



HRRRA Standing Policy – Short Term Rentals

The growth of individual homeowners using online short-term rental platforms to rent their homes or rooms in their homes out has led to the General Assembly and localities dealing with the issue of how to regulate short term rentals (those of 30 days or less). In 2017, the Virginia General Assembly approved legislation supported by Virginia REALTORS® that provides guidance to local governments that want to enact regulations for short term rentals.

HRRRA recognizes that there must be a careful, evenhanded approach to how localities address the issue of short-term rentals. The basic underpinning of any regulatory approach to short-term rentals must be premised on fairly balancing the property rights of home owners with the legitimate health, safety, and welfare concerns of the community.

HRRRA believes that short term rentals should be a by-right use, subject to polices that address legitimate health, safety, and welfare concerns in the least restrictive manner possible. HRRRA urges localities to refrain from polices that treat properties differently if they are used for short-term rentals versus longer term rentals unless the distinctive nature of the short-term rental itself gives legitimate rise to the need for the proposed policy.

- *Approved 08/28/18*