pay all applicable taxes imposed by the state or a local taxing entity. A facilitation platform, which is defined in the bill, must collect and remit any taxes a transient guest is required to pay. Intermediaries that facilitate rentals of residential dwellings that do not meet the definition of a facilitation platform must retain records of rentals and notify transient guests that they are obligated to pay certain taxes.

HCA #1 to HCA #1: This amendment clarifies that "transient guest" does not mean an occupant under a lease agreement.

PROPOSERS: Supporters say that this will prevent municipalities from overreaching, and it is an economic opportunity for Missouri.

Testifying for the bill were Representative Burlison and Expedia Inc.

OPPOSERS: There was no opposition voiced to the committee.

OTHERS: Others testifying on the bill say they want to make sure that residential dwelling rentals adhere to safety standards and that business licenses are purchased.

Testifying on the bill were Tri-County Lodging Association and the Missouri Municipal League.