

STR Ordinance Proposals (Burt)

1. Home Occupation

STRs would be specifically pointed out in the definition of Tourist Home, indicating that they are NOT Tourist Homes and fall under Home Occupation, and would have its own definition.

Suggested Definition of Short Term Rental:

“1. Any residential property, or portion thereof, that is rented or leased for a period of fewer than 30 consecutive days. A single bedroom being rented or leased for a period of fewer than 30 consecutive days while the property owner is present would fall under Tourist Home. Any portion of the property that is being rented or leased exceeding a single bedroom is a Short Term Rental.

2. When any portion of a residential property is rented or leased for fewer than 30 consecutive days and the property owner is not present for the majority of the rental/lease consecutive period.”

2. Delete Tourist Home from Ordinances and replace with Short Term Rental?

This would steer anyone renting any portion of their home to the Home Occupation process (except accessory dwellings?).

3. Create a special permit for STRs, managed by the Planning Board

3.1. All property owners engaging in short-term rentals within the town limits must obtain a valid short-term rental license through application to the Planning Board. Short term rental permits must be renewed every 2 years by re-applying to the Planning Board.

[***Define permitting process***]

3.2 The short-term rental permit shall be prominently displayed in the rental property and made available for inspection upon request.

Health and Safety Standards

3.3 Short-term rental properties must comply with all applicable health and safety codes, including but not limited to fire safety, sanitation, and building codes.

3.4 Property owners are responsible for providing information to guests regarding emergency procedures, local services, and contact information for the property manager or owner.

Noise and Nuisance Regulations

3.5 Guests must adhere to local noise ordinances, and property owners are responsible for addressing and resolving any noise complaints promptly.

3.6 The town may enforce fines for violations related to excessive noise, disruptive behavior, or other nuisances caused by short-term rental occupants.

[**Fine Schedule**]

Occupancy Limits

3.7 Short-term rental properties are restricted to the following occupancy limits:

3.7a Overnight guests: No more than an aggregate of 2 persons per bedroom per rental night

3.7b Daytime guests: May visit during between the hours of 8am to 9pm. Parking, traffic, noise/nuisances issues should be considered by guests so as not to negatively impact the surrounding neighbors. Property owners are responsible for addressing complaints promptly (see 3.5, 3.6).

3.8 Property owners are responsible for informing guests of the maximum occupancy and ensuring compliance.

Reporting Requirements

3.9 Property owners must provide the Planning Board with accurate and up-to-date contact information, including a local emergency contact person or property manager.

3.10 Any changes to property ownership or management must be reported to the Planning Board within 30 days and may require re-permitting.

Compliance Inspections

3.11 The town reserves the right to conduct inspections of short-term rental properties to ensure compliance with this ordinance. These inspections would be made by a designee of the Select Board.

3.12 Non-compliance may result in fines, suspension, or revocation of the short-term rental permit.

Penalties

3.13 Violations of this ordinance may result in fines, suspension, or revocation of the short-term rental permit, as determined by the Board of Selectmen.