

NVBCL Legislative Update on Short Term Rentals as of April 8, 2024, after the April Newsletter went to press.

- SB 544 (allows STRs “by right” in the primary residence of the property owner): The Governor sent this bill back the General Assembly with a recommendation to amend it, but his amendment does not resolve our concerns as stated in the newsletter, so we continue to oppose it. The General Assembly will consider the Governor’s recommended amendments when it reconvenes on April 17. [SB544 Link](#)

- HB 1461 (clarifies that a lessee or sub-lessee can operate an STR in a property in which the property owner would be able to operate an STR): The Governor signed this bill. As noted in the newsletter, we withdrew our previous objections to this bill after clarifying amendments were adopted. [HB1461 Link](#)

Andy Cohen and Parker Hannahs
Legislative Affairs Committee Co-Chairs