
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE RESOLUTION

No. 425 Session of
2024

INTRODUCED BY POWELL, O'MARA, KHAN, SCHLOSSBERG, GIRAL, PROBST,
GALLAGHER, KINKEAD, SANCHEZ, RABB, OTTEN, SHUSTERMAN, SCOTT,
DEASY, GREEN AND BOYD, MAY 6, 2024

REFERRED TO COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT,
MAY 6, 2024

A RESOLUTION

1 Directing the Legislative Budget and Finance Committee to
2 conduct a study on the growth and changes of short-term
3 rentals operating in this Commonwealth.

4 WHEREAS, This Commonwealth's short-term rental industry has
5 expanded and evolved significantly over the last 10 years; and

6 WHEREAS, The Commonwealth lacks complete, comprehensive and
7 clear data on the number of short-term rentals currently in
8 operation; and

9 WHEREAS, Municipalities in this Commonwealth have adopted
10 varying ordinances governing short-term rentals; and

11 WHEREAS, Governing entities at various levels are seeking
12 guidance and direction on optimal policy language for regional
13 consideration; therefore be it

14 RESOLVED, That the House of Representatives direct the
15 Legislative Budget and Finance Committee to conduct a study on
16 the growth and changes of short-term rentals operating in this
17 Commonwealth and to issue a report of its findings and

1 recommendations to the General Assembly; and be it further

2 RESOLVED, That the report contain all of the following:

3 (1) a full review of the short-term rental market in
4 this Commonwealth;

5 (2) an examination of ordinances and other policy-
6 related initiatives that have been adopted by municipalities
7 regarding short-term rentals operating in this Commonwealth;

8 (3) a review of the relevant State laws and regulations
9 currently governing short-term rentals operating in this
10 Commonwealth;

11 (4) an examination of the risks and benefits of short-
12 term rentals on the public and this Commonwealth's economy;

13 (5) an analysis of the accessibility and availability of
14 public information and data related to short-term rentals
15 operating in this Commonwealth;

16 (6) an assessment of the impact, if any, of this
17 Commonwealth's short-term rental industry on this
18 Commonwealth's traditional lodging community and broader
19 tourism promotion efforts;

20 (7) an assessment of the impact, if any, of this
21 Commonwealth's short-term rental industry on this
22 Commonwealth's naturally occurring affordable housing stock;
23 and

24 (8) any other useful information pertaining to short-
25 term rentals operating in this Commonwealth that enables the
26 General Assembly to evaluate and determine how to ensure the
27 safety and lawful use of short-term rentals;

28 and be it further

29 RESOLVED, That the Legislative Budget and Finance Committee
30 submit the report with its findings and recommendations to the

1 following no later than 180 days after the adoption of this
2 resolution:

3 (1) the Governor;

4 (2) the chair and minority chair of the Community,
5 Economic and Recreational Development Committee of the
6 Senate;

7 (3) the chair and minority chair of the Urban Affairs
8 and Housing Committee of the Senate;

9 (4) the chair and minority chair of the Tourism and
10 Economic and Recreational Development Committee of the House
11 of Representatives; and

12 (5) the chair and minority chair of the Housing and
13 Community Development Committee of the House of
14 Representatives.