

# Game On: Hosting Essentials

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# Welcome & Introductions

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# Agenda

- Tips for Finding Your STR Requirements
- Local Regulations
- Best Practices & Reminders for Responsible Hosting

# Know Your Local Regulations

- Check your local regulations and tax requirements
- Expect increased scrutiny around major events
- Stay informed throughout the year



# Local Regulatory Highlights

# Boston Area Short-Term Rental Rules

## City of Boston

- [Short-term rentals in Boston](#) are allowed with owner-occupancy and registration.
- Residential units offered as short term rentals are allowed only in owner-occupied condominiums and single-family, two-family, and three-family buildings. For two-family and three-family buildings, the owner-occupant must own all the units.

## City of Foxborough

- [Short-term rentals in Foxborough](#) are effectively banned in residential zones.

## City of Cambridge

- [Short-term rentals in Cambridge](#) are limited to primary residences and a whole unit adjacent to the owner's primary residence.

## State of Massachusetts

- All operators of short-term rental properties that are not exempt from state and local room occupancy excise and local fees must register with the Massachusetts Department of Revenue through MassTaxConnect.

# NY/NJ Area Short-Term Rental Rules

## **New York City**

- Entire-unit rentals for less than 30 days are prohibited across all NYC boroughs (Brooklyn, Queens, Manhattan, Bronx, Staten Island).

## **East Rutherford, NJ**

- Short-term rentals are prohibited in East Rutherford, NJ.

## **Jersey City**

- Each short-term rental must have an active permit. Short-term rentals cannot be operated by tenants.

# Philadelphia Area Short-Term Rental Rules

## City of Philadelphia

- [Short-term rentals in Philadelphia](#) must have a business tax account, a commercial activity license, a zoning permit, and a limited lodging operator or rental license.
- Short-term rentals are limited to a host's primary residence.

# Resources for Responsible Hosting

- Visit:  
**[gameon2026.rentresponsibly.org](https://gameon2026.rentresponsibly.org)**  
for local guides, house rules,  
message templates and more!
- Find and connect with your local  
alliance



Contact: [governmentaffairs@vrbo.com](mailto:governmentaffairs@vrbo.com)