

Celebrate New England sports with The Globies Presented by Mercedes-Benz. Help us pick the winners - click here to vote now.

TEXT SIZE | MANAGE ACCOUNT | LOG OUT

The Boston Globe

| | |
|---------------|-----------------|
| NEWS ▶ | METRO ▶ |
| LOTTERY ▶ | OBITUARIES ▶ |
| GLOBE NORTH ▶ | GLOBE SOUTH ▶ |
| GLOBE WEST ▶ | DATA DESK ▶ |
| MAGAZINE ▶ | TODAY'S PAPER ▶ |

E-MAIL FACEBOOK TWITTER  LINKEDIN

By **Matt Rocheleau**

GLOBE STAFF AUGUST 24, 2015

What would it look like to regulate and tax short-term rentals arranged through sites like Airbnb?

Here are some of the key points in the state legislation proposed by State Reps. Aaron Michlewitz and RoseLee Vincent:

- The bill would limit short-term renting to the principal occupant of each unit — whether they be the owner or a tenant — as long as they have lived there for at least 60 days.
- Hosts would have to collect a tax on guests that would be slightly lower than the hotel tax; prove their residency and register their unit with the state; and obtain a special license that costs \$50 initially and must be renewed every two years. They would also have to have at least \$500,000 in insurance coverage of their own or through their hosting service (Airbnb, for example, says it provides hosts with \$1 million worth of insurance coverage); comply with all local laws, including fire and housing codes; and report on their activity annually.

RENT TO OWN HOMES \$363/MO
 renttoown.org
 Bad Credit OK, No Money Down. Instant Access To Rent To Own Homes

[>](#)

- Violators of the law would be subject to civil fines and possibly even a criminal misdemeanor charge.
- The law would not supersede other agreements, like leases and condo rules, that may prohibit short-term renting.

Michlewitz said he hopes the Legislature will approve new rules soon.

“I think the longer we wait, the harder it gets [to regulate],” he said.

Boston Mayor Martin J. Walsh and his staff are also developing a “comprehensive policy” of their own to regulate short-term rentals in the city, according to Bonnie McGilpin, a spokeswoman for Walsh. Ideas that city officials are considering include a registry system and taxes, she said.

“The city is working to bring structure and clarity to our overall housing policies as a mechanism to ensure safe, secure and reliable accommodations while balancing both innovative economic development opportunities for residents and guests alike and Mayor Walsh’s long-term housing goals,” McGilpin said in an e-mail.

Matt Rocheleau can be reached at matthew.rocheleau@globe.com. Follow him on Twitter [@mrochele](https://twitter.com/mrochele)



Get **Today's Headlines** from the Globe in your inbox:

[Privacy Policy](#)

0 COMMENTS



Top 10 Trending Articles

Most Viewed

Most Commented

Most Shared

An Auburn child lost amidst chaos and addiction

When did parents get so scared?

Donald Trump was brash, even at Wharton business school

Sexism in science leads to willful blindness

Dan Shaughnessy: Tom Werner breaks his silence on Don ...

Coffee or wine: which is better for you?

Learn more

Four-year-old boy drowns at Dennis beach, half-hour after ...

[SUBSCRIBE](#) [BOSTON GLOBE INSIDERS](#) [EPAPER EDITION](#) [NEWS IN EDUCATION](#)

Stephen Colbert's highly visible transition to 'The Late Show'

[MY ACCOUNT](#)

[LOG IN](#)

Ben Volin | Sunday Football Notes: NFL discipline process ...

[MANAGE MY ACCOUNT](#)

[DOWNLOAD CUSTOMER SERVICE APP](#)

Nick Cafardo | Sunday Baseball Notes: As Red Sox GM sear...

SOCIAL

[FACEBOOK](#)

[TWITTER](#)

[GOOGLE+](#)

[CONTACT](#)

[HELP](#)

[FAQS](#)

[GLOBE NEWSROOM](#)

[ADVERTISE](#)

MORE

[ARCHIVES](#)

[PRIVACY POLICY](#)

[TERMS OF SERVICE](#)

[TERMS OF PURCHASE](#)

[YOUR AD CHOICES](#)

[WORK AT BOSTON GLOBE MEDIA](#)