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**Consumer Protection & Business  
Committee**

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**HB 2465**

**Brief Description:** Concerning water recreation facilities at short-term rentals.

**Sponsors:** Representatives Thai, Parshley, Ryu, Zahn and Pollet.

**Brief Summary of Bill**

- Requires short-term rentals with water recreation facilities to post a user safety guide, developed by the Department of Health.

**Hearing Date:** 1/28/26

**Staff:** Megan Mulvihill (786-7304).

**Background:**

Short-Term Rentals.

A short-term rental is lodging in which a dwelling unit is offered or provided to a guest for a fee for fewer than 30 consecutive nights. A short-term rental is not considered a hotel, motel, or bed and breakfast. Short-term rentals must provide contact information to all rental guests, be in compliance with carbon monoxide alarm requirements, and post the following information in a conspicuous place:

- rental address;
- emergency contact information for police, fire, and emergency medical services;
- a floor plan with fire exits and escape routes; and
- maximum occupancy limits.

Short-term rentals must carry primary liability insurance of not less than \$1 million or conduct each short-term rental through a platform that provides equal or greater primary liability

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coverage. Insurance may require a short-term rental with a water recreation facility to comply with additional safety requirements.

Water Recreation Facilities.

Commercial and private water recreation facilities are regulated by the Department of Health (DOH), the State Board of Health, and local health officers. A water recreation facility means any artificial basin or other structure containing water used or intended to be used for recreation, bathing, relaxation, or swimming, where body contact with the water occurs, or is intended to occur, and includes auxiliary buildings and appurtenances. This includes swimming pools, spa pools, hot tubs, designated swimming areas in natural waters with artificial boundaries, and recreational water contact facilities, such as water slides, wave pools, or water lagoons. However, a water recreation facility used only by residents and invited guests at a single-family dwelling are not regulated under the water recreation facility statutes.

**Summary of Bill:**

The DOH must establish a user safety guide for water recreation facilities that is publicly available on the DOH's website.

A local authority that issues business licenses for short-term rentals must publish the user safety guide for water recreation facilities on its website. A short-term rental that has a water recreation facility must post the user safety guide in a prominent place near the water recreation facility.

**Appropriation:** None.

**Fiscal Note:** Available.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.