



May 19, 2024

Honorable Sturla, Chair
House of Representatives
106 Irvis Office Building
Harrisburg, PA 17120

Dear Representative P. Michael Sturla:

The Pennsylvania Association of Bed & Breakfast Inns (PABBI) has been working on leveling the playing field with short-term rentals since 2016. We are thrilled to learn that HR 425 has been introduced by Representative Lindsay Powell and Representative Jennifer O'Mara that will direct the Legislative Budget and Finance Committee to study the growth and changes of short-term rentals operating in Pennsylvania.

PABBI believes that a comprehensive study of how short-term rentals are impacting our segment of the lodging industry (professional Bed & Breakfasts & Hotels), affordable housing as well as the broader tourism industry will help local governments enact ordinances to regulate the short-term rental community. At a time when the state looks to invest more funding in tourism, attract new visitors and identify new solutions to the housing crisis; it is critical to find solutions to level the playing field to protect the safety of guests, the security and peace of residential neighborhoods, and ensure fair competition.

This study is long overdue for Pennsylvania. Given that Pennsylvania is hosting two major events in 2026 that will attract guests from around the world, it is imperative for HR 425 to be passed before June 30. It is our hope that a completed study with recommendations would be available by the end of 2024 or first quarter 2025 so that Pennsylvania's units of local governments have sufficient time to implement any of the proposed recommendations to regulate the short-term rental hosts.

We ask that you kindly consider advancing this resolution through the legislative process as expeditiously as possible. PABBI stands ready to assist in any way we can. HR 425 provides the General Assembly an opportunity to be proactive on an issue that impacts tens of thousands of Pennsylvanians.

If you have any questions, please call me at 717-525-7799 or email me at pabbi@painns.com.

Sincerely,

Rose Mape
PABBI Executive Director

cc: Debra Miller, PABBI Board Chair, owner Kane Manor Inn
Speaker Joanna McClinton
Majority Leader Matt Bradford
Republican Leader Bryan Cutler