

119TH CONGRESS
1ST SESSION

H. R. 3918

To ensure that certain short-term rentals are equipped with a smoke detector and a carbon monoxide detector, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JUNE 11, 2025

Mr. KEATING introduced the following bill; which was referred to the
Committee on Energy and Commerce

A BILL

To ensure that certain short-term rentals are equipped with
a smoke detector and a carbon monoxide detector, and
for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SMOKE AND CARBON MONOXIDE DETECTORS**
4 **REQUIRED.**

5 (a) REQUIREMENT.—No person may rent or offer for
6 rent, or facilitate the rental of, a short-term rental unless
7 such short-term rental is equipped with a smoke detector
8 and a carbon monoxide detector.

9 (b) REGULATIONS.—The Federal Trade Commission
10 may promulgate, in accordance with section 553 of title

1 5, United States Code, such regulations as may be nec-
2 essary to carry out this section.

3 (c) ENFORCEMENT BY FEDERAL TRADE COMMIS-
4 SION.—

5 (1) UNFAIR OR DECEPTIVE ACTS OR PRAC-
6 TICES.—A violation of this section or a regulation
7 promulgated under this section shall be treated as a
8 violation of a regulation under section 18(a)(1)(B)
9 of the Federal Trade Commission Act (15 U.S.C.
10 57a(a)(1)(B)) regarding unfair or deceptive acts or
11 practices.

12 (2) POWERS OF COMMISSION.—The Federal
13 Trade Commission shall enforce this section and the
14 regulations promulgated under this section in the
15 same manner, by the same means, and with the
16 same jurisdiction, powers, and duties as though all
17 applicable terms and provisions of the Federal Trade
18 Commission Act (15 U.S.C. 41 et seq.) were incor-
19 porated into and made a part of this section. Any
20 person who violates this section or a regulation pro-
21 mulgated under this section shall be subject to the
22 penalties and entitled to the privileges and immuni-
23 ties provided in the Federal Trade Commission Act.

1 (d) EFFECTIVE DATE.—Subsection (a) shall take ef-
2 fect on the date that is 1 year after the date of the enact-
3 ment of this Act.

4 (e) DEFINITIONS.—In this section:

5 (1) COVERED SERVICES.—The term “covered
6 services”—

7 (A) means the temporary provision of a
8 room, building, or other lodging facility; and

9 (B) does not include the provision of a
10 meeting room, banquet services, or catering
11 services.

12 (2) SHORT-TERM RENTAL.—The term “short-
13 term rental” means a property, including a single-
14 family dwelling or a unit in a condominium, coopera-
15 tive, or time-share, that provides covered services
16 (either with respect to the entire property or a part
17 of the property)—

18 (A) to the general public;

19 (B) in exchange for a fee;

20 (C) for periods shorter than 30 consecutive
21 days; and

22 (D) promoted, advertised, or marketed in
23 interstate commerce or sold in interstate com-
24 merce.

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