



*Creating Great Communities For All*  
**Connecticut Chapter of the  
American Planning Association**

**Testimony regarding**

**Proposed Bill No. 1025– AN ACT CONCERNING SHORT-TERM RENTAL PROPERTIES**

**CCAPA supports this Proposed Bill.** This Bill would define and create a regulatory framework for short-term rental properties, popularized by AirBnB and other companies, that have proliferated widely across the state in the last decade. While much of Connecticut, particularly shoreline communities, benefit greatly from seasonal and short-term influxes of tourists, local Zoning Commissions and Zoning Officers have struggled with defining, regulating, and enforcing these properties for several years. This Proposed Bill provides much-needed structure to this issue.

While local Zoning Regulations control the use of land, the matter of regulation of the duration and terms of that use have been a challenge. In theory, a short-term rental should function like a standard single-family residence in terms of traffic, noise, wastewater demand, and other factors of land use. Often, the reality is different, and short-term rental properties are overloaded, creating public health, safety, and other nuisances for the neighborhood and community. Enforcement, at a zoning level, can often be tricky, and much delayed.

Having the Department of Consumer Protection charged with the registration and oversight of short-term rentals will help codify and control the basic standards for these properties. This will ensure sufficient tracking, monitoring, insurance, community compliance, impact management, and overall control of these properties. The regulatory assistance and guidance from the State as provided in this Bill will greatly support and bolster local efforts to manage this difficult yet important land use.

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**WHO WE ARE**

The Connecticut Chapter of the American Planning Association (CCAPA) has over 420 members who are governmental and consulting planners, land use attorneys, citizen planners, and other professionals engaged in planning and managing land use, economic development, housing, transportation, and conservation for local, regional, and State governments, private businesses and other entities. CCAPA has long been committed to assisting the legislature and State agencies with developing and furthering responsible growth management principles.

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