

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:

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

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

ARTICLE 42-A

SHORT-TERM RENTAL INVENTORY

Section 1150. Definitions.

8 1151. Annual inventory.

9 1152. Monthly reporting.

10 1153. Enforcement and penalties.

11 § 1150. Definitions. As used in this article, unless the context
12 otherwise requires:

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

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

20 § 1151. Annual inventory. 1. Each STR company operating within the
21 state of New York shall provide an annual inventory to the governing
22 body of each county within the state. For a county which is wholly
23 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.

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

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

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

8 § 1152. Monthly reporting. 1. Each STR company operating within the
9 state of New York shall provide a monthly report to the governing board
10 of each county within the state. For a county which is wholly contained
11 within a city, such inventory shall be provided to the city council;
12 provided that the information required shall be broken down by county.

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

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

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

21 § 1153. Enforcement and penalties. 1. Each county, or in the case of a
22 county wholly contained within a city, the city council, shall have the
23 authority to enforce the provisions of this article.

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

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