

House Tourism, Recreation & Economic Development Committee Public Hearing
Majority Caucus Room
Room 140 Main Capitol
Harrisburg, PA 17120
March 25, 2026
9:30 AM

Agenda

9:30 AM – 9:40 AM **Call to Order**

Opening Remarks

- Majority Chairwoman Mary Jo Daley
- Minority Chairman Ryan Warner

9:40 AM – 10:15 AM **Panel 1**

- Zak Pyzik, Senior Director of Public Affairs for the Pennsylvania Restaurant and Lodging Association (PRLA)
- Yvonne Hursh, Counsel for the Joint State Government Commission (JSGC)
- Fritz Smith, President and CEO of the Happy Valley Adventure Bureau
- Bianca Castillo, Manager, State & Local Government Affairs for the American Hotel & Lodging Association (AHLA)
 - Written testimony only

10:15 AM – 10:45 AM **Panel 2**

- Rebecca Gallagher, Executive Director for the Poconos Association of Vacation Rental Owners (Poconos VRO)
- Laura Chadwick, President & CEO for Travel Tech, The Travel Technology Association

10:45 AM – 10:55 AM **Q&A**

10:55 AM – 11:00 AM **Closing Remarks**

Adjournment

Attachments:

- Committee Hearing Notice - Short-Term Rentals (STR) - March 25 2026
- Hearing Agenda - Short-Term Rentals (STR) - March 25 2026
- PRLA Testimony_House Bill 2303
- Testimony - Yvonne Hursh (Joint State Government Commission)
- Testimony - Fritz Smith (Happy Valley Adventure Bureau)
- AHLA Testimony_PA H 2303
- Testimony - Rebecca Gallagher (PoconoVRO)
- Testimony of the Travel Technology Association

MARY JO DALEY, MEMBER
148TH LEGISLATIVE DISTRICT

225 IRVIS OFFICE BUILDING
P.O. BOX 202148
HARRISBURG, PENNSYLVANIA 17120-2148
(717) 787-9475
FAX: (717) 787-0861

312 OLD LANCASTER ROAD, 1ST FLOOR
MERION STATION, PENNSYLVANIA 19066
(610) 832-1679
TOLL-FREE: (833) 787-1543
FAX: (610) 832-1684

EMAIL: REPMARYJODALEY@PAHOUSE.NET
WEBSITE: WWW.REPMJDALEY.COM



House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

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TOURISM & ECONOMIC & RECREATIONAL
DEVELOPMENT, MAJORITY CHAIR

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DEVELOPMENT AUTHORITY

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CO-CHAIR

MEMORANDUM

DATE: March 19, 2026

TO: House Tourism, Recreation, and Economic Development Committee Members

FROM: Mary Jo Daley, Majority Chair, House Tourism, Recreation, and Economic Development Committee

RE: House Tourism Recreation, and Economic Development Committee HEARING –
Wednesday, March 25, 2026

The House Tourism, Recreation, and Economic Development Committee will hold a hearing on Wednesday, March 25, 2026. The hearing will be held from 9:30 AM to 11:00 AM in Room 140, Main Capitol Building.

The purpose of the hearing is to discuss House Bill 2303, introduced by Representative Lindsay Powell. The bill incorporates recommendations from an independent study conducted by the Joint State Government Commission.

Additionally, legislation empowers counties with the authority to regulate Short-Term Rentals (STRs) and establishes a clear regulatory framework by promoting accountability through basic safety standards, insurance coverage, and tax compliance requirements, while still providing municipalities the flexibility they need to tailor regulations to the unique needs of their communities.

Please contact Josh Myers at 717-525-3877 or Jmyers@pahouse.net with any questions. If you are unable to attend this hearing, please submit an OFFICIAL LEAVE REQUEST to your respective Chair.

MJD/jm



House Tourism, Recreation & Economic Development

Committee

Hearing Agenda

Wednesday, March 25, 2026

9:30 AM

140 Main Capitol Building

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PRLA Testimony | March 25, 2026
House Tourism, Recreation & Economic Development Committee
Re. House Bill 2303

Good morning, Chairwoman Daley, Republican Chairman Warner, and members of the House Tourism, Recreation and Economic Development Committee.

Thank you for the opportunity to testify today. My name is Zakary Pyzik, and I serve as Senior Director of Public Affairs for the Pennsylvania Restaurant & Lodging Association, or PRLA. I am here today in support of House Bill 2303, sponsored by Representative Powell.

For quite some time now PRLA has emphasized the scale and the urgency of this issue before you, and we appreciate Representative Powell's leadership advancing the importance of this conversation as well as that of this committee.

According to the Joint State Government Commission, who delivered this body with a comprehensive report on this matter in 2025, there are now nearly 60,000 short-term rentals operating across Pennsylvania. These properties are active in more than three-quarters of the Commonwealth's municipalities and collectively generate hundreds of millions of dollars in annual revenue for the owners and platforms. Short-term rentals are no longer a niche or emerging segment of the travel market. They are a growing part of Pennsylvania's lodging economy.

And yet, this rapidly expanding sector operates within a fragmented and inconsistent regulatory environment. In fact, the absence of a baseline statewide framework is precisely what has created the current patchwork we see. In many places, oversight is limited or nonexistent. Definitions vary. Regulations vary. And governments lack a clear understanding of where these properties are operating or whether basic safety and tax requirements are being met. House Bill 2303 will reduce confusion by establishing consistent definitions and minimum standards, while still allowing municipalities to tailor policies to local needs.

The short-term rental industry has grown faster than the policies needed to responsibly govern it. That is why this conversation and this legislation matters.

By way of background, PRLA represents more than 5,000 members statewide, including more than 1,700 lodging properties, 27,000 restaurants, and destination marketing organizations across Pennsylvania. Our membership reflects the broader tourism and hospitality ecosystem — from urban convention hotels to small inns, from rural destinations to major tourism markets. Collectively, tourism is one of Pennsylvania's largest industries, supporting more than 500,000 jobs and generating approximately \$80 billion in annual economic impact.

Importantly, our perspective is not limited to traditional hotels. Through our destination marketing and tourism partners, we see the full picture of how travelers experience Pennsylvania — and how lodging of all types contributes to local economies.

PRLA recognizes that short-term rentals play an important role, including many small, occasional hosts who operate responsibly. While short-term rentals often occur in residential properties, their transient, fee-based nature introduces operational and public safety considerations that differ meaningfully from traditional residential use. Our goal is not to restrict this market.

Our priority has always been to work collaboratively to ensure that this growing sector operates responsibly, safely, and fairly. State and local leaders ought to have the tools needed to understand and manage its growth.

Like many of you, my friends and family have used Airbnb, VRBO, and other short-term rental platforms to book unique lodging while traveling. These platforms have opened the door to experiences many of us might not have otherwise considered — from cabins to even teepees. But the Joint State Government Commission has also highlighted the risks that come with a largely unregulated marketplace.

Consider a scenario: your family is vacationing in a remote part of Pennsylvania when a severe winter storm hits. Power is knocked out. Cell service and internet go down. Roads become impassable. You're staying in a cabin in an unfamiliar rural area, relying mostly on GPS just to navigate to the nearest gas station, which is now closed.

Now imagine the property owner is not registered in any capacity with the local municipality or county. In an emergency, local officials and volunteer firefighters or rescue personnel could have no idea that a family of five vacationers might be stranded there. Public records might indicate the home belongs to a guy named John Doe, and John lives in New York. That's where authorities think John might be, out of town and back home. Days could pass before anyone realizes there are guests inside who might need help.

And while that may sound hypothetical, without even a basic registry, local officials may have no idea where short-term rentals — or their guests — are located.

House Bill 2303 represents an important and, in many ways, trailblazing step in the right direction.

For the first time, the Commonwealth is moving to clearly define and distinguish between different types of short-term rental activity — an approach consistent with the recommendations of the Joint State Government Commission. Establishing clear, consistent definitions is foundational to good policy. It provides certainty for operators, clarity for local governments, and a shared framework for enforcement and compliance.

Just as importantly, the legislation thoughtfully threads the needle between state oversight and local control, essentially establishing what we'd categorize as basic minimum standards for local government. Pennsylvania's communities are diverse, and housing markets and tourism dynamics vary widely. What works in southeastern PA in Chairwoman Daley's district may not work in Fayette County in Chairman Warner's district. This bill respects the critical role of local governments by preserving their authority to tailor policies to local conditions, while also positioning the Commonwealth to monitor trends, understand market activity, and engage more effectively as this sector continues to evolve. Rather than replacing local control, this legislation strengthens it by giving local governments better tools, clearer definitions, and access to information they often lack today.

At its core, this legislation begins to move Pennsylvania toward greater structure, accountability, and transparency in the short-term rental marketplace. It empowers counties with the authority to establish a framework that promotes:

- Basic health and safety standards
- Appropriate liability coverage
- Tax compliance
- Greater visibility into where short-term rentals are operating

That visibility is essential, and not just from a tax or revenue perspective.

A reliable registry helps ensure visitor safety, supports neighborhood quality of life, and gives local officials and first responders the information they need when issues arise.

It also has growing relevance for broader public safety concerns. PRLA is currently supporting House Bill 1286, which would require anti-human trafficking training across the lodging industry. Law enforcement partners have reported an increase in trafficking activity occurring in short-term rental properties. As policymakers consider measures like this, it becomes critically important to know where short-term rentals are operating.

Another important component of this legislation is platform accountability. Experience in other states has shown that requiring booking platforms to share data and support compliance is one of the most effective ways to ensure consistent enforcement and reduce the burden on local governments. When platforms are part of the accountability structure, the system works better for regulators, communities, and responsible hosts alike. While platforms have implemented a number of voluntary safety and support measures, experience in other states has shown that clear, consistent data-sharing and compliance requirements are still necessary to ensure transparency and effective enforcement.

From PRLA's perspective, this legislation advances three key principles.

First, fairness.

Traditional lodging providers operate under comprehensive health, safety, accessibility, and tax requirements. Establishing baseline expectations across lodging types helps ensure a more level playing field.

Second, safety and consumer confidence.

Visitors should know that wherever they stay in Pennsylvania, basic protections and guardrails are in place.

Third, community sustainability and local control.

Local governments need reliable information and clear authority to balance tourism growth with housing availability, infrastructure capacity, and quality of life for residents.

A well-understood and accountable short-term rental market will help the Commonwealth meet consumer demand while protecting communities and visitors alike.

The Joint State Government Commission described this issue as the beginning of a broader policy conversation. From our perspective, we are still at the tip of the iceberg. House Bill 2303 is a

practical, balanced first step toward bringing structure, transparency, and accountability to Pennsylvania's short-term rental marketplace.

This bill does not impose a one-size-fits-all system. It establishes a light-touch, baseline framework that brings consistency where it is currently lacking.

We appreciate the leadership of the Committee in examining this issue and the collaborative approach taken to develop this legislation. PRLA looks forward to continuing to work with lawmakers, local governments, platforms, and industry partners as these conversations move forward.

Thank you for your time and for your commitment to supporting Pennsylvania's tourism economy. I would be happy to answer any questions.

Zakary Pyzik
PRLA's Senior Director of Public Affairs



**General Assembly of the Commonwealth of Pennsylvania
JOINT STATE GOVERNMENT COMMISSION**

Testimony of Yvonne Llewellyn Hursh, Counsel
Before the House Tourism, Recreation and Economic Development Committee
Public Hearing on HB 2303 (Short-Term Rentals)
March 25, 2026, 9:30 AM
Room 140 Main Capital

Good morning. House Resolution 425 of 2024 directed the Joint State Government Commission to conduct a study on short-term rentals. I serve as counsel for the agency and was assigned to manage this project. I would like to acknowledge the assistance of the Local Government Commission on this study, particularly with respect to municipal law aspects.

The study examined existing ordinances and laws regulating short-term rentals, the risks and benefits on the public and the Commonwealth's economy, the accessibility and availability of public information and data, the impact on the traditional lodging community and broader tourism efforts, the effect on the naturally occurring affordable housing stock, and other information relative to the safe and lawful use of short-term rentals.

House Bill 2303 proposes many of the recommendations made in our report regarding the supervision of short-term rentals in the interest of public safety.

The underlying principle of the recommendations reflected in this bill is the importance of local governments being able to determine locations amenable to short-term rentals via zoning ordinances.

Another important aspect is to distinguish between the types of short-term rentals currently in operation. Not all short-term rentals are equal in terms of reasonable expectations of property rights, community impact and private versus commercial interests. Impact on the home's local neighborhood, including noise, parking, community infrastructure demands, and amenities

crowding in planned communities are all affected by the frequency of rentals of a particular property, the number of guests on site at any given time, and the amount of owner supervision of the rental.

Requiring short-term rental owners to obtain a permit allows a municipality to map locations for emergency services and law enforcement. This also provides an opportunity to ensure that the property is habitable and properly insured.

Minimum insurance coverage, safety standards, and inspection requirements attempt to ensure public safety but not impose relatively onerous demands on infrequent, casual hosts.

Local short-term rental registries, already required in a number of municipalities across the Commonwealth are important for several reasons, such as to identify where the property is located and the number of persons in residence at any particular time in order to better assist in fire, disaster, or medical emergencies, or for contact tracing in a public health incident or emergency. Additionally, all but two counties in Pennsylvania have a hotel tax and registration assists in ensuring that taxes are collected to support any additional demands on local infrastructure, public safety and law enforcement that may be generated by the revolving population that utilizes short-term rentals.

I will try to answer any questions you may have.

Fritz Smith, President & CEO of the Happy Valley Adventure Bureau

Good morning Chairwoman Daley, Chairman Warner and members of the House Tourism, Recreation and Economic Development Committee.

My name is Fritz Smith, and I am the President and CEO of the Happy Valley Adventure Bureau, the official Tourism Promotion Agency for Centre County, PA. I also have the responsibility and privilege to serve as the Chairman of the Pennsylvania Restaurant & Lodging Association and am the first destination marketing executive to serve in that role for PRLA, which represents the interest of the Hospitality and Tourism industry in the Commonwealth.

In my role with PRLA, I co-chaired a task force to examine the many issues surrounding the short term rental landscape in Pennsylvania. We were so pleased Representative Powell when you agreed to introduce a resolution to commission a study by the Joint State Government Commission, and then subsequently to introduce this bill to act upon its recommendations.

In my role marketing Centre County, PA, or as we affectionately call the area, Happy Valley, as a tourism destination I have watched the short term rental economy grow in our community to the point that we have the fourth or fifth highest number of short term rentals in the state, depending upon what month it is. Only Philadelphia, Allegheny, and Monroe counties feature more listings, and we vie with Lancaster for the next place on the list. People come to stay with us year-round, not just for football games.

As an organization that is supported by hotel room tax in order to do the marketing that helps draw visitors to the area, we now recognize Airbnb and VRBO as major contributors to this effort. Occupancy tax from short term rentals now contributes about 25% of our overall room tax collections, with hotels and bed and breakfasts contributing the balance.

The advent of the short term rental landscape has been good for Tourism in general. It gets visitors into neighborhoods and parts of counties and regions that traditionally they have not seen, and this is good for the neighborhood restaurant or retailer that is a bit off the beaten path. It allows visitors to experience our wonderful destinations like a local sees them.

That being said, our hotel and bed breakfast partners, who have invested substantial sums of money into their businesses, and who are major employers in our communities, operating in a highly regulated environment, want to have a level playing field. They believe, and we agree, that those who wish to list their homes or properties on short term rental should have to adhere to the same health and safety regulations and laws that the hotel industry does. The residents of our neighborhoods who in many cases are existing side by side with short term rentals deserve these protections also.

SB 2302 is a great start to putting a common sense environment in place that allows commerce and individual entrepreneurship to thrive, but ensures accountability and safety, and allows for visitors to enjoy a new experience, all while respecting local authority and governance, and equal and fair competition among different Lodging segments.

We applaud the idea of a registry - it is critical that local law enforcement knows which houses are being rented and how to contact the owner. We applaud efforts to ensure proof of liability insurance, payment of all applicable fees and taxes, safety requirements as outlined in the bill such as carbon monoxide detection devices and any measure consistent with applicable building and fire codes.

We do not want to see a tragedy unfold in any of our short term rentals which could result in a rush to over regulate. We should proceed thoughtfully but with some urgency to protect the hospitality landscape and allow our visitors to experience the Commonwealth safely.

March 25, 2026

House Tourism, Recreation and Economic Development Committee
Pennsylvania State Capitol
N 3rd St
Harrisburg, PA 17120

Re: H 2303 - An Act amending Title 48 (Lodging and Housing) of the Pennsylvania Consolidated Statutes, providing for temporary lodging at short-term rentals; and imposing penalties.

Dear Committee Members:

On behalf of the American Hotel & Lodging Association¹ (AHLA), we thank you for your leadership and the opportunity to express our strong support for House Bill 2303, which would create a statewide framework for the regulation, registration, and enforcement of short-term rentals.

The short-term rental market has grown rapidly across the Commonwealth. Unlike hotels, which are typically located in areas designed to accommodate visitors, short-term rentals often operate in the heart of residential neighborhoods without comparable oversight or standards. The market has also expanded beyond occasional hosts, creating the potential for commercial investment and de facto hotels, as seen in other markets across the country. This shift underscores the need for a more consistent regulatory framework.

House Bill 2303 establishes baseline standards while preserving local control. It also improves transparency by ensuring local governments have access to essential information to tailor policies to the needs of their communities. Greater visibility supports public safety, tax compliance, and the preservation of community quality of life. This legislation does not adopt a one-size-fits-all approach or eliminate short-term rentals, but instead provides a practical first step towards greater consistency and structure to Pennsylvania's short-term rental market.

As the hospitality landscape continues to evolve, the need for clear standards, transparency, and accountability will only become more important. We respectfully urge your support of this vital legislation.

If you have any questions, please don't hesitate to contact me at bcastillo@ahla.com.

Sincerely,

A handwritten signature in black ink that reads "Bianca Castillo". The signature is fluid and cursive, with the first name being more prominent than the last.

Bianca Castillo
American Hotel & Lodging Association

¹ AHLA is a national association representing all segments of the U.S. lodging industry, including hotel owners, real estate investment trusts, chains, franchisees, management companies, independent properties, bed & breakfasts, state hotel associations, and industry suppliers. The industry includes more than 62,000 properties and 5.6 million hotel rooms nationwide, supports over 7 million jobs, and generates more than \$52 billion in state and local tax revenue each year.

Good morning Chair and members of the Committee—

First, I want to thank Representative Powell and her team for including us in this process. We've felt heard throughout, and we genuinely appreciate the time, thought, and effort that has gone into this bill. It's clear that you are working to strike a thoughtful balance, and we view ourselves as partners in helping you get there.

My name is Rebecca Gallagher, and I serve as the Executive Director of the Poconos Association of Vacation Rental Owners. We represent more than 200 members across Wayne, Pike, Monroe, and Carbon Counties, along with partners who span the broader hospitality industry.

Earlier this month, we hosted the 3rd Annual Poconos STR Conference with more than 500 attendees—they were owners, operators, suppliers, and public officials—all focused on one thing: how to operate responsibly while strengthening the communities we're part of. That's who we represent.

At our core, our mission is simple: to support responsible short-term rental owners *and* the communities in which they operate. Those goals are not in conflict—they are fundamentally connected.

To help you understand my background and how I can uniquely see all points of view here, it's important to know that I spent more than 15 years as a 9 guest room B&B innkeeper and restaurant owner, today I advocate for STR owners while living in a community with a substantial number of time shares, where STRs are prohibited!

Mentioning my background is important because I think that there are two particular perspectives that seem to be left out when discussing STRs, and these are your constituents, just as much as the people potentially living next door to an STR. It's the owners and the traveling

public. I'd like to address some common misconceptions about these groups. That STR owners are all rich and STR guests are all loud, horribly behaved partiers.

Too often, STR owners are portrayed as large-scale investors or bad actors. While those cases may exist, they are not the norm. The reality is that most STR owners are everyday Pennsylvanians—middle-class families who are only able to own a vacation home because they can rent it when they're not using it.

For many, that income is what makes investment property ownership possible. For others, it could be what helps them stay in their own home during a period of financial uncertainty. The ability to leverage the STR market is what mitigates the risk in their property investment.

And let's not forget the travelers! STRs provide access to accommodations that simply don't exist in the traditional lodging market. For a family of five having to book—and afford—multiple hotel rooms just to take a vacation is often out of reach. Or how about families with special needs who rely on the comfort and predictability of a private home. Multi-generational families need shared space, costs and have a place to cook meals on site for their family reunion. These are not luxury use cases—they are practical realities.

So when we talk about restricting or eliminating STRs, we need to be clear about who is actually impacted. It's not the people with the most financial resources. It's middle-class homeowners and everyday travelers.

With all that background in mind, I want to be clear about something:

We support regulation.

Good regulation strengthens this industry. It creates accountability, consistency, and professionalism.

This bill has progressed in a positive direction, but we do want to respectfully highlight two concerns that remain for us.

First: The tiered system is arbitrary and not tied to safety.

We fully support clear, enforceable safety standards—smoke detectors, egress, occupancy limits. Those are essential, and they should apply to everyone.

But this bill creates different regulatory tiers based on how many properties someone owns—drawing hard lines at thresholds like one property versus ten—without any clear connection to safety risk.

A property is either safe or it isn't. That does not change based on how many properties an individual owns.

Regulation should target behavior and safety, not create unnecessary barriers to entry.

Second: This bill is all stick, no carrot.

While it creates a new statewide framework, it still allows municipalities to restrict or prohibit STRs entirely through zoning.

So operators are being asked to comply with additional layers of regulation—at the state and county level—without any assurance that they can continue operating in their community.

That imbalance is a concern.

If we are going to introduce statewide regulation, there should also be some level of consistency or protection for lawful operators—otherwise, we are adding burden without providing stability.

In closing—

Short-term rentals are already an important part of Pennsylvania’s tourism economy. The question is not whether they should be regulated—they should be.

The question is whether we regulate them in a way that is clear, enforceable, fair, and balanced.

We appreciate the work that has gone into this bill, and we stand ready to continue working alongside you to get it right—for communities, for homeowners, and for the guests who rely on this option every day.

Thank you for your time, and I’m happy to answer any questions.



Rebecca Gallagher | rebecca@PoconosVRO.org

Shoutout to [Airbnb](#) for getting me out of my parents' basement!

Seriously!

This one scrappy idea to make extra money to get my finances out of the red and into the black morphed into something that completely changed the trajectory of my life. How often does that really happen in a lifetime?

This year marks a full decade of hosting and in that time I've met the most incredible people; guests who return year after year and have become true friends, local hosts who have become like family and a whole community of cowboy entrepreneurs who are figuring this crazy industry out together.

Hosting has opened doors I never imagined — real estate, consulting, speaking, building friendships across the country, but my proudest moments will always be helping other people realize they can do this too.

Seeing someone list their first property, room or experience and getting their first booking, watching their face when they realize they just created a new opportunity for themselves that can lead them to any future they can envision. *chefs kiss*

Not bad for something that started with a listing at Saylor's Lake and a little bit of hope.

Speaking of Saylor's Lake, I must give a HUGE shoutout to [Maggie's Tavern](#)! That AMAZING rough and tumble biker bar has welcomed all the guests (Think NY/NJ city slickers) I sent to them with open (tattooed) arms, so much so that the tavern was the number one trip highlight mentioned in our reviews. THANK YOU [Maggie's Tavern](#), for showing our guests the wild and welcoming heart of the Poconos.

Grateful for the journey, grateful for this community, and grateful for everyone who has been part of it.



**Testimony of Laura Chadwick on behalf of
the Travel Technology Association (Travel Tech)
Before the Pennsylvania House Committee on Tourism, Recreation and Economic
Development
Regarding House Bill 2303 (Short-Term Rentals)**

Chairman, Ranking Member, and Members of the Committee, thank you for the opportunity to provide testimony on House Bill 2303.

My name is Laura Chadwick, and I serve as President & CEO of the Travel Technology Association (“Travel Tech”). Travel Tech is the voice of the travel technology industry, advocating for public policies that promote transparency, competition, and consumer choice. For over 25 years, Travel Tech has consistently advanced these values.

Our members include Online Travel Agencies, metasearch engines, short-term rental platforms, travel management companies, global distribution systems, and a growing number of early-stage travel tech startups. Many of our consumer-facing members are marketplace platforms that connect travel service suppliers and would-be travelers online, facilitating information sharing and e-commerce. In the travel industry, suppliers such as hotels, car rental companies, and short-term rental owner/operators choose to provide information about their offerings on our members’ platforms. Millions of consumers worldwide visit these sites to easily research travel options, compare offerings, and book services. It is on these platforms where travel service providers directly compete—helping to keep travel more affordable and accessible for everyday Americans.

The services that Travel Tech member companies provide are not limited to tourists, but importantly, they also extend to homeowners and state and local economies. In 2024, Travel Tech member company Airbnb alone generated \$1.8 billion in economic contribution to Pennsylvania's GDP, supporting 22,300 jobs and \$501 million in host earnings. Nearly 9 million guest nights were recorded in the state.

Behind these numbers are real Pennsylvanians: the average U.S. short-term rental host earns approximately \$14,000 to \$15,000 per year from hosting. For most, this is supplemental income that helps cover a mortgage, a medical bill, or rising gas costs. Doing so is a highly-effective way to address ongoing affordability concerns plaguing Pennsylvanians and Americans across the country.

Over 60 percent of hosts rent out their primary residence. The overwhelming majority, more than 95 percent of hosts, operate three or fewer listings. This is not a large commercial real estate industry; it is a network of individual Pennsylvania homeowners sharing their homes.

Thank you again for the opportunity to testify on HB 2303 as well as for this committee’s leadership on commissioning the Joint State Government Commission’s recent study on the short-term rental market. Most of my remarks will be based on the study’s findings compared to the bill at hand.

I. Areas of Alignment

Broadly, House Bill 2303 reflects several principles that Travel Tech supports.

First, the bill recognizes that not all short-term rentals are the same. The distinction between homestays, small operators, and larger commercial operators is critical.

Second, the bill preserves local zoning authority.

Third, the bill seeks to improve tax compliance and transparency.

These are constructive foundations. However, HB 2303, as drafted, goes significantly beyond the framework recommended by the Commonwealth's own study and risks creating unintended consequences.

II. The Bill Moves Beyond “Minimum Guidelines” to a Statewide Regulatory Regime

The Joint State Government Commission recommended that the Commonwealth establish clear definitions and **minimum guidelines** for municipalities, because, as the report states, “Local zoning officials and elected officials have a better understanding of the nuances of each area within their jurisdictions and are more sensitive to the needs of their communities.”

House Bill 2303 instead establishes a comprehensive statewide regulatory system governing permitting, operations, data reporting, safety requirements, and enforcement. This risks replacing a flexible, locally tailored framework with a uniform system that may not reflect the realities of Pennsylvania's diverse communities.

While the bill preserves zoning authority, it establishes detailed statewide requirements for how short-term rentals must operate—creating a system in which local governments retain authority over *where* STRs may operate, but the state dictates *how* they must operate.

III. Economic Impacts Should Be Considered Alongside Policy Goals

The Commission's report recognizes that short-term rentals play a meaningful role in supporting Pennsylvania's tourism economy, generating tax revenue, and providing income opportunities for residents.

At the same time, House Bill 2303 layers significant compliance costs onto an industry the report identifies as economically beneficial—without clearly calibrating those costs to demonstrated harms. As policymakers consider new regulatory frameworks, it is important to ensure that compliance costs and operational constraints do not unintentionally reduce supply, limit consumer choice, or impact local economies—particularly in regions that rely on tourism.

IV. Regulatory Burdens Should Be Proportionate to Scale

The Commission's report cautions that requirements appropriate for large, commercial operators may be excessive for small or occasional hosts.

While House Bill 2303 adopts a tiered framework, it still subjects all categories—including homestays—to a statewide permitting and compliance system that may be disproportionate to their level of activity.

V. Data Collection and Platform Obligations Should Be Carefully Scoped

The bill includes robust provisions related to data reporting and platform accountability. While Travel Tech supports reasonable data-sharing for tax compliance, the breadth of these requirements creates a complex compliance environment that should be more narrowly tailored.

Conclusion

Travel Tech appreciates the Committee's leadership on this issue. Thank you for your time and consideration. I would be pleased to answer any questions.