

119TH CONGRESS
2D SESSION

H. R. 9708

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

IN THE HOUSE OF REPRESENTATIVES

JULY 15, 2026

Mrs. HARSHBARGER introduced the following bill; which was referred to the
Committee on Energy and Commerce

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.—

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

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

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

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

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

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

24 (b) ENFORCEMENT.—

25 (1) ENFORCEMENT BY COMMISSION.—

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

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

18 (2) ACTIONS BY STATES.—

19 (A) IN GENERAL.—In any case in which
20 the attorney general of a State, or an official or
21 agency of a State, has reason to believe that an
22 interest of the residents of such State has been
23 or is threatened or adversely affected by an act
24 or practice in violation of subsection (a), the
25 State, as *parens patriae*, may bring a civil ac-

tion on behalf of the residents of the State in
an appropriate district court of the United
States to—

(i) enjoin such act or practice;

(ii) enforce compliance with such sub-
section;

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

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

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

1 (C) AUTHORITY OF COMMISSION.—

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

6 (I) to intervene in the action;

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

10 (III) to file petitions for appeal.

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

24 (c) DEFINITIONS.—In this section:

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

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

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

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

18 (5) REGISTERED CHILD SEX OFFENDER.—The
19 term “registered child sex offender” means an indi-
20 vidual who is required by law to register as a sex of-
21 fender on a public sex offender registry if such reg-
22 istration is based on, in whole or in part, a convic-
23 tion for a sexual offense that the individual com-
24 mitted against another individual who was under the
25 age of 18 years old at the time of such offense.

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

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

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