

**9999 DEFINITIONS**

9999.1 For the purposes of this chapter, the following words and terms shall have the meanings ascribed:

**“Act”** -- the Short-Term Rental Regulation Act of 2018, effective April 25, 2019 (D.C. Law 22-307; D.C. Official Code § 30-201.01 *et seq.*).

**“Agent”** -- a general agent, employee, registered agent or attorney of the party.

**“Booking service”** -- any person or entity that facilitates short-term rental reservations and collects payment for lodging in a short-term rental. As provided in Section 101 of the Act (D.C. Official Code § 30-201.01), a booking service is a room remarketer within the meaning of D.C. Official Code § 47-2001(o-1).

**“Department”** -- the Department of Consumer and Regulatory Affairs or its successor agency.

**“Director”** -- the Director of the Department of Consumer and Regulatory Affairs, or his or her designee.

**“Host”** -- a natural person who uses a booking service to provide a short-term rental to a transient guest.

**“Primary residence”** -- the property is eligible for the homestead deduction pursuant to D.C. Official Code § 47-850. For the purposes of short-term rentals, accessory dwelling units, including English basements, are considered part of a host’s primary residence.

**“Short-term rental”** -- paid lodging for transient guests with the host present, unless it is a vacation rental. A short-term rental is not a hotel, inn, motel, boarding house, rooming house, bed and breakfast, or a rental unit within the meaning of Section 103(33) of the Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3501.03(33)) or Section 103(16) of the Rental Housing Conversion and Sale Act of 1980, effective September 10, 1980 (D.C. Law 3-86; D.C. Official Code § 42-3401.03(16)). A short-term rental operates within a portion of the host’s primary residence, unless it is a vacation rental.

**“Transient guest”** -- a person who is paying a host for a short-term rental or a vacation rental. A transient guest under this chapter shall not be deemed to be a tenant as defined under either Section 103(36) of the Rental Housing Act of 1985, effective July 17, 1985 (D.C. Law 6-10; D.C. Official Code § 42-3501.03(36)) or Section 103(17) of the Rental Housing

## District of Columbia Municipal Regulations

Conversion and Sale Act of 1980, effective September 10, 1980 (D.C. Law 3-86; D.C. Official Code § 42-3401.03(17)).

**“Vacation rental”** -- a short-term rental that operates within a host’s primary residence wherein a transient guest has exclusive use of the host’s primary residence during the transient guest’s stay and the host is not present on the premises. A vacation rental is subject to additional restrictions, including § 9904.

SOURCE: Final Rulemaking 68 DCR 012598 (December 3, 2021).