

Short Term Rental Task Force

February 5, 2020 Meeting

Safety Standards & Checklist

- 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
- Some members believe dedicated STRs should have an initial safety inspection by the town followed by self-inspection and a signed affidavit at renewal
- Some members believe dedicated STR operators should do a self-inspection with a signed affidavit at registration and at renewal with inspections by the town by complaint only

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 residences
- 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

TO REVIEW:

How many dedicated STRs should be allowed to operate?

- All members believe dedicated STR permits should be capped
- Some members believe dedicated STR permits should be capped as a percentage of total housing by zone

Proximity:

- Some members believe dedicated STR permits should also have a minimum proximity limitation
- Some members do not believe dedicated STR permits should also have a minimum proximity limitation

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 per bedroom plus 4 (who can sleep anywhere)
- 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
- 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 the property address should be clearly visible from the street at all hours of the day and night
- 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

Grandfathering:

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 zoning caps or proximity limits subject to a date to prevent problematic incentives.

Some members dedicated STRs should not be grandfathered in and must come into compliance with town ordinance.

All members agree real estate transactions/rent-back/lease-back is exempted/not considered a dedicated STR.