

**SENATE . . . . . No. 1644**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Diana DiZoglio***

*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to short-term rentals.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	
<i>Diana DiZoglio</i>	<i>First Essex</i>	
<i>Patrick M. O'Connor</i>	<i>Plymouth and Norfolk</i>	<i>1/29/2019</i>

**SENATE . . . . . No. 1644**

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By Ms. DiZoglio, a petition (accompanied by bill, Senate, No. 1644) of Diana DiZoglio and Patrick M. O'Connor for legislation relative to short-term rentals. Revenue.

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**The Commonwealth of Massachusetts**

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**In the One Hundred and Ninety-First General Court  
(2019-2020)**  
\_\_\_\_\_

An Act relative to short-term rentals.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 SECTION 1: Chapter 64G of the General Laws is hereby amended in the following way:

2 Section 3: Strike the number 14 in the first sentence of the third paragraph of Section 3  
3 and the last sentence of the third paragraph and replace it with the number 80. Strike the number  
4 15 in the second sentence and replace it with 81. Strike the number 14 in the second sentence and  
5 replace it with 80 so that the paragraph shall read:

6 No excises or fees established under this chapter shall be imposed upon the transfer of  
7 occupancy of a short-term rental if the operator transfers such short-term rental for not more than  
8 80 days in a calendar year, provided, that the operator has first: (i) registered with the  
9 commissioner in accordance with section 67 of chapter 62C; and (ii) filed a declaration with the  
10 commissioner, signed by the operator and subject to section 5 of chapter 62C, setting forth the  
11 intention to transfer the short-term rental for not more than 80 days in a calendar year. Such a  
12 declaration, if applicable, shall be required annually in a manner determined by the

13 commissioner. If the operator transfers the short-term rental for 81 days or more in the same  
14 calendar year, or fails to register and file a declaration as required by this section, then the  
15 operator shall be liable for the payment of required excises and fees under this chapter, including  
16 payment of required taxes and fees on the first 80 days the short-term rental was transferred in  
17 the calendar year.

18 Section 3A:

19 In the first sentence, strike the number 6 and replace it with 3 so that the sentence shall  
20 read:

21 "...by an operator at a rate of not more than 3 per cent of the total amount of rent for each  
22 such occupancy..."