STATE OF NEW YORK

4061

2025-2026 Regular Sessions

IN ASSEMBLY

January 31, 2025

Introduced by M. of A. GRAY, DeSTEFANO, SMULLEN, McDONOUGH, LEMONDES -- read once and referred to the Committee on Housing

AN ACT to amend the general business law, in relation to requiring short-term rental companies to provide an annual inventory of short-term rental locations and capacities, and monthly utilization data for each county in the state

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. This act shall be known and may be cited as the "short-term rental transparency and accountability act".

§ 2. The general business law is amended by adding a new article 42-A to read as follows:

ARTICLE 42-A

SHORT-TERM RENTAL INVENTORY

Section 1150. Definitions.
1151. Annual inventory.
1152. Monthly reporting.
1153. Enforcement and penalties.

§ 1150. Definitions. As used in this article, unless the context otherwise requires:

1. "Short-term rental" or "STR" means any individually or collectively owned single-family or one-to-four family house or dwelling unit, or any unit or group of units in a condominium, cooperative or timeshare, that is offered for a fee and for less than thirty continuous days.

2. "STR company" means any organization, corporation, network, platform or operator that facilitates the provision of short-term rentals and collects or receives a fee in connection with such facilitation.

§ 1151. Annual inventory. 1. Each STR company operating within the state of New York shall provide an annual inventory to the governing body of each county within the state. For a county which is wholly contained within a city, such inventory shall be provided to the city

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets [-] is old law to be omitted.

LBD08227-01-5

council; provided that the information required shall be broken down by county.

2. The inventory shall include the locations and capacities of all short-term rentals within the jurisdiction of that county.

3. The inventory shall be provided no later than January thirty-first of each year, with data accurate as of December thirty-first of the preceding year.

§ 1152. Monthly reporting. 1. Each STR company operating within the state of New York shall provide a monthly report to the governing board of each county within the state. For a county which is wholly contained within a city, such inventory shall be provided to the city council; provided that the information required shall be broken down by county.

2. Such report shall include data on the utilization of short-term rentals within the jurisdiction of that county, including the number of days each unit was rented and the total number of occupants.

3. Such report shall also include data on the length of stay for each rental unit, including the average, median, and range of lengths of stay.

4. The report shall be provided no later than the tenth day of each month, with data accurate as of the last day of the preceding month.

§ 1153. Enforcement and penalties. 1. Each county, or in the case of a county wholly contained within a city, the city council, shall have the authority to enforce the provisions of this article.

2. Any STR company that fails to comply with the requirements of this article shall be subject to a penalty of up to one thousand dollars per day for each day the violation continues.

§ 3. This act shall take effect on the sixtieth day after it shall have become a law.