



June 6, 2024

The Honorable Stephen M. Casey  
Chair  
House Municipal Government and Housing Committee  
82 Smith Street,  
Providence, RI

Re: Oppose H. 7465

Dear Chair Casey and members of the committee:

On behalf of the Chamber of Progress, a tech industry coalition promoting technology's progressive future, **we write to oppose H. 7645**. While we support regulations of short-term rentals that protect hosts and guests, some of the provisions threaten hosts' economic opportunities and privacy.

**Short-term rentals offer homeowners the opportunity to supplement their income.** Most hosts do not fall into the category of traditional property investors or conglomerates. Instead, they are individuals residing in their primary homes, seeking to diversify their income streams to meet financial needs.<sup>1</sup> By making space in their residences available, hosts can augment their earnings to cope with escalating mortgage payments and inflation.

**Because most hosts rent out their primary residences, requirements for short-term rental booking services to provide reports to the state would result in sensitive personal data being shared.** H. 7645I requires hosting platforms to report all listings they maintain, including the address or location, a description on the rental unit, and the number of days it was occupied each month. The bill does not include any requirements for the protection of that data or limits for its use, raising concerns that hosts' home addresses could be made public or shared with other government agencies. Hosts reasonably expect platforms to make every effort to protect their personal data. This bill would undermine hosts'

---

<sup>1</sup> <https://www.sec.gov/Archives/edgar/data/1559720/000119312520294801/d81668ds1.htm#toc>

privacy expectations and make it harder for platforms to protect their information.

**The bill also creates multiple levels of registration verification, increasing barriers for hosts looking to earn extra income.** Creating multiple levels of enforcement – at the local, state, and platform levels – increases the risk of miscommunication or incorrect removal of hosts’ listings. Hosts renting out space in their primary homes do not have sophisticated legal or compliance departments to address any issues with their registration information. Many of these hosts rely on short-term rentals for supplemental, so any disruption to their listings could jeopardize their financial stability.

**Protecting access to short-term rentals protects consumer choice.** Short-term rentals offer more flexibility for visitors with needs that hotels alone cannot meet. Large families and workers who are on temporary assignments can opt for short term rentals with more space and kitchen access, rather than relying on hotel rooms. Families traveling with children, who would prefer not to be split into multiple units, can stay together comfortably.

**Guests who opt for short-term rentals contribute to local economies not only directly to hosts but also by patronizing nearby shops and restaurants.**

According to survey data, 92% of hosts provided recommendations for local restaurants and cafes, and guests reported that 41% of their overall trip spending occurred in the neighborhoods they stayed in.<sup>2</sup> Short-term rentals offer visitors the opportunity to experience more of the city and its small businesses than other lodging options, which tend to be concentrated around tourist attractions and downtown areas.

For the sake of hosts, visitors, and local businesses, **we urge you to oppose H. 7465.**

Sincerely,



Brianna January  
Director of State & Local Government Relations, Northeast US

---

<sup>2</sup> <https://news.airbnb.com/airbnb-estimated-direct-economic-impact-in-the-u-s-nears-34-billion/>