**A** **BILL**

TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING SECTIONS 27‑50‑280 AND 27‑50‑290 SO AS TO REQUIRE A PERSON OPERATING A BY OWNER VACATION RENTAL BUSINESS MUST OBTAIN A BUSINESS LICENSE AND TO REQUIRE THE CONTACT INFORMATION OF A RESPONSIBLE PERSON ON THE OWNER’S BUSINESS LICENSE; AND TO AMEND SECTION 27‑50‑230, RELATING TO DEFINITIONS, SO AS TO DEFINE THE TERMS “ONLINE TRAVEL AGENCY” AND “BY OWNER VACATION RENTALS”.

Be it enacted by the General Assembly of the State of South Carolina:

SECTION 1. Article 2, Chapter 50, Title 27 of the 1976 Code is amended by adding:

“Section 27‑50‑280. A person operating a by owner vacation rental business must:

(1) obtain a business license with the appropriate county and municipality; and

(2) comply with regulations promulgated by the South Carolina Real Estate Commission.

Section 27‑50‑290. (A) The owner of a property used for vacation rentals, including by owner vacation rentals or rentals through a rental management company, must include the name and contact information of a local responsible party on the business license form for the local county or municipality to address potential problems with the unit or the renters.

(B) When a renter acts in a manner that justifies ejectment under the Lodging Establishment Act, the responsible party must work with local law enforcement in the county or municipality to eject the renters.”

SECTION 2. Section 27‑50‑230 of the 1976 Code is amended by adding appropriately numbered items at the end to read:

“( ) ‘Online travel agency’ means a third‑party online travel provider that specializes in advertising, marketing, and booking vacation rentals.

( ) ‘By owner vacation rentals’ means private property used to conduct a vacation rental business without the use of a vacation rental management company and may use an online travel agency to secure reservations and enter into vacation rental agreements.”

SECTION 3. This act takes effect upon approval by the Governor.

‑‑‑‑XX‑‑‑‑