

**DRAFT ONLY
NOT APPROVED FOR
INTRODUCTION**

HOUSE BILL NO.

Residential rental properties-applicability.

Sponsored by: Joint Corporations, Elections & Political
Subdivisions Interim Committee

A BILL

for

1 AN ACT relating to residential rental property; clarifying
2 applicability of provisions providing duties and
3 requirements for 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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2 (a) As used in this article:

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4 (iv) "Residential rental unit" means a renter's
 5 principal place of residence that is rented or leased to
 6 the renter for a period of not less than six (6) months and
 7 includes the appurtenances, grounds, common areas and
 8 facilities held out for the occupancy of the residential
 9 renter generally and any other area or facility provided to
 10 the renter in the rental agreement, excluding a mobile home
 11 lot or recreational property rented on an occasional basis;

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STAFF COMMENT

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17 Paragraph (a)(iv) has been revised to reference a period of
 18 "not less than" six months instead of a period of "at
 19 least" six months.

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24 (b) The state of Wyoming does hereby preempt for
 25 itself the field of regulating owners and renters of
 26 residential rental units. This article is intended to apply
 27 to all owners and renters of residential rental units and

1 to be the primary remedy for disputes between owners and
2 renters of residential rental units.

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6 STAFF COMMENT

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8 Subsection (b) has been revised to provide that this
9 article is intended to be the "primary" remedy for disputes
10 rather than the "exclusive" remedy for disputes because
11 W.S. 1-21-1211(b) seems to contemplate other actions and
12 federal discrimination actions are still available.

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17 (c) No city, town, county or other political
18 subdivision shall authorize, regulate or otherwise govern
19 the leasing of residential rental units. No city, town,
20 county or other political subdivision shall require owners
21 of residential rental units to register residential rental
22 units or pay any registration fee. Nothing in this
23 subsection shall be construed to affect land use plans and
24 zoning ordinances.

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28 STAFF COMMENT

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30 Subsections (b) and (c) have been revised from the 2023
31 bill for consistency. Both subsections now reference
32 "residential rental units" instead of "residential rental

1 properties" because "residential rental unit" is a defined
2 term that is used throughout the residential rental
3 property statutes (W.S. 1-21-1201 through 1-21-1211).

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5 In addition, subsection (c) has been revised to remove a
6 reference to regulation of "ownership" of residential
7 rental units because that reference is broad and could have
8 unintended consequences related to, for example, taxation.

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13 Section 2. This act is effective July 1, 2025.

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15 (END)