

## SECTION 526 SHORT TERM RENTALS

The Town recognizes the benefit of Short Term Rentals to home owners, visitors and community. However, it is important not to create a nuisance or change the residential character of the area.

A permit is not required during foliage season (September 15 - October 21) when the owner or primary tenant is in residence throughout the rental period and provisions "D.-H." are met. Short Term Rentals located in Residential Five Acre and Forestry Districts do not require a permit.

The following provisions shall apply to all other zoning districts to ensure that the commercial use of residential property does not adversely affect the neighborhood in which short term rentals are located. In addition, home owners have the responsibility to comply with the Vermont Department of Taxes re: rooms and meals tax rules and regulations.

- A. Conditional Use Approval is required for rental periods of fewer than thirty (30) days.
- B. Short Term Rentals are allowed no more than ten (10) times a calendar year with a two night minimum stay, excluding foliage season.
- C. All associated parking shall be on-site in designated spaces and comply with Section 522 Off-Street Parking.
- D. Rubbish service shall be provided and containers shall be maintained out-of-sight, not viewed from the street.
- E. Notice to renters of house rules pertaining to parking, rubbish, noise, parties, etc. shall be visibly displayed in the dwelling.
- F. Occupancy shall be restricted to two persons per bedroom, with a six person maximum per household.
- G. Name, address and telephone number of a manager shall be filed with the application and kept up-to- date.
- H. Prohibitions:
  - 1. Weddings, parties, catered events, and similar events.
  - 2. Signs and other outside indications the dwelling is used as a short term rental.
  - 3. Outdoor activities between 9:00 p.m. and 7:00 a.m.
- I. A Section 526 report shall be filed by the permit holder with the Planning & Zoning Office by January 31st of each year.