



General Assembly of the Commonwealth of Pennsylvania  
**Joint State Government Commission**  
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**Short summary in response to House Resolution 425 (2024)**  
*The Short-term Rental Industry in Pennsylvania*

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Short-term rentals have become a competitive alternative to more traditional travel lodging such as hotels, motels, and bed and breakfast inns. While this growth started 30 years ago, this market has expanded significantly in Pennsylvania over the last 10 years. Yet even with the rising popularity of short-term rentals, many aspects of the industry in Pennsylvania are fragmented.

For example, the definition of a short-term rental varies from municipality to municipality, and governing regulations are a patchwork of primarily county and municipal zoning ordinances and regulations. Different laws and ordinances, moreover, define short-term rentals for different purposes. Noting requests for guidance and direction by municipalities and other governing entities, the General Assembly passed House Resolution 425, Printer's No. 3293 to direct the Joint State Government Commission, with assistance from the Local Government Commission, to conduct a study on short-term rentals.

Zoning and land regulation are distinctly local issues, and local governments are best positioned to settle the details of what uses are appropriate in their communities. This report offers detailed information on the current status of short-term rentals in Pennsylvania, and recommended guidance for local municipalities. These recommendations include adding a Transient Lodging chapter to Title 48 of the Pennsylvania Consolidated Statutes, the Lodging and Housing Code. This chapter would provide minimum standards to accomplish the following:

- Definitions of the various types of short-term rentals, to distinguish between essentially private shared housing arrangements and commercial ventures that greatly resemble traditional hotels. This report proposes the categories of homestays, vacation rentals, and corporate short-term rentals.
- A requirement that all municipalities permitting any type of short-term rentals should maintain a short-term rental registry.
- Minimum insurance requirements.
- Annual permits and inspections.
- Safety regulations.
- Nuisance safeguards.

Not surprisingly, short-term rental activities and ordinances are more common in with multiple tourist attractions, and this report draws on some of those ordinances as potential models for other parts of the Commonwealth.

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