**ONLINE HOME SHARING TAX FAIRNESS**

**Talking Points**

**ISSUE SUMMARY**

HB 1810 (Heffley – R, Carbon) requires online home sharing platforms such as Airbnb and VRBO to register with the Department of Revenue and regularly submit a list of Pennsylvania properties to ensure tax compliance. Further, the legislation allows the Department to share that information with county treasurers to ensure county tax compliance.

**POSTION**

PABBI & the PA Restaurant & Lodging Association (PRLA) supports HB 1810.

**STATUS**

The bill was passed by the House of Representatives on June 13 by a vote of 177-14 and is currently in the Senate Community, Economic & Recreational Development Committee for consideration/vote this Fall.

**TALKING POINTS**

1. Over the years, as technology has changed, online home sharing sites such as Airbnb and VRBO have made it easier for individuals to offer rooms in their home, or their entire home as a short-term rental for transient guests. Unfortunately, many of these people who list their home(s) are unaware they owe taxes on these rentals. This is NOT a new tax – it is simply ensuring that ALL short-term rental properties are made responsible for paying the tax.
2. Hotels and bed and breakfasts in the state are not opposed to the competition that comes from these types of sites, but this legislation is about leveling the playing field – these short-term rentals are providing overnight accommodations to guests staying less than 30 days and are therefore subject to state and local occupancy taxes. Unfortunately, without legislating the information to be shared – online home sharing platforms continue to allow for listings without ensuring any type of compliance.
3. This legislation requires online home sharing sites to register with the Department of Revenue to regularly submit listings that are located in Pennsylvania.
4. These sites are NOT required to remit tax on any of these rentals, merely to provide the listing information so the Department can ensure compliance of the individuals listing on the site.
5. In addition, if a home sharing site wants to remit taxes on behalf of those listing on their site – nothing prohibits them from that, as well.

**ACTION REQUESTED**

Meet with your State Senator in-person to educate them on the issue and ask them to support the bill in committee and on a full Senate vote.