



General Assembly

Substitute Bill No. 5536

February Session, 2026



AN ACT ESTABLISHING A STATE SHORT-TERM RENTAL REGISTRY.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2026*) (a) As used in this section,
2 "short-term rental", "short-term rental facilitator", "short-term rental
3 operator" and "short-term platform" have the same meanings as
4 provided in section 12-408h of the general statutes.

5 (b) (1) Except as provided in subdivision (2) of this subsection, each
6 short-term rental operator that lists or advertises a short-term rental
7 located in the state and each owner of a short-term rental located in the
8 state who lists or advertises such rental solely through means other than
9 a short-term rental facilitator shall register each such short-term rental
10 property annually with the Department of Revenue Services, in a form
11 and manner prescribed by the Commissioner of Revenue Services. Each
12 such operator or owner that lists or advertises a short-term rental prior
13 to January 1, 2027, shall register such short-term rental property with
14 the department not later than January 1, 2027. On and after January 1,
15 2027, no such operator or owner shall list or advertise a short-term rental
16 prior to registering such short-term rental property with the
17 department.

18 (2) The provisions of subdivision (1) of this subsection shall not apply
19 to a short-term rental property that is duly licensed by a municipality

20 that has elected to adopt an ordinance as set forth in section 7-148qq of
21 the general statutes.

22 (3) Each short-term rental property shall be registered separately and
23 each registration shall include:

24 (A) The address of the short-term rental;

25 (B) (i) (I) The name and contact information of the short-term rental
26 operator and, if such operator is not the short-term rental owner, the
27 name and contact information of the short-term rental owner, or (II) the
28 name and contact information of the owner of a short-term rental
29 located in the state who lists or advertises such rental solely through
30 means other than a short-term rental facilitator, and (ii) if such short-
31 term rental operator or short-term rental owner is a business entity and
32 located out-of-state, the name and contact information of an agent in the
33 state for service of process; and

34 (C) A registration fee of one hundred dollars per short-term rental
35 property for the administrative costs of establishing, updating and
36 maintaining the short-term rental registry under subsection (c) of this
37 section.

38 (c) (1) The Commissioner of Revenue Services shall establish a short-
39 term rental registry to compile the registrations submitted under this
40 section. Such registry shall be posted on the Department of Revenue
41 Services' Internet web site and shall be searchable or organized in a
42 manner that allows an individual to view the registered short-term
43 rentals that are located within a given municipality.

44 (2) A short-term rental operator or a short-term rental owner
45 described in subdivision (1) of subsection (b) of this section shall notify
46 the commissioner of any change in the registration information
47 provided under subdivision (3) of subsection (b) of this section not later
48 than thirty days after such change takes effect.

49 (d) If the Commissioner of Revenue Services determines that a short-

50 term rental operator or a short-term rental owner described in
51 subdivision (1) of subsection (b) of this section is listing or advertising a
52 short-term rental for a property that is not registered under subsection
53 (b) of this section or duly licensed by a municipality that has elected to
54 adopt an ordinance as set forth in section 7-148qq of the general statutes,
55 the commissioner may impose a civil penalty of up to one thousand
56 dollars per violation on such operator or owner.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	New section

FIN *Joint Favorable Subst.*