

## HOUSE BILL NO. HB0216

Residential rental properties-applicability.

Sponsored by: Representative(s) Zwonitzer, Dn and Andrew  
and Senator(s) Case

A BILL

for

1 AN ACT relating to residential rental property; clarifying  
2 applicability of provisions providing duties and  
3 requirements of owners and renters of residential rental  
4 property; prohibiting certain actions by cities, towns and  
5 counties; and providing for an effective date.

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7 *Be It Enacted by the Legislature of the State of Wyoming:*

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9 **Section 1.** W.S. 1-21-1201(a)(iv) and by creating new  
10 subsections (b) and (c) is amended to read:

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12 **1-21-1201. Definitions; preemption; applicability.**

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14 (a) As used in this article:

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1           (iv) "Residential rental unit" means a renter's  
2 principal place of residence that is rented or leased to  
3 the renter for a period of at least six (6) months and  
4 includes the appurtenances, grounds, common areas and  
5 facilities held out for the occupancy of the residential  
6 renter generally and any other area or facility provided to  
7 the renter in the rental agreement, excluding a mobile home  
8 lot or recreational property rented on an occasional basis;

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10           **(b) The state of Wyoming does hereby preempt for**  
11 **itself the field of regulating owners and renters of**  
12 **residential rental property. This article is intended to**  
13 **apply to all owners and renters of residential rental**  
14 **property and to be the exclusive remedy for disputes**  
15 **between owners and renters of residential rental property.**

16  
17           **(c) No city, town, county or other political**  
18 **subdivision shall authorize, regulate or otherwise govern**  
19 **the ownership or leasing of residential rental property. No**  
20 **city, town, county or other political subdivision shall**  
21 **require owners of residential rental property to register**  
22 **rental units or pay any registration fee. Nothing in this**

1 subsection shall be construed to affect land use plans and  
2 zoning ordinances.

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4 **Section 2.** This act is effective July 1, 2023.

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(END)