



SUPPORT
HB 583



IDAHO
VACATION
RENTAL ASSOCIATION

Attachment 2, Feb. 26, 2026
H 583

IDAHO VACATION RENTALS:

A Data-Driven Look at a Key Idaho Industry that Supports Idaho's 3rd Largest Economy: Tourism

ECONOMIC POWERHOUSE

\$916 Million
Spent by visitors in Idaho short-term rentals, a 6.5% increase from 2022.

\$5.83 Billion
In direct annual travel spending, making tourism Idaho's 3rd largest economy.

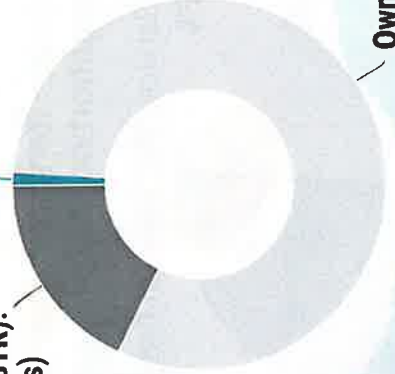
\$16 Million
In direct travel spending generated per day across the state.

HOUSING MARKET REALITY

Short-Term Rentals are Just 1% of Idaho's Housing Stock

Absentee-Owned (Non-STR):
17.3% (143,842 units)

Vacation Rentals: 1% (8,500 units)

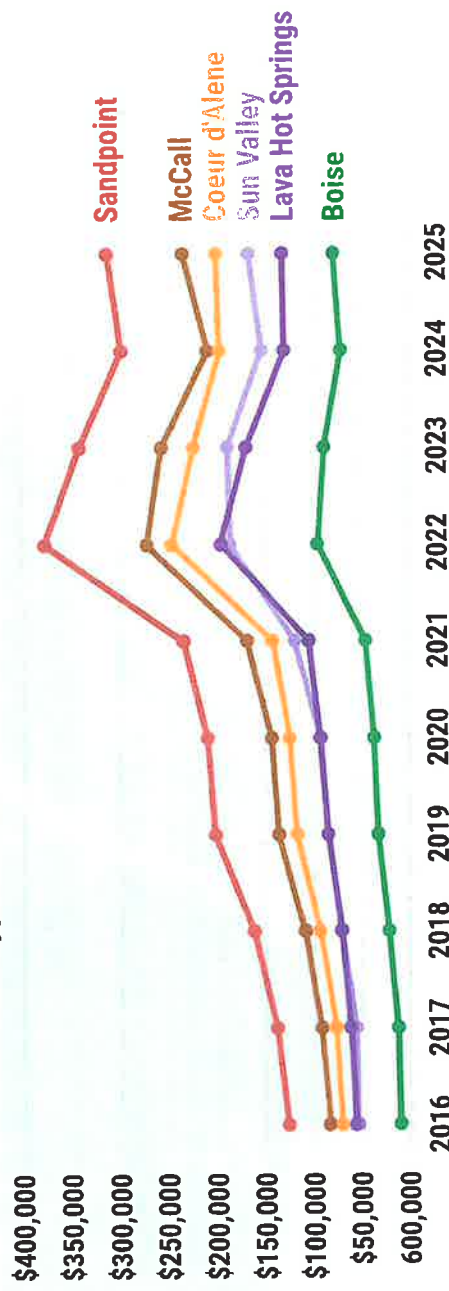


Data shows that vacation rentals are a negligible fraction of the housing market.

SANDPOINT CASE STUDY

Good Intentions, Zero Impact: Sandpoint's STR Cap Failed to Affect Home Prices

Estimated Typical Home Prices in Select Idaho Cities (2016-2025)



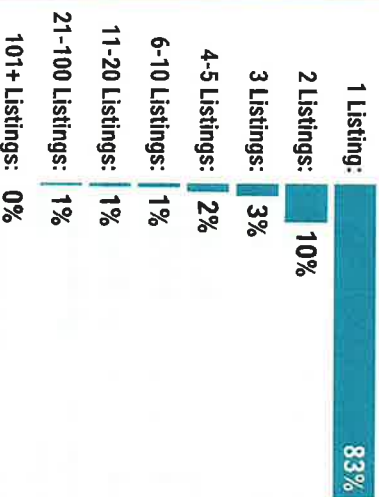
Sandpoint's home prices followed the exact same market-driven trends as uncapped cities. The permit cap had no measurable effect on housing affordability.

OWNED BY IDAHOANS, SUPPORTING IDAHOANS

WHO OWNS IDAHO'S VACATION RENTALS?

The Face of the Industry: Small Investors

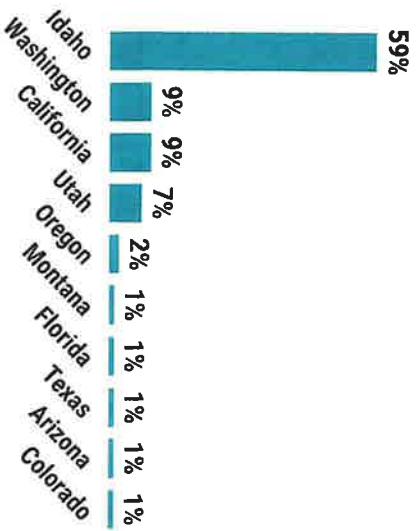
83% of Hosts Own Just One Property



The STR industry is dominated by small, local entrepreneurs, not large corporations.

Keeping it Local

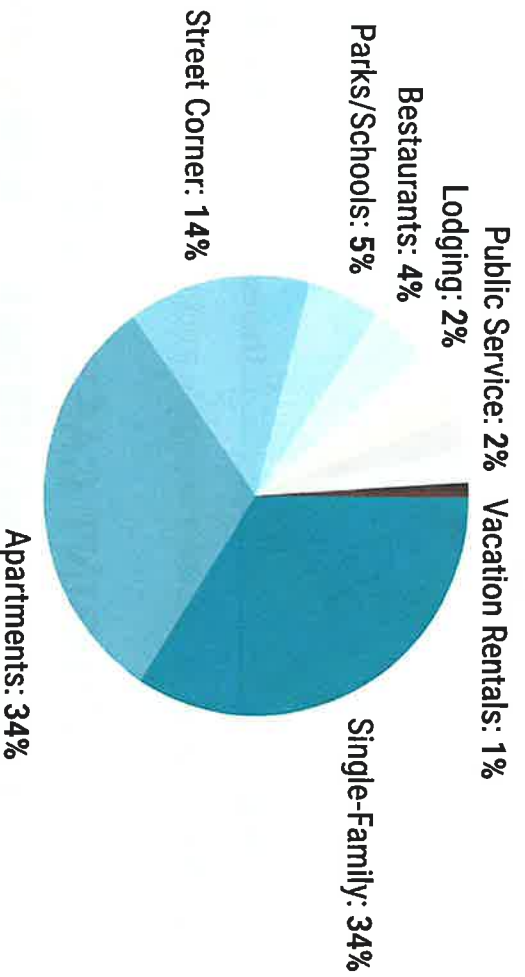
59% of Idaho STRs are Owned by Idaho Residents



The majority of economic benefits from vacation rentals stay right here in Idaho.

NEIGHBORHOOD IMPACT

Fact Check: Vacation Rentals Account for Only 1% of Neighborhood Complaints



Source: Actual CDA PD Noise & Disturbance Complaints, May 2020 - Aug 2022.

The data proves that professionally managed vacation rentals are not a significant source of neighborhood disruption.

SUPPORT DATA-DRIVEN POLICY, NOT PUNITIVE OVERREACH

Idaho's vacation rental industry is a vital part of our economy, powered by local owners. data is clear: STRs have a minimal impact on housing supply and neighborhood peace. We urge you to base policy decisions on facts, not fear. Protect private property rights and support the small businesses that strengthen our communities.



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Property Rights Protection Bill – FAQ

This FAQ is intended to explain IVRA's policy framework and analysis of the current bill. It does not constitute endorsement of all hypothetical regulatory models discussed herein, nor does it authorize advocacy positions beyond those ratified by the IVRA Board. All positions reflected here are consistent with the IVRA Board Alignment & Ratification Framework (2026).

Core Regulation and Preemption Changes

1. Does this bill reduce local control over vacation rentals?

A1: No—when local control is exercised through neutral, generally applicable laws.

The bill provides statewide consistency by preventing cities from using “health and safety” as a pretext for economic discrimination or patchwork rules that lead to litigation (as seen in cases such as Lava Hot Springs and McCall). It defines “health and safety” narrowly through uniform standards adopted by the Idaho Building Code Board and a limited statutory list, rather than allowing broad, varying local interpretations that currently exist under Idaho Code § 67-6539.

2. Should vacation rentals be regulated as commercial businesses, similar to hotels?

A2: No. The Idaho Supreme Court and current Idaho Code § 67-6539 classify vacation rentals as residential land uses. This bill reinforces that vacation rentals “shall be classified as a non-transient residential land use for zoning and building code purposes” and subject only to state-adopted building codes. Calling a house a hotel does not change its residential status.

Nothing in the bill prevents cities from regulating hotels or other commercial lodging separately.

3. Will large homes become functionally unregulated lodging?

A3: No. The bill requires maximum occupancy to follow non-transient residential limits in the International Building Codes (IBC) adopted by the Idaho Building Code Board (typically approximately 200 square feet per person). Homes are engineered to safely handle that load—whether for a family reunion, holiday gathering, or guests staying for a short period. Treating the same home differently based solely on length of stay is inconsistent; the bill ties limits to physical engineering, not rental duration.

4. Do vacation rentals alter the character of residential neighborhoods?

A4: Under the bill—consistent with current law—vacation rentals remain a residential land use. A family of ten staying briefly has the same fundamental residential character as a long-term household of ten. The bill protects neighborhood integrity by limiting local rules to objective, safety-based standards rather than subjective “character” restrictions that discriminate against vacation rentals.

Specific Allowed Local Rules (Safety and Enforcement)

5. How does the bill address public safety concerns for neighbors and emergency services? Who ensures guest safety if cities cannot conduct inspections?

A5: Safety is addressed through rigorous IBC standards—the same professional engineering benchmarks applied to all residential construction. The bill allows local governments to require specific safety items: smoke alarms in sleeping areas, fire extinguishers and carbon monoxide detectors per floor, escape ladders for upper-floor windows, IBC occupancy limits, and an emergency information handout.

Standard building inspections occur at construction or major remodel. The bill prohibits broader inspections or requirements not applied to non-vacation-rental homes. These requirements reflect objective, state-adopted safety standards and are not discretionary or use-specific.

6. How will communities prevent disturbances, noise, and disruptive behavior from vacation rental guests?

A6. The bill preserves full local authorityr behavior through existing ordinances. Vacation rentals and guests remain subject to all noise, nuisance, parking, traffic, and public safety laws that apply to any residential use. Cities retain full police power to cite or arrest violators. The bill shifts enforcement from preemptive caps—which do not stop bad behavior—to enforcement against conduct itself. Disruptive behavior results from actions, not lawful residential use; inconsistent enforcement is the real issue.

7. How will emergency access and infrastructure (parking, trash, etc.) be managed without occupancy caps?

Parking and street safety are governed by public works and law enforcement rules that apply equally to all residential uses (e.g., posted “No Parking” zones). Trash service levels may be addressed through generally applicable ordinances tied to IBC occupancy, such such as additional bins for higher-capacity homes, when applied equally to all residential uses. These approaches resolve infrastructure concerns without discriminatory vacation-rental-specific caps.

8. Does the bill create privacy issues for neighbors or hinder reporting of problems?

No. Privacy is protected through existing fence, setback, and zoning rules that apply to all homes. Neighbors may report violations to law enforcement or code enforcement exactly as they would for any residence. Owners may voluntarily share contact information, just as long-term residents often do.

Taxes, Revenue, and Marketplace Rules

9. How will tax compliance and collection be ensured under the bill?

A9. The bill strengthens tax compliance. Marketplaces such as Arbnb and VRBO must register, collect, report, and remit state sales and use taxes and any local taxes administered by the State Tax Commission. Direct bookings require owner compliance. The bill clarifies authority to prevent overreach while ensuring consistent tax handling. IVRA supports accurate tax remittance and compliance through existing state mechanisms.

10. Without permit fees, how will cities fund enforcement of local ordinances?

A10. The bill prohibits licenses, permits, fees, retrations specific to vacation rental operation. Fees must be reasonable and tied to actual administrative costs—not used as revenue generators, which would constitute an illegal tax. Enforcement remains funded through fines and penalties imposed on violators of noise, nuisance, and other generally applicable ordinances. This approach ensures non-violating homeowners are not penalized.

Fairness, Housing, and Broader Impacts

11. Is it fair for non-violating residents to bear enforcement costs for vacation rentals?

A11. No. Violators pay through targeted fines and penalties. This preserves these enforcement tools while preventing blanket restrictions on responsible property owners.

12. Do vacation rentals reduce long-term housing availability, and are occupancy caps needed to address this?

A12. Housing supply is addressed through zoning density policy—not through building code restrictions. Forcing owners to prioritize one lawful residential use over another raises serious property rights concerns. The bill protects lawful residential use while preventing local overreach.