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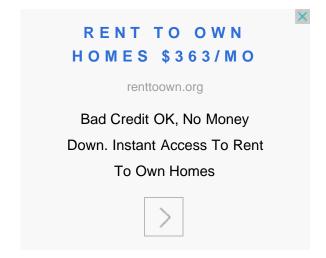
By Matt Rocheleau

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.



- 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.

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