



30           (a) "Residential unit" means a residential structure or any portion of a residential  
31 structure that is occupied as a residence.

32           (b) "Short-term rental" means a residential unit or any portion of a residential unit that  
33 the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30  
34 consecutive days.

35           (c) "Short-term rental website" means a website that:

36           (i) allows a person to offer a short-term rental to one or more prospective renters; and

37           (ii) facilitates the renting of, and payment for, a short-term rental.

38           (2) Notwithstanding Section [10-9a-501](#) or Subsection [10-9a-503\(1\)](#), a legislative body  
39 may not:

40           (a) enact or enforce an ordinance that prohibits an individual from listing or offering a  
41 short-term rental on a short-term rental website; or

42           (b) use an ordinance that prohibits the act of renting a short-term rental to fine, charge,  
43 prosecute, or otherwise punish an individual solely for the act of listing or offering a short-term  
44 rental on a short-term rental website.

45           Section 2. Section **17-50-338** is enacted to read:

46           **17-50-338. Ordinances regarding short-term rentals -- Prohibition on ordinances**  
47 **restricting speech on short-term rental websites.**

48           (1) As used in this section:

49           (a) "Residential unit" means a residential structure or any portion of a residential  
50 structure that is occupied as a residence.

51           (b) "Short-term rental" means a residential unit or any portion of a residential unit that  
52 the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30  
53 consecutive days.

54           (c) "Short-term rental website" means a website that:

55           (i) allows a person to offer a short-term rental to one or more prospective renters; and

56           (ii) facilitates the renting of, and payment for, a short-term rental.

57           (2) Notwithstanding Section [17-27a-501](#) or Subsection [17-27a-503\(1\)](#), a legislative

58 body may not:

59           (a) enact or enforce an ordinance that prohibits an individual from listing or offering a  
60 short-term rental on a short-term rental website; or

61           (b) use an ordinance that prohibits the act of renting a short-term rental to fine, charge,  
62 prosecute, or otherwise punish an individual solely for the act of listing or offering a short-term  
63 rental on a short-term rental website.