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(Original Signature of Member)

119TH CONGRESS
2D SESSION

H. R. _____

To provide transparency in short-term rental listings, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Mrs. HARSHBARGER introduced the following bill; which was referred to the
Committee on _____

A BILL

To provide transparency in short-term rental listings, 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. SHORT TITLE.**

4 This Act may be cited as the “Safety Enforcement
5 for Children and Users through Rental Evaluation and
6 Disclosure Act of 2026” or the “SECURED Act of 2026”.

7 **SEC. 2. REQUIREMENTS REGARDING REGISTERED CHILD**
8 **SEX OFFENDERS AND SHORT-TERM RENTALS.**

9 (a) REQUIREMENTS.—

1 (1) COVERED PLATFORMS.—A provider of a
2 covered platform—

3 (A) prior to publishing a listing by a prop-
4 erty owner for a short-term rental on the cov-
5 ered platform, shall implement reasonable pro-
6 cedures to request that the property owner dis-
7 close whether the property owner is a registered
8 child sex offender; and

9 (B) if a property owner discloses under
10 subparagraph (A) that the property owner is a
11 registered child sex offender, shall include a
12 clear and conspicuous public disclosure with re-
13 spect to any such listing by the property owner
14 published on the covered platform to a prospec-
15 tive guest prior to the point of sale that shall
16 include a link to a public sex offender registry
17 where such disclosure may be independently
18 verified.

19 (2) PROPERTY OWNERS.—A property owner
20 who is a registered child sex offender—

21 (A) shall respond to a request made by a
22 provider of a covered platform under paragraph
23 (1)(A); and

24 (B) may not provide materially false infor-
25 mation with respect to any such request.

1 (b) ENFORCEMENT.—

2 (1) ENFORCEMENT BY COMMISSION.—

3 (A) UNFAIR OR DECEPTIVE ACTS OR PRAC-
4 TICES.—A violation of subsection (a) shall be
5 treated as a violation of a regulation under sec-
6 tion 18(a)(1)(B) of the Federal Trade Commis-
7 sion Act (15 U.S.C. 57a(a)(1)(B)) regarding
8 unfair or deceptive acts or practices.

9 (B) POWERS OF COMMISSION.—The Com-
10 mission shall enforce subsection (a) in the same
11 manner, by the same means, and with the same
12 jurisdiction, powers, and duties as though all
13 applicable terms and provisions of the Federal
14 Trade Commission Act (15 U.S.C. 41 et seq.)
15 were incorporated into and made a part of this
16 Act, and any person who violates such sub-
17 section shall be subject to the penalties and en-
18 titled to the privileges and immunities provided
19 in the Federal Trade Commission Act.

20 (2) ACTIONS BY STATES.—

21 (A) IN GENERAL.—In any case in which
22 the attorney general of a State, or an official or
23 agency of a State, has reason to believe that an
24 interest of the residents of such State has been
25 or is threatened or adversely affected by an act

1 or practice in violation of subsection (a), the
2 State, as *parens patriae*, may bring a civil ac-
3 tion on behalf of the residents of the State in
4 an appropriate district court of the United
5 States to—

6 (i) enjoin such act or practice;

7 (ii) enforce compliance with such sub-
8 section;

9 (iii) obtain damages, restitution, or
10 other compensation on behalf of residents
11 of the State; or

12 (iv) obtain such other legal and equi-
13 table relief as the court may consider to be
14 appropriate.

15 (B) NOTICE.—Before filing an action
16 under this paragraph, the attorney general, offi-
17 cial, or agency of the State involved shall pro-
18 vide to the Commission a written notice of such
19 action and a copy of the complaint for such ac-
20 tion. If the attorney general, official, or agency
21 determines that it is not feasible to provide the
22 notice described in this subparagraph before the
23 filing of the action, the attorney general, offi-
24 cial, or agency shall provide written notice of
25 the action and a copy of the complaint to the

1 Commission immediately upon the filing of the
2 action.

3 (C) AUTHORITY OF COMMISSION.—

4 (i) IN GENERAL.—On receiving notice
5 under subparagraph (B) of an action
6 under this paragraph, the Commission
7 shall have the right—

8 (I) to intervene in the action;

9 (II) upon so intervening, to be
10 heard on all matters arising therein;
11 and

12 (III) to file petitions for appeal.

13 (ii) LIMITATION ON STATE ACTION
14 WHILE FEDERAL ACTION IS PENDING.—If
15 the Commission or the Attorney General of
16 the United States has instituted a civil ac-
17 tion for violation of subsection (a) (re-
18 ferred to in this clause as the “Federal ac-
19 tion”), no State attorney general, official,
20 or agency may bring an action under this
21 paragraph during the pendency of the Fed-
22 eral action against any defendant named in
23 the complaint in the Federal action for any
24 violation of such subsection alleged in such
25 complaint.

1 (c) DEFINITIONS.—In this section:

2 (1) COMMISSION.—The term “Commission”
3 means the Federal Trade Commission.

4 (2) COVERED PLATFORM.—The term “covered
5 platform” means a digital platform, website, applica-
6 tion, or other similar service that facilitates short-
7 term rentals.

8 (3) PROPERTY OWNER.—The term “property
9 owner” means an individual who holds legal title to,
10 or has the right to offer for rent, a short-term rental
11 listed on a covered platform, whether listed directly
12 or through an agent of the individual.

13 (4) PUBLIC SEX OFFENDER REGISTRY.—The
14 term “public sex offender registry” means a govern-
15 ment-maintained, publicly accessible database of reg-
16 istered sex offenders, including the National Sex Of-
17 fender Public Website and any other similar registry
18 maintained by a State.

19 (5) REGISTERED CHILD SEX OFFENDER.—The
20 term “registered child sex offender” means an indi-
21 vidual who is required by law to register as a sex of-
22 fender on a public sex offender registry if such reg-
23 istration is based on, in whole or in part, a convic-
24 tion for a sexual offense that the individual com-

1 mitted against another individual who was under the
2 age of 18 years old at the time of such offense.

3 (6) SHORT-TERM RENTAL.—The term “short-
4 term rental” means any dwelling unit, residence, or
5 other real property that a guest or lessee may oc-
6 cupy in exchange for monetary compensation for a
7 period of fewer than 9 consecutive months for each
8 such guest or lessee.

9 (d) EFFECTIVE DATE.—This section shall take effect
10 on the date that is 1 year after the date of the enactment
11 of this Act.