



Warren County to collect bed tax from short-term rental owners

Warren County will require owners of properties in the county that are used for short-term rental to register with the Warren County Treasurer's Office and begin collecting the county's 4 percent occupancy tax starting in September.

Warren County's occupancy tax law requires owners of hotels, motels, bed-and-breakfasts and homes to collect the "bed tax" and remit it to the county.

The Office of Treasurer Michael Swan and the Warren County Attorney's Office have been working to come to an agreement with the larger companies that offer rentals, such as Airbnb and VRBO, to have them collect the tax during their booking transactions. The companies would then forward proceeds to the Treasurer's Office.

But after more than a year of discussions, no agreement has been reached.

The Treasurer's Office has instead opted to start collecting these payments directly from property owners going forward, so owners will be required to calculate, collect and remit the tax per guest stay.

Collections are to start Sept. 1, 2020.

Property owners will be asked to forward their occupancy tax payments quarterly. Penalties of up to 5 percent, plus interest, can be imposed for non-payment under the County Occupancy Tax Law.

"We will do our best to make this a seamless procedure for property owners," Swan said. "We thank property owners in advance for their cooperation."

Short-term rentals are defined as a rental of 30 days or shorter in duration.

The deadline to register is Dec. 31, and there is no registration fee.

This process is independent of any rental property registration process that has occurred in some towns in Warren County. If you own a property and registered with the town where your property is located, you are still obligated to contact the Treasurer's Office for registration for occupancy tax collection.

Information and registration forms can be found at
www.warrencountyny.gov/treasurer/bedtax.php

Property owners can also contact Treasurer Swan's office at 518-761-6379 or email
swanm@warrencountyny.gov to register.