



# **The Prompt That Could Save You \$10,000 in Fines**

## **Use This AI Prompt to Research STR Regulations in Minutes—Not Hours**

Short-term rental laws can change without warning. But instead of doomscrolling forums or calling local government offices (again), use this AI prompt to get a fast, clear answer.

Whether you're just starting out or making sure you're still in compliance, this saves time, stress, and potentially thousands in fines.


**One copy-paste = clarity, not chaos.**

[www.smartpineapple.ai](https://www.smartpineapple.ai)

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## How to Use This Prompt (In Under 5 Minutes)

1. Open ChatGPT (GPT-4 Turbo), Perplexity, or Gemini
2. Copy and paste the prompt on the next page
3. Replace the **[bracketed info]** with your details
4. Hit enter
5. Review the results and verify links before acting
6. Recheck every 3–6 months, or whenever exploring a new location.

**Pro Tip:**  **Cross-check everything.**

AI moves fast. Rules change faster. Look for city, county, or .gov links before making decisions.

## Copy + Paste This Prompt

The AI prompt below is structured to return real-time regulations. Just update the bracketed sections and paste into your favorite tool. Then verify the links before taking action.

*Find Current Short-Term Rental Regulations for a Given Location*

*I am: [Owner/Manager/Agent]*

*Location:*

*City/Municipality: [City Name]*

*State/Region/Province: [State or Region]*

*Country: [Country Name]*

*Postal Zip Code: [Optional]*

*Property Type: [Single-family home, Apartment, Condo, etc.]*

*Provide the Regulatory Information:*

*Licensing & Permits*

- Is a license required?*
- License types (owner-occupied or not)*
- Application steps, costs, renewal info*
- Official links or contact details*

*Zoning Rules*

- Where STRs are allowed*
- Any bans, moratoriums, or HOA restrictions*
- Links or government contact info*

*Tax Obligations*

- What taxes apply (occupancy, sales, tourism)?*
- Who collects/remits them?*
- How to register*
- Include links if available*

*Health & Safety*

- Fire, building, or insurance requirements*
- Any safety codes or inspections?*
- Include official guidance*

*Registration & Permits*

- Does the city require additional registration?*
- Any extra permits beyond licensing?*

*Guest Limits & Rules*

- Max guests*
- Stay duration, parking, quiet hours*
- Link to official ordinance, if possible*

*Enforcement*

- What are the penalties for non-compliance?*
- Who enforces the rules?*
- Include citations or enforcement contacts"*

# Don't Just Check the Rules—Use Them Strategically

## Speed vs. Struggle

### Without This Prompt

4 hours of Google rabbit holes

Risking fines or delisting

Guessing what's allowed

Paralysis

### With This Prompt

4 minutes to get answers

Confidence + compliance

Knowing what's enforced

Progress

## Want to go deeper?

Smart Pineapple works with short-term rentals, boutique hotels, and tourism brands ready to grow—without breaking rules or burning out.

Contact me [kay@smartpineapple.ai](mailto:kay@smartpineapple.ai)



Smart Pineapple is a woman-owned consultancy focused on AI, marketing, and strategy for hospitality and tourism. We believe in supporting local economies, advancing education, and elevating independent properties and destinations through purposeful innovation. Smart Pineapple is a brand of Pineapple Innovate Inc.

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### **Disclaimer**

The strategies, tools, and recommendations provided in this worksheet are intended to offer general guidance and inspiration for property owners, managers, and hoteliers. While we strive to provide accurate and up-to-date information, we cannot guarantee specific results or outcomes. We encourage you to tailor these strategies to your unique circumstances and to seek professional advice where necessary. By using this worksheet, you acknowledge that the implementation of any strategies or actions is at your own discretion.

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