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1	HOUSE JOINT RESOLUTION NO. 34
2	INTRODUCED BY S. ESSMANN, J. COHENOUR, L. BREWSTER, L. REKSTEN, S. KERNS, K. KORTUM, M.
3	BERTOGLIO, M. THANE, C. SPRUNGER
4	
5	A JOINT RESOLUTION OF THE SENATE AND THE HOUSE OF REPRESENTATIVES OF THE STATE OF
6	MONTANA REQUESTING AN INTERIM STUDY OF SHORT-TERM RENTALS; AND REQUIRING THAT THE
7	FINAL RESULTS OF THE STUDY BE REPORTED TO THE 69TH LEGISLATURE.
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9	WHEREAS, home prices in the state have grown significantly in recent years, pricing many Montana
10	individuals and families out of the market, and Montana communities need affordable workforce housing for
11	citizens to live in the community where they work; and
12	WHEREAS, available housing stock is in short supply and many moderately priced homes and rentals
13	have been converted to investment short-term rental vacation properties, effectively reducing availability for
14	community members; and
15	WHEREAS, short-term rentals increase demand on existing infrastructure, and expanding
16	infrastructure facilities are an obstacle to increased affordable housing; and
17	WHEREAS, a statewide registration is not currently required for short-term rental units in the state, and
18	consequently the location, ownership structure, or number and density of short-term rentals and their potential
19	impact on housing stock and infrastructure in Montana communities is unknown; and
20	WHEREAS, lodging tax revenues paid by the consumer and collected by third-party vendors are
21	aggregated by counties and remitted to the Department of Revenue, resulting in a lack of information regarding
22	individual location, ownership, or tax revenue of short-term rentals; and
23	WHEREAS, the 2022 Governor's Housing Task Force was charged with providing short-term and long-
24	term recommendations and strategies to the Governor for the State of Montana "to increase the supply of
25	attainable, affordable workforce housing"; and
26	WHEREAS, the Governor's Housing Task Force final report includes recommendation 3D: Require
27	Short-term Rental Reporting, to encourage the creation of a reporting program to publish aggregated short-term
28	rental revenues and locations.



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2	NOW, THEREFORE, BE IT RESOLVED BY THE SENATE AND THE HOUSE OF REPRESENTATIVES OF
3	THE STATE OF MONTANA:
4	That the Legislative Council be requested to designate an appropriate interim committee or statutory
5	committee, pursuant to section 5-5-217, MCA, or direct sufficient staff resources to:
6	(1) quantify the number, location, ownership, and revenue generated by short-term rentals in the
7	state;
8	(2) review the impact on local infrastructure, including housing needs and housing availability for
9	Montana residents;
10	(3) identify a mechanism for short-term rental registration with the Department of Revenue to track
11	short-term rental usage and tax revenue; and
12	(4) provide recommendations on best practices to mitigate the impacts on housing stock and
13	infrastructure needs.
14	BE IT FURTHER RESOLVED, that the study include input from appropriate stakeholders.
15	BE IT FURTHER RESOLVED, that if the study is assigned to staff, any findings or conclusions be
16	presented to and reviewed by an appropriate committee designated by the Legislative Council.
17	BE IT FURTHER RESOLVED, that all aspects of the study, including presentation and review
18	requirements, be concluded prior to September 15, 2024.
19	BE IT FURTHER RESOLVED, that the final results of the study, including any findings, conclusions,
20	comments, or recommendations of the appropriate committee, be reported to the 69th Legislature.



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