



THE 30-DAY MYTH

There is no federal rule for when a hotel guest becomes a legal tenant. The line swings from 30 to 90 days by state, and some states ignore the calendar entirely.

90 days

North Carolina sets the tenant line at **90 consecutive days** - triple the 30-day rule everyone quotes, and Florida and Texas **barely count days at all.**

WHEN A GUEST BECOMES A TENANT (CONSECUTIVE DAYS)

North Carolina		90 days
Chicago, IL		32 days
California		30 days
New York		30 days + intent
Colorado		30 days

Never use your tax software's 30-day flag as your tenancy signal.

Tax thresholds and tenant rights are different questions with different answers. In New York a guest can be a tenant for eviction at 30 days but still owe hotel tax until 90 (180 inside NYC) - months apart.

Source: HotelSEO Lab research synthesis of state statutes and city codes (Civil Code 1940.1, RPAPL 711, Fla. Stat. 509.013, G.S. 72-1, Chicago RLTO 5-12-020, C.R.S. 38-12-511). Directional; not business, legal, or financial advice. Full study →

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