

Short Term Rental (STR) Task Force

Final Findings

The Short Term Rental (STR) Task Force completed their discussions on February 5, 2020. This document summarizes the Task Force's findings regarding regulations for dedicated STRs—those having no primary resident living in the dwelling.

Geographic & Quantitative Requirements

Where/in what zoning districts should dedicated STRs be permitted?

- Campus removed from discussion
- Some members believe dedicated STRs should be allowed anywhere residences are allowed, subject to the same guidelines as other residential uses
- Some members believe dedicated STRs should be allowed only in areas where overnight lodging is currently allowed, given the view that these function more like businesses than residences
- Some members believe dedicated STRs should not be allowed anywhere

How many dedicated STRs should be allowed to operate?

- All members believe the number of dedicated STR permits issued should be capped
- Some members believe dedicated STR permits issued should be capped as a percentage of total housing in each zoning district

Proximity

- Some members believe dedicated STR permits should also have a minimum proximity limitation (i.e. so many feet between STRs)
- Some members do not believe dedicated STR permits should have a minimum proximity limitation

Operational Requirements

Occupancy

- All task force members believe there should be an occupancy cap in dedicated STRs
- Some members believe dedicated STR occupancy should be capped at 2 guests per bedroom plus 4 guests (not restricted to sleeping only in bedrooms)
- Some members believe dedicated STR occupancy should capped per Fire Code

Designated Responsible Party

- All members believe dedicated STRs should be required to list a designated responsible party, who could be the owner of the property
- Some members believe the designated responsible party or their proxy should be available by phone 24/7 and available to respond on site within 2 hours in case of a nuisance issue or emergency

Signs

- All members believe dedicated STRs should not be allowed to post signs advertising its short-term rental use

Insurance

- All members believe dedicated STRs operators should sign an affidavit confirming they have short term rental specific insurance coverage at all times the property is rented

Health & Safety Standards

Should a Safety Standards Checklist be required?

- All members agree dedicated STRs should follow a safety standards checklist.
- Some members believe the safety standards checklist should be displayed to guests with the 911 address in a prominent location on the interior of the STR unit

What to include on a Safety Standards Checklist

- Wall-mounted fire extinguishers accessible from the kitchen area
 - Provide operable smoke detectors with a minimum of one smoke detector per level and per bedroom. Operator is to change batteries annually or upon receiving notice from tenant. (Unanimous agreement)
 - Some members believe dedicated STRs should follow fire department recommendations for fire extinguishers for residential/commercial properties.
- Provide a minimum one operable carbon monoxide alarm per level, either battery-operated or electrical. Operator is to change batteries annually or upon receiving notice from tenant. (Unanimous agreement)
- Use only standard deadbolt locks. No double-keyed deadbolt locks. (Unanimous agreement with wording change)
- Ensure exit doors and windows can be easily opened in an emergency and ensure all levels have safe egress. (Unanimous agreement.)
- Ensure property address is easily visible from the street day or night. (Unanimous agreement)
- Ensure 911 address is posted within the STR and is easily visible to guests. (Unanimous agreement)

Enforcement & Inspections

- Some members believe dedicated STRs should have an initial safety inspection by the Town upon application of a STR permit, followed by self-inspection and a signed affidavit at permit renewal
- Some members believe dedicated STR operators should complete a self-inspection with a signed affidavit at registration and at permit renewal. Safety inspections by the Town would be conducted on a complaint basis.

Grandfathering/Existing STRs:

- Some members believe existing dedicated STRs should be grandfathered from all new regulations.
- Some members believe existing dedicated STRs should be grandfathered into a new ordinance as long as they are in compliance with everything except Geographic & Quantitative requirements subject to a specified date to prevent problematic incentives.
- Some members believe dedicated STRs should not be grandfathered in and must come into compliance with Town ordinance.

Other:

All members agree real estate transactions, such as rent-back or lease-back, is not considered a STR.