

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend the Short-Term Rental Regulation Act of 2018 by amending the definitions of “primary residence” and “short-term rental”, repealing the definition of “vacation rental”, and adding definitions of “family member” and “metropolitan area”; allowing a host to obtain a short-term rental license endorsement for a property that is not their primary residence; requiring a host to provide notice to the Department of Licensing and Consumer Protection when selling their primary residence or terminating their lease; excluding rent-stabilized rental units from eligibility for short-term rentals; allowing an applicant to attest to having clean hands and that their condominium association, homeowner’s association, or co-op allows short-term rentals on the premises, if applicable; requiring a host to provide proof of District residency; allowing tenants to obtain a short-term rental license; establishing new short-term rental endorsement categories; prohibiting an applicant from obtaining a short-term rental license for 2 years if their license has been revoked; prohibiting an applicant from obtaining a short-term rental license if a rental unit for short-term rental is not properly registered with the Rental Accommodations Division; establishing an exemption to the 90-day maximum stay for Short-Term Rental License: Vacation Rental endorsements for military service; requiring booking services to obtain a basic business license to operate and requiring them to include the host’s basic business license number in the listing; and clarifying the grounds for the imposition of a civil infraction.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That  
this act may be cited as the “Short-Term Rental Regulation Amendment Act of 2026”.

Sec. 2. The Short-Term Rental Regulation Act of 2018, effective April 25, 2019 (D.C. Law 22-307; D.C. Official Code § 30-201.01 *et seq.*), is amended as follows:

(a) Section 101 (D.C. Official Code § 30-201.01) is amended as follows:

(1) A new paragraph (2A) is added to read as follows:

42 “(2A) “Family member” means, with respect to a host:

43 “(A) A biological, adopted, or foster son or daughter, a stepson or  
44 stepdaughter, a legal ward, a son or daughter of a spouse or domestic partner of the host, or a  
45 person to whom the host stands in loco parentis;

46 “(B) A biological, adoptive, or foster parent, a parent-in-law by marriage  
47 or domestic partnership, a stepparent, a legal guardian, or other person who stood in loco  
48 parentis to a host when the host was a child;

49 “(C) A domestic partner as defined by section 2(3) of the Health Care  
50 Benefits Expansion Act of 1992, effective June 11, 1992 (D.C. Law 9-114; D.C. Official Code  
51 § 32-701(4)), or spouse;

52 “(D) A grandparent, step-grandparent, or grandparent by adoption, of the  
53 host, including grandparents by marriage or domestic partnership; or

54 “(E) A biological, adopted, or foster sibling of the host, including half  
55 siblings and step siblings.”.

56 (2) A new paragraph (3A) is added to read as follows:

57 “(3A) “Metropolitan area” means the Washington-Arlington-Alexandria, DC-  
58 VA-MD-WV Metropolitan Statistical Area (or such successor metropolitan statistical area that  
59 includes the District) as defined by the United States Office of Management and Budget.”.

60 (3) Paragraph (4) is amended to read as follows:

61 “(4)(A) “Primary residence” means the residence where a natural person  
62 primarily resides throughout the year. A natural person may have only one primary residence.  
63 For the purposes of this act, a property must receive the homestead deduction pursuant to D.C.

64 Official Code § 47-850 in order for the property to be considered the primary residence of the  
65 owner of the property.”.

66 (4) Paragraph (5) is amended to read as follows:

67 “(5) “Short-term rental” means paid lodging for transient guests in a residence  
68 owned or leased by a host. A short-term rental is not a hotel, inn, motel, boarding house,  
69 rooming house, or bed and breakfast.”.

70 (5) New paragraphs (5A), (5B), and (5C) are added to read as follows:

71 “(5A) “Short-term rental endorsement” means an endorsement to a basic  
72 business license issued pursuant to this act that authorizes the license holder to operate a  
73 residence as a short-term rental.

74 “(5B) “Special event” means:

75 “(A) A United States presidential inauguration;

76 “(B) The National Cherry Blossom Festival;

77 “(C) Independence Day; and

78 “(D) Such other events or days as may be designated by the Mayor by  
79 administrative issuance or rule.

80 “(5C) “Special event rental” means a short-term rental in a residence for which  
81 a Short-Term Rental: Special Event endorsement was issued.”.

82 (7) Paragraph (6) is repealed.

83 (b) Section 102 (D.C. Official Code § 30-201.02) is amended as follows:

84 (1) Subsection (a) is amended to read as follows:

85 “(a) A short-term rental shall require a basic business license with a short-term rental  
86 endorsement, in addition to any other license required by law.”.

87 (2) Subsection (d) is amended to read as follows:

88 “(d) The property at which the short-term rental is located shall be either:

89 “(1) The host’s primary residence; or

90 “(2) A second residence owned by a host whose primary residence is in the  
91 District and owned by the host.”.

92 (3) New subsections (d-1) and (d-2) are added to read as follows:

93 “(d-1)(1) A host may obtain a short-term rental endorsement for only one property that  
94 they own; except, that a host may obtain short-term rental endorsements for 2 properties owned  
95 by the host if one short-term rental endorsement is for the host’s primary residence and the  
96 second endorsement is for a second residence in the District owned by the host.

97 “(2) A host shall maintain their primary residence in the District to operate a  
98 short-term rental at a second residence described in paragraph (1) of this subsection. If a host  
99 ceases to maintain their primary residence in the District, their authority to operate a short-term  
100 rental at a second residence described in paragraph (1) of this subsection shall expire and any  
101 basic business license with a short-term rental endorsement issued to the host for that property  
102 shall be void.”.

103 (4) Subsection (f) is amended to read as follows:

104 “(f) For the purposes of 18 DCMR § 2414.14, a short-term rental guest shall not be  
105 considered a guest of a resident in the Advisory Neighborhood Commission area designated on  
106 an annual visitor parking permit.”.

107 (5) New subsections (g) and (h) are added to read as follows:

108           “(g)(1) A host who possesses a short-term rental endorsement for a property the host  
109 owns shall notify the Department, in writing, within 14 business days after either of the  
110 following occurrences:

111                           “(A) The host has sold a property with a short-term rental endorsement;  
112 or

113                           “(B) If the host operates a short-term rental property at a second  
114 residence pursuant to subsection (d-1) of this section, the host no longer has their primary  
115 residence in the District or no longer owns their primary residence.

116           “(2) A host who possesses a short-term rental endorsement for a property rented  
117 by the host from the property owner shall notify the Department, in writing, within 14 business  
118 days after any of the following occurrences:

119                           “(A) The host or the property owner has terminated the lease agreement  
120 for the property; or

121                           “(B) The property owner ceases to allow the host to operate the property  
122 as a short-term rental.

123           “(3) Upon receipt of a notice under paragraph (1) or (2) of this subsection, the  
124 Department shall cancel the short-term rental endorsement for the property and notify all  
125 licensed booking services of the cancellation.

126           “(4) Upon the occurrence of an event described in paragraph (1) or (2) of this  
127 subsection, the host shall cease operating the property as a short-term rental, shall cancel  
128 any existing reservations, and shall remove the listing of the property from all booking  
129 services, regardless of whether notice has been provided to the Department under paragraph (1)

130 or (2) of this subsection and regardless of whether the Department has canceled the short-term  
131 rental license endorsement for the property or notified the booking services.

132 “(h) A rental unit that is subject to the District’s rent stabilization program, established  
133 by Title II of the Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C.  
134 Official Code § 42-3502.01 *et seq.*), shall not be offered or operated as a short-term rental and  
135 a short-term rental endorsement shall not be issued for such a rental unit.”.

136 (c) Section 103 (D.C. Official Code § 30-201.03) is amended as follows:

137 (1) The existing text is designated as subsection (a).

138 (2) Subsection (a) is amended as follows:

139 (A) Paragraph (1) is amended to read as follows:

140 “(1) Provide evidence that the short-term rental property is the applicant’s  
141 primary residence or, only as allowed under section 102(d-1), the host’s second residence;”.

142 (B) New paragraphs (1A), (1B), (1C), and (1D) are added to read as  
143 follows:

144 “(1A) Provide evidence of compliance with the other requirements of section  
145 102;

146 “(1B) Attest to having no outstanding debt to the District government as a result  
147 of any fine, fee, penalty interest, or past due tax above the relevant thresholds set forth in D.C.  
148 Official Code § 47-2862 unless the debt is subject to appeal in accordance with D.C. Official  
149 Code § 47-2862(b) or has an established payment plan in accordance with D.C. Official Code §  
150 47-2862(c);

151 “(1C) Provide proof that the host is a District resident, by providing the  
152 Department the following:

153 “(A) A valid District driver’s license or identification card; and  
154 “(B) At least 2 of the following documents:  
155 “(i) Proof of a valid motor vehicle registration;  
156 “(ii) Proof of voter registration;  
157 “(iii) Federal or District tax returns;  
158 “(iv) A utility bill, including water, gas, or electric;  
159 “(v) Any other legal documentation the Director deems sufficient  
160 to prove residency;  
161 “(1D) If the applicant rents the property from the property owner, provide  
162 written authorization from the property owner authorizing the applicant to offer the property as  
163 a short-term rental;”.  
164 (C) Paragraph (2) is amended by striking the phrase “provide proof” and  
165 inserting the word “attest” in its place.  
166 (D) Paragraph (4) is amended to read as follows:  
167 “(4) Pay the applicable license fee.”.  
168 (3) A new subsection (b) is added to read as follows:  
169 “(b) The evidence required by subsection (a)(1) of this section shall include the  
170 following:  
171 “(1) If the applicant is the property owner, the evidence must include proof that  
172 the property receives the homestead deduction under D.C. Official Code § 47-850, unless the  
173 property is the applicant’s second residence;  
174 “(2) If the property is the applicant’s second residence, the evidence shall  
175 include proof that:

176 “(A) The applicant’s primary residence is in the District; and  
177 “(B) The applicant owns both their primary residence and the property

178 for which the short-term rental license is sought, by providing:

179 “(i) Property tax documents;

180 “(ii) Property deed;

181 “(iii) Title insurance policy; or

182 “(iv) Mortgage documents; or

183 “(3) If the applicant rents the property from the property owner, the evidence  
184 shall include a copy of the lease between the applicant and the property owner.”.

185 (d) New sections 103a, 103b, and 103c are added to read as follows:

186 “Sec. 103a. Short-term rental: primary residence endorsements.

187 “(a) A Short-Term Rental: Primary Residence endorsement shall authorize a host to  
188 operate a short-term rental at their primary residence.

189 “(b) A host that possesses a Short-Term Rental: Primary Residence endorsement shall  
190 not be required to be present on the short-term rental property during a transient guest’s stay.

191 “(c)(1) A property with a Short-Term Rental: Primary Residence endorsement shall not  
192 be operated as a short-term rental for more than 90 cumulative nights in a calendar year;

193 provided, that the following nights shall not be counted toward the 90-cumulative night limit:

194 “(A) Nights during which the host is present and residing at the short-  
195 term rental property during the transient guest’s stay; and

196 “(B) Nights during a special event, if the property holds a Short-Term  
197 Rental: Special Event endorsement.

198                   “(2) Notwithstanding paragraph (1) of this subsection, a host may obtain an  
199 exemption to operate as a short-term rental for more than 90 cumulative nights in a calendar  
200 year by submitting an application on a form provided by the Department requesting an  
201 exemption from the 90-night limit in subsection (b) of this section, if:

202                                 “(A) The host’s employer requires the host to work outside of the  
203 District for more than 90 days cumulatively in any calendar year; or

204                                 “(B) The host leaves the District to receive treatment for a serious health  
205 condition, or to care for a family member who is receiving treatment for a serious health  
206 condition, for more than 90 days cumulatively in any calendar year.

207                   “(3) If the host is claiming an exemption pursuant to subparagraph (A) of this  
208 paragraph, the application submitted pursuant to subparagraph (A) of this paragraph shall be  
209 accompanied by a letter signed by a representative of the host’s employer, listing the location  
210 and duration of the host’s work-related assignments outside of the District; provided, that a  
211 self-employed host shall submit a signed affidavit attesting that time spent outside the District  
212 is work-related and shall provide documentation of the work-related travel.

213                   “(4) If the host is claiming an exemption pursuant to subparagraph (B) of this  
214 paragraph, the application submitted pursuant to subparagraph (B) of this paragraph shall be  
215 accompanied by a a letter signed by a representative of the health care provider that is  
216 providing treatment to the host or the host’s family member, attesting to the need for the host  
217 or the host’s family member to receive treatment for a serious health condition outside of the  
218 District.

219                   “(5) If the Department determines that the application submitted pursuant to  
220 paragraph (2) of this subsection is valid, the Department shall provide the host an exemption

221 from the 90-night limit in subsection (a-1) of this section, allowing the host to operate a short-  
222 term rental for the number of nights equal to:

223                   “(A) For a host claiming an exemption pursuant to paragraph (2)(A) of  
224 this subsection, the number of days that the host’s employer requires the host to work outside  
225 of the District; or

226                   “(B) For a host claiming an exemption pursuant to paragraph (2)(B) of  
227 this subsection, the number of days that the host is outside of the District to receive treatment  
228 for a serious health condition or to care for a family member who is receiving treatment for a  
229 serious health condition.

230                   “(6) If the Department issues an exemption to a host pursuant to this subsection,  
231 the Department shall transmit to all booking services identified by the host a notification of the  
232 number of nights that the host may operate a vacation rental.

233                   “(7) By October 25, 2019, and every 6 months thereafter, the Department shall  
234 list separately on its website:

235                   “(A) The number of exemptions granted in the previous 6 months  
236 pursuant to paragraph (2)(A) of this subsection; and

237                   “(B) The number of exemptions granted in the previous 6 months  
238 pursuant to paragraph (2)(B) of this subsection.

239                   “(8) For the purposes of this subsection, the term “employer” means an  
240 individual, partnership, general contractor, subcontractor, association, corporation, or business  
241 trust operating in the District, or any person or group of persons acting directly or indirectly in  
242 the interest of an employer operating in the District in relation to an employee, including a  
243 prospective employer. The term shall include the armed forces of the United States.”.

244 “Sec. 103b. Short-term rental: secondary residence endorsements.

245 “(a) A Short-Term Rental: Secondary Residence endorsement shall authorize a host to  
246 operate a short-term rental on a second property that they own, if authorized by section 102(d-  
247 1) and (d-2).

248 “(b) A host that possesses a Short-Term Rental: Secondary Residence endorsement  
249 shall not be required to be present on the short-term rental property during the transient guest’s  
250 stay.

251 “(c)(1) A property with a Short-Term Rental: Secondary Residence endorsement shall  
252 not be operated as a short-term rental for more than 90 cumulative nights in a calendar year;  
253 provided, that the following nights shall not be counted toward the 90-cumulative night limit, if  
254 the secondary residence has a year-round occupant:

255 “(A) Nights during which a year-round occupant is present and residing  
256 at the short-term rental property during the transient guest’s stay; and

257 “(B) Nights during a special event, if the property holds a Short-Term  
258 Rental: Special Event endorsement.

259 “(2) For the purposes of this subsection, the term “year-round occupant” means  
260 a person who occupies the secondary residence as their primary residence.”

261 “Sec. 103c. Short-term rental: special event endorsements.

262 “(a) A Short-Term Rental: Special Event endorsement shall authorize a host to operate  
263 their primary or secondary residence as a short-term rental during special events.

264 “(b) A host that possesses a Short-Term Rental: Special Event endorsement shall not be  
265 required to be present on the property during the transient guest’s stay.

266 “(c) A host that possesses a Short-Term Rental: Special Event endorsement may offer  
267 the property for rent on a booking services platform for the period beginning 7 calendar days  
268 before the date on which the special event starts and ending 7 calendar days after the day on  
269 which the special event ends. In all cases, any such listing must be removed no later than 7  
270 calendar days after the day on which the special event ends.

271 “(d) A property shall be operated as a special event rental for no more than 30 nights  
272 cumulatively in any calendar year.

273 “(e)(1) Notwithstanding D.C. Official Code § 47-2851.04, the fee for a 2-year basic  
274 business license with a Short-term Rental: Special Event endorsement shall be \$49.

275 “(2) The Mayor may adjust the fee by rule; provided, that the adjusted fee shall  
276 not exceed the fee for a 2-year basic business license under D.C. Official Code § 47-2851.04.”.

277 (e) Section 104 (D.C. Official Code § 30-201.04) is amended as follows:

278 (1) Subsection (a) is amended by striking the phrase “license endorsement” and  
279 inserting the word “endorsement” in its place.

280 (2) Subsection (c) is amended to read as follows:

281 “(c)(1) Except as provided in paragraph (2) of this subsection, the Department shall not  
282 issue more than one short-term rental license endorsement to a host.

283 “(2) The Department may issue 2 short-term rental endorsements to a host in  
284 accordance with section 102(d-1).”.

285 (3) Subsections (d), (e), and (f) are amended by striking the phrase “license  
286 endorsement” each time it appears and inserting the word “endorsement” in its place.

287 (2) New subsections (g) and (h) are added to read as follows:

288           “(g) The Department shall not issue a new short-term rental endorsement to a host if a  
289 short-term rental endorsement previously issued to the host was revoked by the Department  
290 within 2 years before the application is filed for the new license.

291           “(h) The Department shall not issue a new short-term rental endorsement for a property  
292 if a previously issued short-term rental for the property was revoked within the 2 years before  
293 the application is filed for the new license, unless the ownership of the property has changed  
294 within the 2-year period.”.

295           (f) Section 106 (D.C. Official Code § 30-201.06) is amended as follows:

296                   (1) Subsection (b) is amended by striking the phrase “Short Term Rental or  
297 Short Term Rental: Vacation Rental license endorsement” and inserting the phrase “short-term  
298 rental endorsement” in its place.

299                   (2) Subsections (e) and (f) are repealed.

300           (g) Section 108 (D.C. Official Code § 30-201.08) is amended as follows:

301                   (1) Subsection (a)(1) is amended to read as follows:

302                           “(a)(1) A booking service shall require a host to provide a prospective guest with the  
303 short-term rental endorsement number for a short-term rental before booking, which shall  
304 include, at a minimum, posting the short-term rental endorsement number on the listing.”.

305                   (2) A new subsection (a-1) is added to read as follows:

306                           “(a-1) A booking service operating in the District of Columbia shall obtain a basic  
307 business license in accordance with D.C. Official Code § 47-2851.02.”.

308                   (3) Subsection (b)(2)(C) is amended to read as follows:

309                           “(b)(2)(C) The endorsement number of the short-term rental;”.

310 (h) Section 110(a) (D.C. Official Code § 30-201.10(a)) is amended by striking the  
311 phrase “sections 102 or 106” and inserting the phrase “this act” its place.

312 Sec. 3. Fiscal impact statement.

313 The Council adopts the fiscal impact statement of the Chief Financial Officer as the  
314 fiscal impact statement required by section 4a of the General Legislative Procedures Act of  
315 1975, approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

316 Sec. 4. Effective date.

317 This act shall take effect following approval by the Mayor (or in the event of veto by  
318 the Mayor, action by the Council to override the veto), 30-day period of congressional review  
319 as provided in section 602(c)(1) of District of Columbia Home Rule Act, approved by  
320 December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the  
321 District of Columbia Register.