



Short Term Rental Council Bill 2026-0009

Hearing September 8, 2026



Process for 2026-0009

- Council Sponsors Deb Gross, Anthony Coghill and Bobby Wilson
- Introduced at City Council on January 12, 2026.
 - Short-term Rental was initially introduced in 2025, in Council Bill 2025-2082, sponsored by Deb Gross. Was substantially similar to 2026-0009, with R1, R2, and R3 as a Special Exception.
- Amended by Substitute in Standing Committee on February 11, 2026 and sent to Planning Commission for Report and Recommendation, but then recalled to Council.
- Then it was Amended by Substitute again and referred to Planning Commission for Report and Recommendation on June 24, 2026.

Definitions

- Short-Term Rental (Primary Use):
 - means a dwelling unit, in which sleeping accommodations are provided for one or more guests, for a fee, on a nightly or weekly basis.
- Short-Term Rental (Accessory Use):
 - means rooms within a dwelling unit or an accessory dwelling unit, in which sleeping accommodations are provided to one or more guests, for a fee, on a nightly or weekly basis.

Short-Term Rental as Primary Use

- Separation Standards
 - In buildings with 20 or fewer units, maximum of 2 Short-Term Rental allowed
 - In buildings with over 20 units, maximum of 5 Short-Term Rental allowed
- May not be used to host public assembly, recreational entertainment, or hospitality activities.
- License Required
 - Council Bill 2026-0008 establishes an annual license through PLI

Short-Term Rental as Primary Use

- Permitted by Right: RM, NDO, LNC, UI, UC-MU, UC-E, R-MU, EMI, GT, RIV-RM, RIV-MU, RIV-NS, RIV-IMU, UPR, SP-8, and SP-11



Short-Term Rental as Accessory Use

- Must be managed by the owner of record, who is also a resident of the property.
- May not be used to host public assembly, recreational entertainment, or hospitality activities.
- License Required.
- Only 1 Short-Term Rental (Accessory Use) unit permitted on a single zoning lot.

Impact on Existing Short-Term Rentals

- Existing short-term rentals can continue to operate, if they have a valid Certificate of Occupancy for the dwelling unit.

CERTIFICATE OF OCCUPANCY	
CITY OF PITTSBURGH	
Building Address: 1027 LANCASTER AVE	Certificate Number: BP-2023-16045
Parcel ID: 0177A00201000000	Ward #: 14
	Date Issued: November 3, 2025
Permitted Occupancy: USE OF FIRST FLOOR DECK AT FRONT OF AN EXISTING TWO-STORY TWO-FAMILY DWELLING WITH AN UNOCCUPIED BASEMENT AND A TWO CAR DETACHED GARAGE AT THE REAR.	
Zoning Use Type:	Residential 2-Unit
Zoning Approval:	DCP-ZDR-2023-04762
Applicable Building Code:	2018 IRC
Construction Type:	N/A
Use Group(s):	TWO FAMILY DWELLING
Conditions:	BOA Number: N/A
	L&I AB Number: N/A
Property Owner: MEEHAN JOHN & ANNE (W) 421 STRATTON LN PITTSBURGH, PA 15206-4217	Lessee: N/A
Permission is hereby granted for the occupancy described above.	
	
David Green	

Impact on Existing Short-Term Rentals

- Existing short-term rentals can continue to operate, if they have a valid Certificate of Occupancy for the dwelling unit.
 - All existing Short-Term Rentals must comply with the license requirements.
 - In a district where Short-Term Rental as a primary use is not permitted, existing Short-Term Rentals will have 12 months from the effective date to apply for a new Certificate of Occupancy as an existing legal non-conforming use.
- The applicant has the burden of proof to provide evidence that the Short-Term Rental is a pre-existing use.

DCP Changes in version to be Amended by Substitution

- Removes the standards for Short-Term Rentals in the R1D, R1A, R2, and R3, as Short-Term Rentals are not permitted there.
 - A previous version of the legislation allowed them as a Special Exception.
 - Use regulations cannot be administered where the use is not permitted.

What is proposed for Licensing?

- City Council will review CB 2026-0008, with public comment, and vote. Then, the legislation will go to Mayor for final approval.
- PLI shall promulgate rules and regulations, including inspection process and maximum number of guests permitted.
- Current Proposed Operating Standards in CB 2026-0008:
 - Max stay of 28 days
 - Guests must be 18 years old or accompanied by a parent or legal guardian
 - Daily register of guests must be maintained
 - For Primary Uses, the individual responsible must be located within 25 miles of Short-Term Rental
 - For Accessory Short-Term Rental, unit is managed by owner, who is resident

STR compared to Hotel/Motel and B&B

- **Hotel/Motel** means an establishment used, maintained or advertised as a place where sleeping accommodations are supplied for short-term rent to tenants, in which rooms are furnished for accommodation of such guests and which exclude individual kitchen facilities.
- **Bed and Breakfast** means an occupied dwelling unit in which rooms are let on an overnight basis as the temporary abiding place of persons who have residences elsewhere.

Next Steps

- After Planning Commission makes a recommendation to Council, City Council will hold a public hearing.
- 21-day notice will be given ahead of this public hearing.
- Public testimony will be taken, register in advance on the City Clerk's website or by calling 412-255-2138.
- After Council action, the legislation will go to the Mayor's Office.
- City Council will also need to act on CB 2026-0008 regarding Licensing, if the Short-Term Rental zoning amendment is enacted.



Thank You!

WE APPRECIATE YOUR TIME