



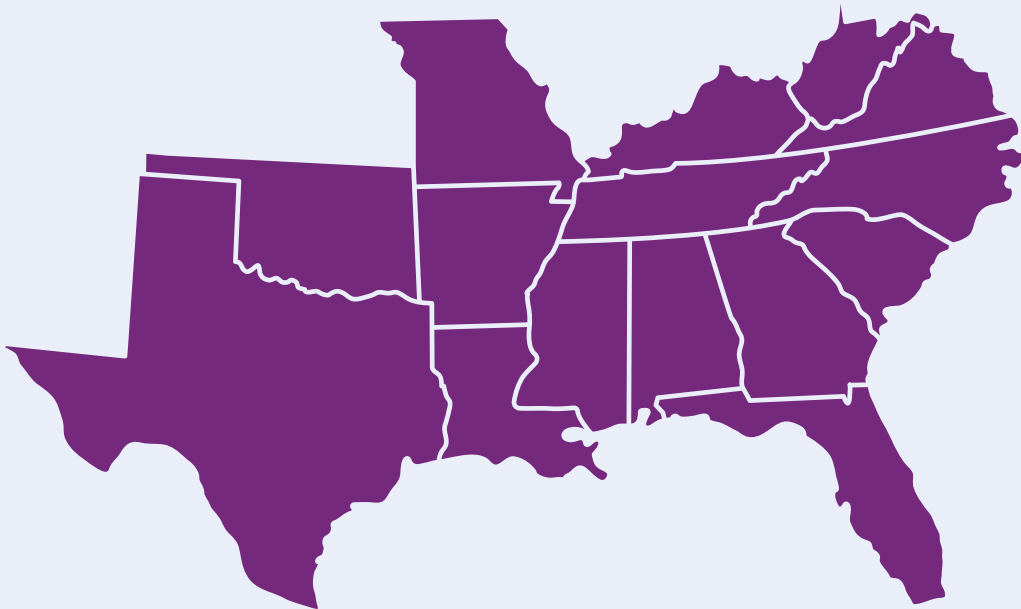
SOUTH

A PUBLICATION OF THE COUNCIL OF STATE GOVERNMENTS SOUTHERN OFFICE

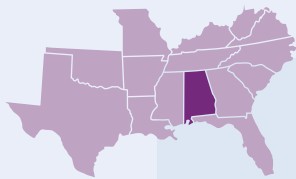
SPECIAL SERIES REPORT

CSG SOUTH SHORT-TERM RENTAL
REGULATION STATE PROFILES

2026



CSG South Short-Term Rental Regulation State Profiles



ALABAMA

State STR Involvement

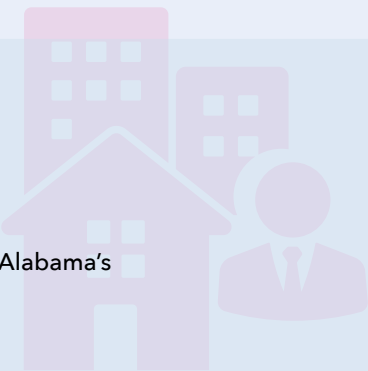
Broad local discretion with limited state involvement.¹

State Role in Short-Term Rental Regulation

The absence of a comprehensive regulatory framework best characterizes Alabama’s statewide involvement.²

Areas of State Involvement

Proposed platform consumer protection, state enforcement tools.³



LEGISLATIVE ACTIVITY (2022-2026)⁴

House Bill 296 (2026) Second Reading in Second Chamber

HOUSING MARKET CONTEXT (2025)⁵

Housing units, 2025	2,406,306
Owner-occupied housing rate, 2020-2024	70.2%
Median home value, 2020-2024	\$209,900
Median gross rent, 2020-2024	\$1,007
Median household income, 2020-2024	\$63,999
Population growth, 2020-2025	3.3%

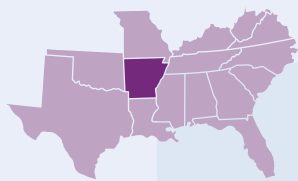
Housing and STR Policy Connection

No significant statewide connection identified.

Key State Takeaway

Alabama has a limited statewide role in regulating short-term rentals, leaving most operational and land-use decisions to local governments. Recent legislative activity has focused on consumer protections associated with rental-marketplace damage guarantees, rather than statewide registration, listing-compliance requirements, preemption, or housing-affordability measures.

CSG South Short-Term Rental Regulation State Profiles



ARKANSAS

State STR Involvement

Broad local discretion with recent state-level activity concerning preemption and accessory dwelling units.⁶

State Role in Short-Term Rental Regulation

Arkansas has not enacted a comprehensive statewide STR operating framework. However, the General Assembly has considered several measures that would limit certain local restrictions and establish uniform standards for local registration programs.^{7,8,9}

Areas of State Involvement

Definition of short-term rental, preservation of local regulatory authority for ADUs, proposed state preemption, and proposed local registration standards.^{10,11,12,13}

LEGISLATIVE ACTIVITY (2022-2026)¹⁴

House Bill 1445 (2025)	Withdrawn
House Bill 1790 (2025)	Third (Final) Reading
House Bill 1503 (2025)	Became Public Law
Senate Bill 197 (2023)	Failed House

HOUSING MARKET CONTEXT (2025)¹⁵

Housing units, 2025	1,435,645
Owner-occupied housing rate, 2020-2024	66.4%
Median home value, 2020-2024	\$188,000
Median gross rent, 2020-2024	\$947
Median household income, 2020-2024	\$60,773
Population growth, 2020-2025	3.4%

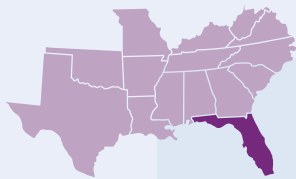
Housing and STR Policy Connection

Indirect connection through enacted ADU or housing legislation.¹⁶

Key State Takeaway

Arkansas leaves most short-term rental regulation to local governments, although the General Assembly has repeatedly considered proposals to limit local prohibitions and establish uniform registration requirements. The state's enacted ADU framework requires local governments to permit qualifying ADUs while preserving their authority to regulate whether those units may be used as short-term rentals.

CSG South Short-Term Rental Regulation State Profiles



FLORIDA

State STR Involvement

Comprehensive statewide framework with significant limits on local authority.^{17,18}

State Role in Short-Term Rental Regulation

Florida directly regulates vacation rentals as a category of public lodging establishment. State law defines covered properties, requires licensure through the Division of Hotels and Restaurants, establishes annual renewal and online reporting requirements, and limits the types of restrictions that local governments may impose.^{19,20,21}

Areas of State Involvement

State licensing, statewide definition, state enforcement, online property reporting, limits on local prohibitions, inspections, and proposed platform regulation.^{22,23,24,25}



LEGISLATIVE ACTIVITY (2022-2026) ²⁶	
Committee Substitute/ Committee Substitute/ Senate Bill 48 (2026)	Passed Senate
Senate Bill 280 (2024)	Vetoed
Senate Bill 714 (2023)	Third Reading in Second Chamber

HOUSING MARKET CONTEXT (2025) ²⁷	
Housing units, 2025	10,789,047
Owner-occupied housing rate, 2020-2024	67.6%
Median home value, 2020-2024	\$359,000
Median gross rent, 2020-2024	\$1,669
Median household income, 2020-2024	\$74,568
Population growth, 2020-2025	8.9%

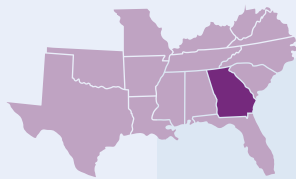
Housing and STR Policy Connection

Indirect connection through proposed ADU or housing legislation.²⁸

Key State Takeaway

Florida has one of the Southern region’s most comprehensive statewide vacation-rental frameworks. It combines state definitions, licensing, reporting, and enforcement requirements with limits on local prohibitions and rental-duration restrictions. Recent legislative proposals have addressed expanded platform responsibilities and local registration authority, although the most comprehensive measure passed during the review period was vetoed.

CSG South Short-Term Rental Regulation State Profiles



GEORGIA

State STR Involvement

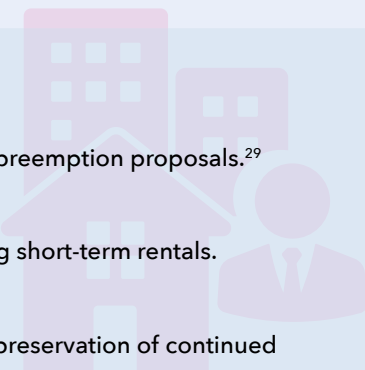
Broad local discretion with limited state-level involvement and occasional preemption proposals.²⁹

State Role in Short-Term Rental Regulation

Georgia has not enacted a comprehensive, statewide framework governing short-term rentals.

Areas of State Involvement

Proposed limits on local prohibitions, protection of existing STR uses, and preservation of continued operation under specified conditions.³⁰



LEGISLATIVE ACTIVITY (2022-2026) ³¹	
Senate Bill 570 (2026)	Became Public Law
House Bill 1121 (2024)	Second Reading

HOUSING MARKET CONTEXT (2025) ³²	
Housing units, 2025	4,734,436
Owner-occupied housing rate, 2020-2024	65.7%
Median home value, 2020-2024	\$303,300
Median gross rent, 2020-2024	\$1,393
Median household income, 2020-2024	\$77,353
Population growth, 2020-2025	5.5%

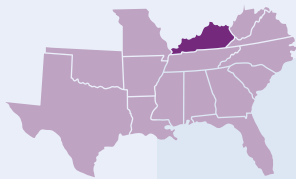
Housing and STR Policy Connection

No significant statewide connection identified.

Key State Takeaway

Georgia has a limited statewide role in regulating short-term rentals, leaving most zoning, licensing, and operating requirements to local governments. A principal recent state proposal would have protected certain existing STRs from new local prohibitions. Georgia has not enacted a comprehensive statewide framework addressing registration, platform requirements, enforcement, or housing affordability.

CSG South Short-Term Rental Regulation State Profiles



KENTUCKY

State STR Involvement

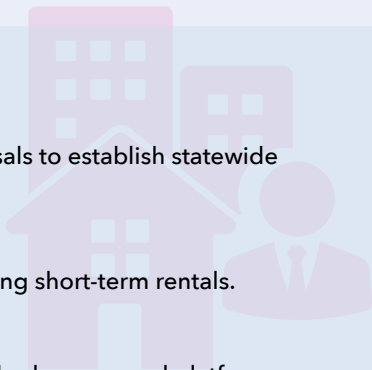
Broad local authority under current law, accompanied by recurring proposals to establish statewide limits on local short-term rental regulation.^{33,34,35,36,37}

State Role in Short-Term Rental Regulation

Kentucky has not enacted a comprehensive, statewide framework governing short-term rentals.

Areas of State Involvement

Proposed limits on local zoning authority, proposed local permitting standards, proposed platform notice requirements, building-code compliance, express authorization of local regulation, and the treatment of ADUs as short-term rentals.^{38,39,40,41,42}



LEGISLATIVE ACTIVITY (2022-2026) ⁴³	
Senate Bill 112 (2026)	Referred to Committee
Senate Bill 54 (2026)	Referred to Committee
House Bill 203 (2026)	Referred to Committee
Senate Bill 110 (2025)	Referred to Committee
Senate Bill 81 (2025)	Referred to Committee
House Bill 576 (2025)	Referred to Committee
Senate Bill 368 (2024)	Referred to Committee
Senate Bill 375 (2024)	Referred to Committee
Senate Bill 234 (2024)	Referred to Committee

HOUSING MARKET CONTEXT (2025) ⁴⁴	
Housing units, 2025	2,070,495
Owner-occupied housing rate, 2020-2024	68.3%
Median home value, 2020-2024	\$205,600
Median gross rent, 2020-2024	\$967
Median household income, 2020-2024	\$63,726
Population growth, 2020-2025	2.2%

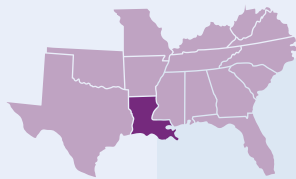
Housing and STR Policy Connection

Connection raised in proposed legislation.⁴⁵

Key State Takeaway

Kentucky currently leaves most short-term rental regulation to local governments, while recent legislative proposals reflect differing approaches to the state-local balance. Some proposals would expressly authorize local regulation, while others would broadly limit local zoning, density, residency, platform, and permitting requirements. Separate ADU proposals would preserve local authority over rentals lasting fewer than 30 days.

CSG South Short-Term Rental Regulation State Profiles



LOUISIANA

State STR Involvement

Broad local discretion with targeted state-level legislation supporting local enforcement.

State Role in Short-Term Rental Regulation

Louisiana has not enacted a comprehensive statewide framework governing the operation of short-term rentals.

Louisiana law includes a limited STR definition and platform-disclosure requirement for rentals in New Orleans. However, these provisions relate primarily to the city’s occupancy-tax framework rather than a broader statewide regulatory system.^{46,47,48}

Areas of State Involvement

Key policy elements include recognition of local zoning and licensing authority; proposed local registration, inspection, and private-enforcement provisions; and limited platform-disclosure requirements and a statutory STR definition applicable to New Orleans.^{49,50,51,52}

LEGISLATIVE ACTIVITY (2022-2026) ⁵³	
Senate Bill 225 (2025)	Referred to Committee in the Second Chamber
House Bill 469 (2025)	Referred to Committee
House Bill 518 (2024)	Referred to Committee
House Study Request 5 (2023)	Filed

HOUSING MARKET CONTEXT (2025) ⁵⁴	
Housing units, 2025	2,156,598
Owner-occupied housing rate, 2020-2024	67.4%
Median home value, 2020-2024	\$216,500
Median gross rent, 2020-2024	\$1,064
Median household income, 2020-2024	\$60,756
Population growth, 2020-2025	-0.9%

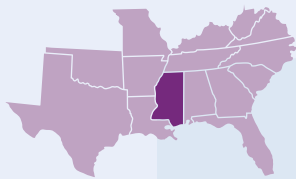
Housing and STR Policy Connection

No significant statewide connection identified, although proposed legislation has linked STR enforcement penalties to affordable housing and homelessness-related uses.⁵⁵

Key State Takeaway

Louisiana leaves most short-term rental regulation to municipalities and parishes but has considered state legislation that would expressly recognize local authority over permitting, registration, inspections, and enforcement. Recent proposals have focused on compliance with local zoning and licensing requirements and remedies for unlawful operations, rather than statewide preemption, uniform registration, or housing-affordability measures.

CSG South Short-Term Rental Regulation State Profiles



MISSISSIPPI

State STR Involvement
Broad local discretion with limited state involvement.

State Role in Short-Term Rental Regulation
Mississippi has not enacted a comprehensive, statewide framework governing short-term rentals.

Areas of State Involvement
Limited statewide involvement; local zoning, permitting, and enforcement.^{56,57}

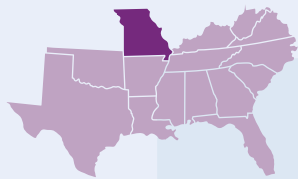


LEGISLATIVE ACTIVITY (2022-2026) ⁵⁸	HOUSING MARKET CONTEXT (2025) ⁵⁹												
N/A	<table><tr><td>Housing units, 2025</td><td>1,369,536</td></tr><tr><td>Owner-occupied housing rate, 2020-2024</td><td>70.0%</td></tr><tr><td>Median home value, 2020-2024</td><td>\$169,800</td></tr><tr><td>Median gross rent, 2020-2024</td><td>\$954</td></tr><tr><td>Median household income, 2020-2024</td><td>\$56,447</td></tr><tr><td>Population growth, 2020-2025</td><td>-0.2%</td></tr></table>	Housing units, 2025	1,369,536	Owner-occupied housing rate, 2020-2024	70.0%	Median home value, 2020-2024	\$169,800	Median gross rent, 2020-2024	\$954	Median household income, 2020-2024	\$56,447	Population growth, 2020-2025	-0.2%
Housing units, 2025	1,369,536												
Owner-occupied housing rate, 2020-2024	70.0%												
Median home value, 2020-2024	\$169,800												
Median gross rent, 2020-2024	\$954												
Median household income, 2020-2024	\$56,447												
Population growth, 2020-2025	-0.2%												

Housing and STR Policy Connection
No significant statewide connection identified.

Key State Takeaway
Mississippi has taken a limited statewide role in regulating short-term rentals, leaving most zoning, permitting, and enforcement decisions to local governments. Unlike several other Southern states, Mississippi has not recently considered or enacted a comprehensive statewide framework addressing preemption, operator registration, platform obligations, or the relationship between STRs and housing availability.

CSG South Short-Term Rental Regulation State Profiles



MISSOURI

State STR Involvement

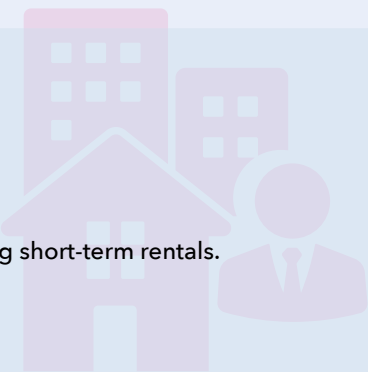
Broad local discretion with limited state involvement.⁶⁰

State Role in Short-Term Rental Regulation

Missouri has not enacted a comprehensive, statewide framework governing short-term rentals.

Areas of State Involvement

Limited lodging-related requirements and local regulation.^{61,62,63}



LEGISLATIVE ACTIVITY (2022-2026)⁶⁴

Senate Bill 1365 (2026) Referred to Committee

HOUSING MARKET CONTEXT (2025)⁶⁵

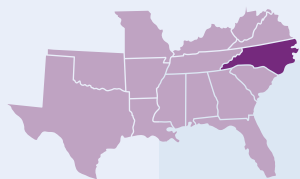
Housing units, 2025	2,876,341
Owner-occupied housing rate, 2020-2024	68.1%
Median home value, 2020-2024	\$230,300
Median gross rent, 2020-2024	\$1,033
Median household income, 2020-2024	\$70,702
Population growth, 2020-2025	1.9%

Housing and STR Policy Connection

No significant statewide connection identified.

Key State Takeaway

Missouri has taken a limited statewide role in regulating short-term rentals, leaving most zoning, registration, permitting, and enforcement decisions to local governments. Recent state legislation has focused on property-tax classification and other issues outside the scope of this publication, rather than on establishing a statewide STR framework or addressing housing availability.



NORTH CAROLINA

State STR Involvement

Established statewide vacation-rental transaction framework with continued local land-use authority and recurring state preemption proposals.^{66,67,68}

State Role in Short-Term Rental Regulation

North Carolina regulates vacation rentals through the statewide Vacation Rental Act, which governs rental agreements and the relationships among landlords, real estate brokers, and tenants.⁶⁹ The act defines a vacation rental as residential property rented for vacation, leisure, or recreation purposes for fewer than 90 days to a person who maintains a permanent residence elsewhere.⁷⁰ It addresses written agreements, advance payments, fees, property transfers, mandatory evacuations, expedited evictions, and other transaction-related requirements.⁷¹

The statewide framework focuses primarily on consumer and contractual protections rather than zoning, statewide registration, or platform compliance. Local governments retain planning, zoning, and code-enforcement authority under applicable state law. However, G.S. 160D-1207(c) generally prohibits local governments from requiring residential rental properties to obtain rental permits or register with the local government, except under specified circumstances involving housing-code violations or crime and disorder problems. Properties covered by the Vacation Rental Act are also subject to applicable building-inspection requirements under G.S. 160D-1117.⁷²

Areas of State Involvement

Key policy elements include a statewide definition, written rental agreements, advance-payment protections, permitted fees, landlord and broker responsibilities, mandatory evacuation procedures, property-transfer requirements, expedited eviction procedures, building inspections, statutory restrictions on local rental-property registration and permitting, and proposed limits on local regulation.^{73,74}

LEGISLATIVE ACTIVITY (2022-2026)⁷⁵

Senate Bill 291 (2025)	Referred to Senate committee
Senate Bill 495 (2025)	Referred to Senate committee
Senate Bill 667 (2023)	Referred to Senate committee
Senate Bill 290 (2023)	Referred to Senate committee

HOUSING MARKET CONTEXT (2025)⁷⁶

Housing units, 2025	5,168,052
Owner-occupied housing rate, 2020-2024	66.6%
Median home value, 2020-2024	\$288,900
Median gross rent, 2020-2024	\$1,228
Median household income, 2020-2024	\$72,388
Population growth, 2020-2025	7.2%

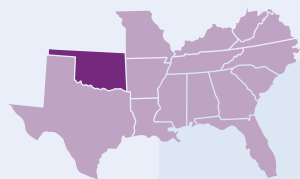
Housing and STR Policy Connection

Connection raised in proposed legislation.⁷⁷

Key State Takeaway

North Carolina has a substantial statewide vacation-rental framework, but its primary focus is rental transactions and consumer protections rather than zoning, registration, or booking-platform oversight. Recent legislative proposals have addressed limits on local STR regulation. Separate ADU legislation has addressed affordable housing without directly determining whether those units may be used as short-term rentals.

CSG South Short-Term Rental Regulation State Profiles



OKLAHOMA

State STR Involvement

Broad local discretion with limited state-level involvement.⁷⁸

State Role in Short-Term Rental Regulation

Oklahoma has not enacted a comprehensive, statewide framework governing short-term rentals.

Areas of State Involvement

Limited statewide involvement; local zoning, permitting, operating standards, and enforcement.^{79,80}

LEGISLATIVE ACTIVITY (2022-2026)⁸¹

Senate Bill 1769 (2026)	Referred to Committee in the Second Chamber
Senate Bill 1624 (2026)	Referred to Committee
Senate Bill 1519 (2026)	Reported Favorably by Committee
Senate Bill 986 (2025)	Referred to Committee
House Bill 3296 (2024)	Referred to Committee

HOUSING MARKET CONTEXT (2025)⁸²

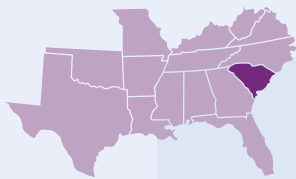
Housing units, 2025	1,816,244
Owner-occupied housing rate, 2020-2024	65.8%
Median home value, 2020-2024	\$199,800
Median gross rent, 2020-2024	\$1,014
Median household income, 2020-2024	\$65,039
Population growth, 2020-2025	4.1%

Housing and STR Policy Connection

No significant statewide connection identified.

Key State Takeaway

Oklahoma has a limited statewide role in regulating short-term rentals, leaving most zoning, registration, permitting, and enforcement decisions to local governments. Although state policymakers have considered broader housing-supply and rental-availability concerns, these efforts have not developed into a significant statewide STR regulatory framework.



SOUTH CAROLINA

State STR Involvement

Established statewide vacation-rental transaction framework with continued local regulatory authority and recurring state-level debate over preemption.^{83,84,85}

State Role in Short-Term Rental Regulation

South Carolina regulates vacation rentals through the South Carolina Vacation Rental Act, which applies to persons and rental management companies that rent or manage residential property for vacation use.⁸⁶ The act defines a vacation rental as the rental of residential property for fewer than 90 days. It requires written rental agreements, establishes trust-account and advance-payment requirements, governs the transfer of properties subject to future rental agreements, and addresses mandatory evacuations and enforcement through the South Carolina Real Estate Commission.⁸⁷

Areas of State Involvement

Key policy elements include a statewide definition, written rental agreements, trust-account requirements, rental-management responsibilities, property-transfer protections, mandatory evacuation procedures, Real Estate Commission enforcement, proposed state preemption, and proposed authorization of local registration and zoning controls.^{88,89,90,91}

LEGISLATIVE ACTIVITY (2022-2026)⁹²

Senate Bill 0442 (2025)	Referred to Committee
House Bill 3861 (2025)	Referred to Committee
Senate Bill 0953 (2024)	Referred to Committee
House Bill 3253 (2023)	Referred to Committee
House Bill 4547 (2022)	Referred to Committee

HOUSING MARKET CONTEXT (2025)⁹³

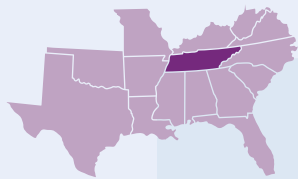
Housing units, 2025	2,579,744
Owner-occupied housing rate, 2020-2024	71.9%
Median home value, 2020-2024	\$259,000
Median gross rent, 2020-2024	\$1,180
Median household income, 2020-2024	\$69,324
Population growth, 2020-2025	8.8%

Housing and STR Policy Connection

Connection raised in proposed legislation.^{94,95}

Key State Takeaway

South Carolina has an established statewide Vacation Rental Act governing rental agreements, property management responsibilities, and consumer protections, but it leaves most land-use and operating regulations to local governments. Recent legislative proposals have reflected differing approaches, ranging from broad state preemption of local STR restrictions to express authorization of local bans, registration systems, inspections, and density controls.



TENNESSEE

State STR Involvement

Established a statewide STR framework with protections for existing uses, provider requirements, and continued local permitting authority.⁹⁶

State Role in Short-Term Rental Regulation

Tennessee regulates short-term rentals through the Short-Term Rental Unit Act, enacted in 2018.⁹⁷ The act defines an STR as a residential dwelling rented wholly or partially for fewer than 30 consecutive days. It generally protects properties that were lawfully operating as STRs before a local government adopted new restrictions.⁹⁸ The act also allows local governments to use permitting systems, enforce generally applicable health, safety, noise, parking, and habitability rules, and suspend or revoke operating authority under specified circumstances.⁹⁹

Tennessee regulates short-term rentals through its Short-Term Rental Unit Act and generally applicable building and fire-safety laws. Covered properties must comply with applicable requirements for smoke alarms, carbon-monoxide alarms, and fire-sprinkler systems.¹⁰⁰

Areas of State Involvement

Statewide definition, protection of existing STR uses, local permitting authority, appeals and judicial remedies, fire and life-safety standards, vacation lodging service licensure, and proposed ADU standards.^{101,102}

LEGISLATIVE ACTIVITY (2022-2026)¹⁰³

Senate Bill 2131 (2026)	Referred to Senate committee
Senate Bill 1008 (2025)	Referred to Senate committee
Senate Bill 2281 (2024)	Referred to Senate committee

HOUSING MARKET CONTEXT (2025)¹⁰⁴

Housing units, 2025	3,291,207
Owner-occupied housing rate, 2020-2024	66.9%
Median home value, 2020-2024	\$286,700
Median gross rent, 2020-2024	\$1,189
Median household income, 2020-2024	\$69,595
Population growth, 2020-2025	5.8%

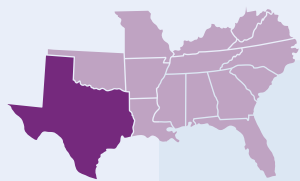
Housing and STR Policy Connection

Connection raised through proposed ADU legislation.¹⁰⁵

Key State Takeaway

Tennessee has one of the more developed statewide STR frameworks in the CSG South region. State law protects certain existing STR operations, establishes safety requirements, licenses vacation lodging services, and authorizes local registration and enforcement within statutory limits. Recent ADU legislation would preserve local authority to regulate short-term use of newly permitted housing units.

CSG South Short-Term Rental Regulation State Profiles



TEXAS

State STR Involvement

Broad local regulatory authority under current law, shaped by recurring state preemption proposals and significant judicial activity.^{106,107,108}

State Role in Short-Term Rental Regulation

Texas has not enacted a comprehensive, statewide framework governing short-term rentals.

Texas courts have played a significant role in defining the boundaries of STR regulation. In *Tarr v. Timberwood Park Owners Association*, the Texas Supreme Court held that deed restrictions limiting property to residential and single-family use did not prohibit short-term vacation rentals.¹⁰⁹ More recent litigation involving the City of Grapevine raised constitutional questions about municipal STR restrictions, but the Texas Supreme Court declined to address those questions when it denied review.^{110,111}

Areas of State Involvement

Key policy elements include judicial interpretation of property restrictions, proposed state preemption, proposed local registration limits, preservation of municipal operating authority, housing-supply legislation, and the treatment of ADUs as short-term rentals.^{112,113}

LEGISLATIVE ACTIVITY (2022-2026)¹¹⁴

House Bill 2464 (2025)	Became Public Law
Senate Bill 673 (2025)	Reported Favorably by Committee
House Bill 5225 (2025)	Referred to House committee
House Bill 1779 (2025)	Referred to House committee
House Bill 878 (2025)	Referred to House committee
Senate Bill 840 (2025)	Signed by the Governor
Senate Bill 854 (2025)	Reported Favorably by Committee
House Bill 2480 (2025)	Referred to House committee
Senate Bill 1412 (2023)	Failed Senate
House Bill 3169 (2023)	Second Reading
House Bill 2665 (2023)	Introduced in Senate
House Bill 2789 (2023)	Reported Favorably by Committee

HOUSING MARKET CONTEXT (2025)¹¹⁵

Housing units, 2025	12,848,245
Owner-occupied housing rate, 2020-2024	62.6%
Median home value, 2020-2024	\$283,800
Median gross rent, 2020-2024	\$1,403
Median household income, 2020-2024	\$78,476
Population growth, 2020-2025	8.8%

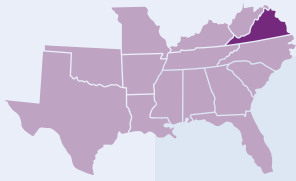
Housing and STR Policy Connection

Connection raised through housing supply and ADU legislation.^{116,117}

Key State Takeaway

Texas has not adopted a comprehensive statewide STR framework, leaving municipalities with substantial responsibility for zoning, registration, and operating requirements. However, recurring preemption proposals, constitutional litigation, and housing-supply legislation involving ADUs have made the state-local balance a significant area of state policy activity.

CSG South Short-Term Rental Regulation State Profiles



VIRGINIA

State STR Involvement

Hybrid state-local framework with state-authorized local registries, targeted limits on local regulation, and substantial local zoning authority.¹¹⁸

State Role in Short-Term Rental Regulation

Virginia law defines short-term rentals and authorizes local governments to establish annual operator registries.¹¹⁹ A short-term rental is defined as a room or space provided for dwelling, sleeping, or lodging for fewer than 30 consecutive days in exchange for payment. Local registries may collect information about operators and properties, charge fees to cover administrative costs, and impose penalties for noncompliance.¹²⁰

Virginia law also places specific limits on local regulation. A locality may not prohibit an STR solely because the operator is a lessee or sublessee if the property owner has authorized the use. However, the locality may limit a lessee or sublessee to operating one STR. Local ordinances adopted after December 31, 2023, also may not require an owner-occupied primary residence used as an STR to obtain a special exception, special-use permit, or conditional-use permit.¹²¹ Outside these restrictions, state law preserves local land-use and zoning authority.¹²²

Areas of State Involvement

Key policy elements include a statewide STR definition; authorization and standards for local registries; civil penalties; targeted protections for authorized lessee-operated and owner-occupied rentals; and preservation of local zoning authority. Recent proposals have also addressed statewide platform-compliance requirements.^{123,124,125,126}

LEGISLATIVE ACTIVITY (2022-2026)¹²⁷

Senate Bill 182 (2026)	Referred to House committee	Senate Bill 544 (2024)	Signed by the Governor
House Bill 600 (2026)	Failed by Committee	House Bill 1461 (2024)	Signed by the Governor
Senate Bill 531 (2026)	Signed by the Governor	House Bill 1034 (2024)	Left Unfinished
House Bill 1557 (2025)	Left Unfinished	House Bill 695 (2024)	Left Unfinished
House Bill 1654 (2025)	Left Unfinished	House Bill 2103 (2023)	Left Unfinished
House Bill 1688 (2025)	Left Unfinished	Senate Bill 1391 (2023)	Referred to Senate committee
Senate Bill 985 (2025)	Replaced With a Substituted Wholesale	House Bill 1362 (2022)	Referred to Senate committee
Senate Bill 1330 (2025)	Referred to Senate committee	Senate Bill 602 (2022)	Left Unfinished
House Bill 900 (2025)	Left Unfinished		

HOUSING MARKET CONTEXT (2025)¹²⁸

Housing units, 2025	3,779,544
Owner-occupied housing rate, 2020-2024	67.3%
Median home value, 2020-2024	\$383,700
Median gross rent, 2020-2024	\$1,579
Median household income, 2020-2024	\$93,170
Population growth, 2020-2025	2.9%

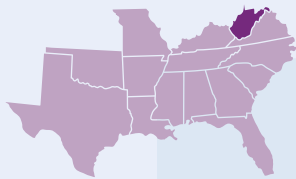
Housing and STR Policy Connection

Indirect connection through enacted housing-supply legislation.¹²⁹

Key State Takeaway

Virginia uses a hybrid regulatory framework that authorizes local STR registries, preserves broad local zoning authority, and provides targeted statewide protections for rentals operated by authorized lessees and owner-occupants. Recent legislative proposals have addressed statewide registration and platform-verification requirements, but Virginia has not adopted a comprehensive state licensing or platform-regulation system.

CSG South Short-Term Rental Regulation State Profiles



WEST VIRGINIA

State STR Involvement

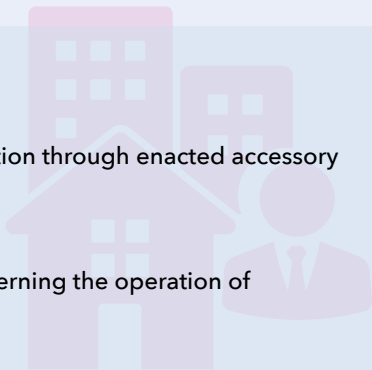
Broad local discretion over short-term rentals with targeted state intervention through enacted accessory dwelling unit legislation.¹³⁰

State Role in Short-Term Rental Regulation

West Virginia has not enacted a comprehensive statewide framework governing the operation of short-term rentals.

Areas of State Involvement

Statewide STR definition within ADU law, limits on municipal ADU restrictions, preservation of municipal STR authority, and separate marketplace facilitator recordkeeping and local occupancy-tax collection requirements.¹³¹



LEGISLATIVE ACTIVITY (2022-2026) ¹³²	
Senate Bill 659 (2026)	Became Public Law
House Bill 4732 (2026)	Referred to House committee
House Bill 5065 (2026)	Became Public Law
House Bill 3053 (2025)	Referred to House committee
House Bill 5164 (2024)	Referred to House committee
House Concurrent Resolution 70 (2023)	Passed House

HOUSING MARKET CONTEXT (2025) ¹³³	
Housing units, 2025	871,879
Owner-occupied housing rate, 2020-2024	74.9%
Median home value, 2020-2024	\$162,600
Median gross rent, 2020-2024	\$872
Median household income, 2020-2024	\$59,608
Population growth, 2020-2025	-1.5%

Housing and STR Policy Connection

Indirect connection through enacted housing-supply legislation.¹³⁴

Key State Takeaway

West Virginia has not adopted a comprehensive statewide STR regulatory framework and leaves most zoning, permitting, and operating decisions to municipalities. Its 2026 ADU law connects housing-supply policy with STR regulation by limiting certain municipal restrictions on ADU development while expressly preserving local authority over the use of ADUs as short-term rentals.

Citations

- ¹ Alabama Legislature. Code of Alabama. Accessed August 5, 2026.
- ² Ibid.
- ³ Alabama Legislature, House Bill 296.
- ⁴ Quorum, Short-Term Rental Legislation in the South, 2022-2026.
- ⁵ U.S. Census Bureau. "QuickFacts: Alabama." Accessed August 5, 2026.
- ⁶ Arkansas General Assembly, Act 313 of 2025.
- ⁷ Arkansas General Assembly, House Bill 1445.
- ⁸ Arkansas General Assembly, House Bill 1790.
- ⁹ Arkansas General Assembly. Senate Bill 197: An Act Concerning the Regulation of Short-Term Rentals; to Declare an Emergency; and for Other Purposes. 94th General Assembly, Regular Session, 2023. As engrossed March 16, 2023.
- ¹⁰ Arkansas General Assembly, House Bill 1445.
- ¹¹ Arkansas General Assembly, House Bill 1790.
- ¹² Arkansas General Assembly, Senate Bill 197.
- ¹³ Arkansas General Assembly, Act 313 of 2025.
- ¹⁴ Quorum, Short-Term Rental Legislation in the South, 2022-2026.
- ¹⁵ U.S. Census Bureau. "QuickFacts: Arkansas." Accessed August 5, 2026.
- ¹⁶ Arkansas General Assembly, Act 313 of 2025.
- ¹⁷ Florida Legislature, § 509.032, Duties.
- ¹⁸ Florida Legislature, § 509.242. Public Lodging Establishments; Classifications.
- ¹⁹ Florida Legislature. "§ 509.241. Licenses Required; Exceptions; Division Online Accounts and Transactions." Florida Statutes, 2025. Accessed August 5, 2026.
- ²⁰ Florida Legislature, § 509.242. Public Lodging Establishments; Classifications.
- ²¹ Florida Department of Business and Professional Regulation, Division of Hotels and Restaurants. "Division of Hotels and Restaurants." Accessed August 5, 2026.
- ²² Florida Legislature, § 509.032, Duties.
- ²³ Florida Legislature, § 509.241, Licenses Required.
- ²⁴ Florida Senate, Senate Bill 280: Vacation Rentals.
- ²⁵ Florida Senate. CS/CS/CS/Senate Bill 714: Vacation Rentals. 2023 Regular Session. Introduced by Senator Nick DiCeglie. Died in returning messages May 5, 2023.
- ²⁶ Quorum, Short-Term Rental Legislation in the South, 2022-2026.
- ²⁷ U.S. Census Bureau. "QuickFacts: Florida." Accessed August 5, 2026.
- ²⁸ Florida Senate. CS/CS/Senate Bill 48: Housing. 2026 Regular Session. Introduced by Senator Don Gaetz. Died in House messages March 13, 2026; related provisions were enacted through CS/CS/House Bill 1389, Chapter 2026-179.
- ²⁹ Georgia General Assembly, House Bill 1121.
- ³⁰ Ibid.
- ³¹ Quorum, Short-Term Rental Legislation in the South, 2022-2026.
- ³² U.S. Census Bureau. "QuickFacts: Georgia." Accessed August 5, 2026.
- ³³ Kentucky General Assembly. Senate Bill 234: An Act Relating to Short-Term Rentals. 2024 Regular Session. Introduced February 20, 2024, by Senator Stephen West.
- ³⁴ Kentucky General Assembly, Senate Bill 110.
- ³⁵ Kentucky General Assembly, Senate Bill 81.
- ³⁶ Kentucky General Assembly, Senate Bill 54.
- ³⁷ Kentucky General Assembly. Senate Bill 112: An Act Relating to Short-Term Rentals. 2026 Regular Session. Introduced January 21, 2026, by Senator C. Richardson.
- ³⁸ Kentucky General Assembly, Senate Bill 234.
- ³⁹ Kentucky General Assembly, Senate Bill 110.
- ⁴⁰ Kentucky General Assembly, Senate Bill 81.
- ⁴¹ Kentucky General Assembly, Senate Bill 54.

- ⁴² Kentucky General Assembly, Senate Bill 112.
- ⁴³ Quorum, Short-Term Rental Legislation in the South, 2022–2026.
- ⁴⁴ U.S. Census Bureau. “QuickFacts: Kentucky.” Accessed August 5, 2026.
- ⁴⁵ Kentucky General Assembly. House Bill 203: An Act Relating to Accessory Dwelling Units. 2026 Regular Session. Introduced January 7, 2026, by Representative Nima Kulkarni.
- ⁴⁶ Louisiana State Legislature, La. Rev. Stat. § 47:338.221: City of New Orleans; Short-Term Rental Occupancy Tax.
- ⁴⁷ Louisiana Legislature. Reengrossed Senate Bill 225: Provides for a Cause of Action for Operation of Short-Term Rentals. 2025 Regular Session. Introduced by Senator Royce Duplessis. Effective August 1, 2025.
- ⁴⁸ Louisiana Legislature, House Bill 469.
- ⁴⁹ Louisiana Legislature, Senate Bill 225.
- ⁵⁰ Louisiana Legislature, House Bill 469.
- ⁵¹ Louisiana House Legislative Services. “Digest of Reengrossed House Bill 518: Allows a Parish or Municipality to Adopt Ordinances to Regulate a Booking Agent.” 2024 Regular Session.
- ⁵² Louisiana State Legislature, La. Rev. Stat. § 47:338.221: City of New Orleans; Short-Term Rental Occupancy Tax, 8
- ⁵³ Quorum, Short-Term Rental Legislation in the South, 2022–2026.
- ⁵⁴ U.S. Census Bureau. “QuickFacts: Louisiana.” Accessed August 5, 2026.
- ⁵⁵ Louisiana House Legislative Services, Digest of Reengrossed House Bill 518.
- ⁵⁶ Mississippi Legislature. “§ 17-1-7. Zones.” Mississippi Code of 1972, 2025. Accessed August 5, 2026.
- ⁵⁷ Mississippi Legislature. “§ 17-1-15. Procedure for Establishing, Amending, Etc., of Regulations, Zone Boundaries, Etc.; Notice and Hearing.” Mississippi Code of 1972, 2025. Accessed August 5, 2026.
- ⁵⁸ Quorum, Short-Term Rental Legislation in the South, 2022–2026.
- ⁵⁹ U.S. Census Bureau. “QuickFacts: Mississippi.” Accessed August 5, 2026.
- ⁶⁰ Missouri General Assembly, § 89.020.
- ⁶¹ Missouri General Assembly. “§ 315.019. Safety and Sanitation Standards—City or County Ordinances in Lieu of Department Standards, When.” Revised Statutes of Missouri. Effective August 9, 1985. Accessed August 5, 2026.
- ⁶² Missouri General Assembly. “§ 419.010. Lodging Establishment Liable, When—Defined.” Revised Statutes of Missouri. Effective August 28, 2002. Accessed August 5, 2026.
- ⁶³ Missouri General Assembly, § 89.020.
- ⁶⁴ Quorum, Short-Term Rental Legislation in the South, 2022–2026.
- ⁶⁵ U.S. Census Bureau. “QuickFacts: Missouri.” Accessed August 5, 2026.
- ⁶⁶ North Carolina General Assembly, Chapter 42A: Vacation Rental Act.
- ⁶⁷ North Carolina General Assembly. “Chapter 160D: Local Planning and Development Regulation.” North Carolina General Statutes. Accessed August 5, 2026.
- ⁶⁸ North Carolina General Assembly. Senate Bill 291: Regulation of Short-Term Rentals. 2025 Session. Introduced March 17, 2025, by Senators Timothy Moffitt, Tom McInnis, and Bobby Hanig.
- ⁶⁹ North Carolina General Assembly, Chapter 42A: Vacation Rental Act.
- ⁷⁰ Ibid.
- ⁷¹ North Carolina General Assembly. “Chapter 42A: Vacation Rental Act.” North Carolina General Statutes. Accessed August 5, 2026.
- ⁷² North Carolina General Assembly. “§ 160D-1117. Periodic Inspections.” North Carolina General Statutes. Accessed August 5, 2026.
- ⁷³ North Carolina General Assembly, Chapter 42A: Vacation Rental Act.
- ⁷⁴ North Carolina General Assembly. Senate Bill 291: Regulation of Short-Term Rentals. 2025–2026 Session. Filed March 13, 2025, by Senators Timothy Moffitt, Tom McInnis, and Bobby Hanig.
- ⁷⁵ Quorum, Short-Term Rental Legislation in the South, 2022–2026.
- ⁷⁶ U.S. Census Bureau. “QuickFacts: North Carolina.” Accessed August 5, 2026.
- ⁷⁷ North Carolina General Assembly. Senate Bill 495: Regulation of Accessory Dwelling Units. 2025–2026 Session. First edition, March 26, 2025. Introduced by Senators Timothy Moffitt and Julie Mayfield.
- ⁷⁸ Oklahoma Legislature, 11 O.S. § 43-103.
- ⁷⁹ Ibid.
- ⁸⁰ Oklahoma Legislature. Senate Bill 1519: Municipal Zoning; Prohibiting a Municipal Governing Body from Adopting Certain Regulations. 60th Legislature, Second Regular Session, 2026. Introduced January 12, 2026, by Senator Kendal Sacchieri McIntosh; Representative Hall served as principal House author.

- ⁸¹ Quorum, Short-Term Rental Legislation in the South, 2022-2026.
- ⁸² U.S. Census Bureau. "QuickFacts: Oklahoma." Accessed August 5, 2026.
- ⁸³ South Carolina General Assembly, South Carolina Vacation Rental Act.
- ⁸⁴ South Carolina General Assembly. Senate Bill 442: Short-Term Rentals. 126th General Assembly, 2025-2026 Session. Introduced March 11, 2025, by Senator Brian Adams.
- ⁸⁵ South Carolina General Assembly. House Bill 3861: Short-Term Rentals. 126th General Assembly, 2025-2026 Session. Introduced January 30, 2025, by Representatives Lee Hewitt, Nathan Ballentine Bailey, Matt Brewer, Chris Murphy, and Bruce Bannister.
- ⁸⁶ South Carolina General Assembly, South Carolina Vacation Rental Act.
- ⁸⁷ South Carolina Department of Labor, Licensing and Regulation, Real Estate Commission. South Carolina Real Estate Licensing Law: Chapter 57-Real Estate Brokers, Brokers-in-Charge, Salespersons, and Property Managers. Effective July 1, 2020.
- ⁸⁸ South Carolina General Assembly, South Carolina Vacation Rental Act.
- ⁸⁹ South Carolina General Assembly, House Bill 3861.
- ⁹⁰ South Carolina General Assembly, Senate Bill 442.
- ⁹¹ South Carolina General Assembly. Senate Bill 953: Short-Term Rentals. 125th General Assembly, 2023-2024 Session. Introduced January 11, 2024, by Senators Brian Adams, Brad Hutto, Sandy Senn, Mike Reichenbach, Josh Kimbrell, Scott Talley, and Ross Turner.
- ⁹² Quorum, Short-Term Rental Legislation in the South, 2022-2026.
- ⁹³ U.S. Census Bureau. "QuickFacts: South Carolina." Accessed August 5, 2026.
- ⁹⁴ South Carolina General Assembly, Senate Bill 442.
- ⁹⁵ South Carolina General Assembly, House Bill 3861.
- ⁹⁶ Tennessee General Assembly, Senate Bill 1086.
- ⁹⁷ Ibid.
- ⁹⁸ Ibid.
- ⁹⁹ Ibid.
- ¹⁰⁰ Ibid.
- ¹⁰¹ Ibid.
- ¹⁰² Tennessee General Assembly. House Bill 2031: An Act Relative to Accessory Dwelling Units. 114th General Assembly, 2025-2026 Session. Filed January 22, 2026, by Representative Jeremy Faison.
- ¹⁰³ Quorum, Short-Term Rental Legislation in the South, 2022-2026.
- ¹⁰⁴ U.S. Census Bureau. "QuickFacts: Tennessee." Accessed August 5, 2026.
- ¹⁰⁵ Tennessee General Assembly, House Bill 2031.
- ¹⁰⁶ Texas Legislature. "Chapter 211. Municipal Zoning Authority." Texas Local Government Code. Current through the 89th Legislature, Second Called Session, 2025. Accessed August 5, 2026.
- ¹⁰⁷ Texas Legislature. House Bill 2665: Relating to Regulation of Short-Term Rental Properties by Municipalities and Counties; Authorizing a Fee. 88th Legislature, Regular Session, 2023. Introduced version.
- ¹⁰⁸ City of Grapevine v. Muns, No. 22-0044 (Tex. June 16, 2023) (Young, J., concurring in denial of petition for review).
- ¹⁰⁹ Tarr v. Timberwood Park Owners Association.
- ¹¹⁰ Ibid.
- ¹¹¹ City of Grapevine v. Muns, No. 22-0044.
- ¹¹² Tarr v. Timberwood Park Owners Association.
- ¹¹³ City of Grapevine v. Muns, No. 22-0044.
- ¹¹⁴ Quorum, Short-Term Rental Legislation in the South, 2022-2026.
- ¹¹⁵ U.S. Census Bureau. "QuickFacts: Texas." Accessed August 5, 2026.
- ¹¹⁶ Texas House Research Organization, Bill Analysis: C.S.S.B. 673
- ¹¹⁷ Texas Senate Research Center. "Bill Analysis: S.B. 840, Relating to Certain Municipal and County Regulation of Multifamily and Mixed-Use Residential Development Projects and the Conversion of Certain Commercial Buildings to Residential Occupancy." 89th Legislature, Regular Session, March 7, 2025. As filed.
- ¹¹⁸ Virginia General Assembly, § 15.2-983. Creation of Registry for Short-Term Rental of Property.
- ¹¹⁹ Ibid.
- ¹²⁰ Ibid.

¹²¹ Ibid.

¹²² Ibid.

¹²³ Ibid.

¹²⁴ Virginia General Assembly, House Bill 1557.

¹²⁵ Virginia General Assembly. House Bill 1688: Short-Term Rentals; Compliance; Civil Penalty. 2025 Regular Session. Prefiled January 3, 2025, by Delegate Kelly K. Convors-Fowler.

¹²⁶ Virginia General Assembly, Senate Bill 1330.

¹²⁷ Quorum, Short-Term Rental Legislation in the South, 2022-2026.

¹²⁸ U.S. Census Bureau. "QuickFacts: Virginia." Accessed August 5, 2026.

¹²⁹ Virginia General Assembly. Senate Bill 531: Zoning; Development and Use of Accessory Dwelling Units; Delayed Effective Date. 2026 Regular Session. Prefiled January 13, 2026, by Senators Kannan Srinivasan and Saddam Azlan Salim. Approved April 13, 2026, as Chapter 895; effective July 1, 2027.

¹³⁰ West Virginia Legislature, Article 42, Accessory Dwelling Units.

¹³¹ Ibid.

¹³² Quorum, Short-Term Rental Legislation in the South, 2022-2026.

¹³³ U.S. Census Bureau. "QuickFacts: West Virginia." Accessed August 5, 2026.

¹³⁴ West Virginia Legislature, Article 42, Accessory Dwelling Units.

The Council of State Governments

Southern Office
1946 Clairmont Road
Decatur, Georgia 30033

 csgsouth.org

 404.633.1866

 csgsouth@csg.org

 @CSGSouth

 CSGSouth



SOUTH

REGIONAL FOCUS, NATIONAL SCOPE

ALABAMA • ARKANSAS • FLORIDA • GEORGIA • KENTUCKY • LOUISIANA • MISSISSIPPI • MISSOURI
NORTH CAROLINA • OKLAHOMA • SOUTH CAROLINA • TENNESSEE • TEXAS • VIRGINIA • WEST VIRGINIA

Established in 1947, the Council of State Governments Southern Office (CSG South) is a nonprofit, nonpartisan organization that exists to support members in all three branches of state government. At CSG South we act as an extension of state government, fostering the exchange of insights and ideas to help state officials and government staff shape public policy and create problem-solving partnerships.

The mission of CSG South is to promote and strengthen intergovernmental cooperation among its 15 member states: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, Missouri, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, and West Virginia. Predominantly, this is achieved through the ongoing work of CSG South's seven standing committees and supporting groups.

Leadership, members, and staff depend on CSG South to identify and analyze solutions for the most prevalent and unique policy issues facing Southern state governments. We facilitate outreach in state capitols, leadership development, staff exchange programs, domestic and international policy delegations, and other efforts to support state policymakers and staff in their work to build stronger, more successful states.

CSG South hosts the Southern Legislative Conference (SLC), the largest regional gathering of legislative members and government staff.

SLC boasts an array of well-established programs—focusing on both existing and emerging state government innovations and solutions—providing policymakers and government staff diverse opportunities to interact with experts and share their knowledge with colleagues.