

# APPLICATION

PLANNING & ZONING  
PO BOX 488  
WOODSTOCK VT  
802-457-7515

All applicants must be the owner, the owners' attorney, or authorized agent of the owner of property described herein.  
A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement.  
If an agent or attorney will represent or speak on owner's behalf, owner must complete the reverse side of this application

**Please Print :**

OWNER(S) _____	Phone: _____	E.mail: _____
Mailing Address: _____	City: _____	ST: _____ Zip: _____
Signature(s): _____		
CO-APPLICANT(S) _____	Phone: _____	E.mail: _____
Mailing Address: _____	City: _____	State: _____ Zip: _____
Signature(s): _____	Interest in Property if not owner _____	

Parcel Number: _____	Map # _____	Block # _____	Lot # _____
House Number: _____	Road or Street Name: _____		
Zoning District: _____	Overlay District: _____		

**Describe What You Are Applying For: (include additional square footage, if applicable):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

For Zoning Office to Complete:			
Type of Review Required / Public Hearing Date:			
<input type="checkbox"/> Administrative	<input type="checkbox"/> Design Review Board: _____	<input type="checkbox"/> VDRB: _____	
<input type="checkbox"/> Certificate Of Compliance	<input type="checkbox"/> Planning Commission: _____	<input type="checkbox"/> TDRB: _____	
	<input type="checkbox"/> So. Woodstock Design Review: _____	<input type="checkbox"/> CC: _____	

Date Received: _____	Review Fee: _____	Application #: _____
Date Complete: _____	Itemized Fee: _____	( _____ )
By: _____	TOTAL Fee: _____	PAID: cash <input type="checkbox"/> check <input type="checkbox"/> # _____

For more information on the application process, go to: [www.townofwoodstock.org](http://www.townofwoodstock.org)

**WARNING: State permits may be required for this project.** Contact John Fay, State Permit Specialist at: (802) 279-4747 or email [john.fay@vermont.gov](mailto:john.fay@vermont.gov)

# AGENT AUTHORIZATION

I, \_\_\_\_\_ owner of property located at \_\_\_\_\_  
 in the Town of Woodstock, Vermont, hereby designate as my agent:  
 Name of Agent: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Address of Agent: \_\_\_\_\_ City/St/Zip \_\_\_\_\_  
 for the purpose of procuring local permit(s) needed to carry out the proposal described in this application. Representations made by the above named  
 Agent may be accepted as though made by me personally, and I understand that I may be bound by any official decision made on the basis of such  
 representation.  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## SCHEDULE OF FEES

### REVIEW FEES:

- Administrative \$ 25.00
- Planning Commission (PC) \$100.00
- Village Dev. Review \$100.00
- Town Dev. Review \$100.00
- Design Review /VDRB \$100.00
- Design Review Minor \$ 50.00
- RECORDING FEE : \$ 15.00

### ITEMIZED FEES:

#### RESIDENTIAL:

- NEW Construction 1<sup>st</sup> 1000 sq. ft. \$ 50.00
- Plus: \$0.15 per sq. ft. over 1 1,000 sq. ft.<sup>st</sup> per square foot \$ .15
- Plus, if Multi-Family per unit created \$ 50.00
- Addition and/or Conversion to Living Space per square foot \$ .15
- Accessory Structures/decks/porches per square foot \$ .10

#### COMMERCIAL / INDUSTRIAL:

- Construction, Addition, or Conversion to Commercial \$ 50.00
- Plus: \$ 0.20 per sq. ft. per square foot \$ .20
- Conversion to Hotel / Inn / Short Term Rental / B&B per guest room \$100.00
- Signs per square foot \$ 2.00

#### MISCELLANEOUS:

- Subdivision per new lot created \$ 200.00
- Lot Line Adjustment \$100.00
- Home Occupation \$ 50.00
- Excavation - ponds, pools, & non-commercial \$100.00
- Extraction of Sand, Gravel, Minerals per sq. ft. surface \$ .35
- Fences per linear foot \$ .25
- Appeal of Administrative Decision / Permit to DRB \$100.00

#### To estimate your Total Fee:

Add: \$ 15.00 Recording Fee +  
 Applicable Review Fee  
 + Applicable Itemized Fee(s)

**You must consult with the  
 Administrative Officer for the  
 EXACT determination of your fee.**

**Neal Leitner, Town Planner/ZA  
[nleitner@townofwoodstock.org](mailto:nleitner@townofwoodstock.org)**

**802-457-7515  
 PO Box 488, Woodstock VT 05091**

#### HOME & COMMERCIAL CONSTRUCTION

#### APPLICATION PLANS MUST INCLUDE:

Large Format Plans for Display @ Hearing and  
 One set no larger than 11" x 17"



*Woodstock, Vermont*    *The Shire Town of Windsor County*

TOWN-VILLAGE MANAGER GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802/457-3456

## **Short Term Rentals Commercial Worksheet**

**DEFINITION OF SHORT TERM:** Each calendar stay can be: One weekend, one week, two weeks, three weeks. (Any period of LESS than 30 days).

To be complete, your application must include the following items:

- ✓ Application Form & Fee (\$115. Hearing fee plus \$100.00/STR Room)
- ✓ Short Term Rental Commercial Conditional Use Support Statement
- ✓ Building Floor Plan
- ✓ Photograph of the outside of the rental property including parking area
- ✓ Site Plan drawing showing parking plan

### **PLEASE NOTE:**

1. Renting out a residence on a short or long term basis changes your home to a public building.

All public buildings require a change of use application from the Vermont Division of Fire Safety.

To download the application visit: [www.firesafety.vermont.gov](http://www.firesafety.vermont.gov)

2. Contact State Fire Marshal, Jay Moody for inspection:

[Jay.Moody@vermont.gov](mailto:Jay.Moody@vermont.gov)

(802) 777-1748 (cell)

(802) 885-8965 (office)

3. Check with your homeowner's insurance company.

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Current by-laws:

Village - Section 522; Village Zoning Regulations

Town – Section 526; Town Zoning Regulations



**TOWN ZONING REGULATIONS**  
**SELECTBOARD PUBLIC HEARING DRAFT**  
**01/15/20**

**SECTION 526      SHORT TERM RENTALS**

The Town recognizes the benefit of Short Term Rentals to home owners, visitors and the 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 "C. - I." are met.

The following provisions shall apply 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 in a calendar year with a two night minimum stay, excluding foliage season. When the owner is in residence, five (5) additional rentals are allowed for up to a total of 15 rentals per calendar year.
- C. In Residential Five Acre and Forestry zones, Short Term Rentals are allowed no more than 15 times in a calendar year with a two night minimum stay. When the owner is in residence, Short Term Rentals are unlimited.
- D. All Short Term Rental units shall be inspected and approved by the Fire Chief before the use is allowed.
- E. Only one Short Term Rental use is allowed per property.
- F. Occupancy shall be restricted to two persons per bedroom, with a six person maximum per household.
- G. All associated parking shall be on-site in designated spaces and comply with Section 521 Off-street Parking.
- H. Rubbish service shall be provided and containers shall be maintained out-of-sight, not viewed from the street.
- I. 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 PM and 7 AM.
- J. Notice to renters of house rules pertaining to parking, rubbish, noise, parties etc. shall be visibly displayed in the dwelling.
- K. Name, address and telephone number of a manager shall be filed with the application and kept up to date. The manager shall live within 30 minutes of the property and shall be able to respond 24 hours per day 7 days per week.
- L. A Section 526 report shall be filed by the permit holder with the Planning & Zoning Office by January 31 of each year. Failure to file the annual report and failure to meet the above standards shall require revocation of permit. After revocation of permit, a property owner shall not be able to reapply for one year. One may appeal a revocation notice to the TDRB via Section 817 Appeals from Decisions of Administrative Officer.

**SHORT TERM RENTAL  
COMMERCIAL - CONDITIONAL USE SUPPORT STATEMENT**

Parcel ID Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E. Mail Address: \_\_\_\_\_

1. 911 Location: \_\_\_\_\_

- Village:
- Town:

2. Owner/manager must be present during foliage rental period.

3. Name, address, phone number of Manager (must be kept up-to-date)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Changes in ownership requires a new permit.

5. Existing By-laws

Village: Section 522, page 41 of Village Zoning Regulations

Town: Section 526, page 50 of Town Zoning Regulations





## Short Term Rental Safety, Health and Financial Obligations

Contact Information	Instructions
Department of Health: 802-863- 7221 Division of Fire Safety: 802 479-7561	The short term rental operator shall post within the unit a telephone number for the persons responsible for the unit and the contact information for the Vermont Department of Health and the Vermont Division of Fire Safety. This form shall be completed by the short-term rental operator and retained on site. The form need not be filed with the department.

SHORT TERM RENTAL OPERATOR INFORMATION	
Operator(s) Name (Print):	Number of Rooms Rented:
Physical 911 Address of Property:	Type of Heating System:
Mailing Address:	Public or Private Water:
Cell phone number:	E- Mail:
	Tax Account Number:

Division of Fire Safety General Checklist ( <a href="http://www.firesafety.vermont.gov">www.firesafety.vermont.gov</a> )
<input type="checkbox"/> Smoke and carbon monoxide alarms are provided in accordance with the attached fire safety info sheet.
<input type="checkbox"/> GFI Outlets are provided in locations identified on the attached fire safety info sheet.
<input type="checkbox"/> Every sleeping room is provided with a secondary means of escape (see attached fire safety info sheet).
<input type="checkbox"/> Heating systems (fuel and wood) have been inspected by a certified fuel service technician (see info sheet).
<input type="checkbox"/> Landings, decks, porches and balconies higher than 30 inches from grade are provided with guards and rails.
<input type="checkbox"/> Stairs must be provided with graspable handrails (see attached fire safety info sheet).

Health Department General Checklist ( <a href="http://www.healthvermont.gov">www.healthvermont.gov</a> )
<input type="checkbox"/> Appliances are operational and in good repair and hot and cold potable water have been supplied.
<input type="checkbox"/> Guest rooms have been serviced and cleaned before each new guest.
<input type="checkbox"/> Refuse containers are available and emptied at least once each week or more frequently, if necessary.
<input type="checkbox"/> Swimming pools, recreational water facilities, and hot tubs are kept sanitary and in good repair.
<input type="checkbox"/> Sewage system and toilets function and are in good repair.
<input type="checkbox"/> Toxic cleaning supplies are properly labeled, safely stored and used according to the manufacturer's directions.
<input type="checkbox"/> Guest rooms are free of any evidence of insects, rodents, and other pests.

Tax Department General Checklist ( <a href="http://www.tax.vermont.gov">www.tax.vermont.gov</a> )
<input type="checkbox"/> Meals and rooms taxes are filed and paid by a third party. I do not need a Vermont tax account.
<input type="checkbox"/> Meals and rooms taxes are <b>NOT</b> filed and paid by a third party. I have a Vermont tax account.
<input type="checkbox"/> The Vermont Meals and Rooms Tax license is displayed in each rental unit.
<input type="checkbox"/> My income from these activities is included on my income tax return.
<input type="checkbox"/> I file and pay Vermont Sales Tax for any tangible items I sell.

Signature of Short Term Rental Operator	Date
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## Fire Safety Considerations for Short-Term Rental Operators

For detailed information on providing and maintaining a safe short-term rental, please visit our home page [www.firesafety.vermont.gov](http://www.firesafety.vermont.gov)

### Smoke Alarms

- Photoelectric type smoke alarms are required in the immediate vicinity of sleeping rooms, inside each sleeping room, and on all floor levels including the basement. All newly installed smoke alarms must be hard wired into the buildings electrical system.
- Smoke alarms in sleeping rooms of buildings constructed prior to 1994, may be of the 10-year photoelectric lithium powered tamper resistant type.

### Carbon Monoxide Alarms

- Outside each sleeping area in the immediate vicinity of the bedrooms. An additional detector shall be installed in each sleeping room that contains a fuel-burning appliance.
- Carbon Monoxide alarms installed or replaced in a dwelling after July 1, 2005 must be directly wired to the building electrical service and have a battery backup.
- Existing One and Two family dwellings constructed prior to July 1, 2005 may use plug in style alarm with battery backup or battery power or you may hardwire.

### Guard and Handrails

- Landings, decks, porches or platforms more than 30 inches of grade must be provided with guards and intermediate rails spaced no more than 4 inches apart.
- Graspable handrails must be provided on all stairs.

### Electrical Safety:

Ground Fault Current Interrupters (GFCI) are required in the following areas;

- Bathrooms, garages and accessory buildings having a floor located at or below grade level, not intended as a habitable room and limited to storage. Work areas, outdoors, crawl spaces, unfinished portions or areas of the basement not intended as a habitable room. Kitchen, where the receptacles are installed to serve countertop surfaces and sinks and where the receptacles are installed within 6ft from the top inside edge of the bowl of the sink. Boathouses and bathtubs or shower stalls, where receptacles are installed within 6ft of the outside edge of the bathtub or shower stall and laundry areas.

### Secondary Means of Escape from Sleeping Rooms

- Every sleeping room must be provided with a primary and secondary means of escape.
- A window meeting rescue and ventilation requirements can satisfy the secondary means of escape.

### Heating System Safety

- Oil, gas, wood, wood pellet and kerosene fuel fired heating systems shall be cleaned and maintained in accordance with manufacturer's installation instructions and shall be inspected at least once during any 2-year period by a certified fuel service technician or Chimney sweep in the case of

For additional details and information, visit the Code Information & Hot Topic Fire Safety Sheet section of our web page.

<https://firesafety.vermont.gov/buildingcode/codesheets>

1311 US Route 302-Suite 600 Berlin . Barre, VT 05641 . [firesafety.vermont.gov](http://firesafety.vermont.gov) 802-479-7561

August 2018

For detailed information on maintaining a clean, sanitary and healthy short-term rental, please see the Health Department's [Licensed Lodging Establishment Rule](#).

#### **Appliances**

- Make sure each appliance provided for guest use is operational and in good repair.
- Clean all cooking appliances, including microwaves and stoves, before each new guest.

#### **Hot and Cold Potable Water**

- Supply hot and cold potable water under pressure in sufficient capacity to meet the needs of the rental.
- Make sure the water source is constructed and operated pursuant to the Vermont Department of Environmental Conservation (DEC) requirements.
- Make sure private water supply systems meet the [State's drinking water quality standards](#).

#### **Sewage System and Toilets**

- Dispose all sewage through a public sewage treatment plant or an individual sewage disposal system that is constructed, maintained, and operated according to DEC requirements.
- Make sure each toilet is sanitary, in good repair, and operational at all times.

#### **Guest Rooms**

- Sweep or vacuum, and wet-clean all floors.
- Clean and sanitize all toilets, sinks, bathtubs, and shower areas appropriate manner and keep them free of hair, mold, and mildew.

#### **Toxic Cleaning Supplies**

- Store all poisonous or toxic materials used, including detergents, sanitizers, insecticides and rodenticides, separately from items used by guests to prevent contamination.
- Label containers of poisonous or toxic material with a legible manufacturer's label or the common name of the material.

#### **Insects, Rodents and Other Pests**

- Make sure guest rooms are free of any evidence of insects, rodents, and other pests since they may not be rented until any infestation is eliminated.
- Make sure all infestations are treated by a commercially-certified structural pest control operator.
- Use all pest control measures, both mechanical and chemical, in accordance with the manufacturer's recommendations.

#### **Refuse Containers**

- Keep the refuse storage area free of debris and clean it to prevent pests and minimize odors.
- Make sure containers have adequate capacity to store all refuse that accumulates between pickups and are emptied at least once a week or more frequently, if necessary, and between guests.

#### **Swimming Pools, Recreational Water Facilities, and Hot Tubs**

- Maintain each swimming pool, recreational water facility, and hot tub to provide for continuous disinfection of the water with a chemical process that leaves a measurable residual in the water.
- Maintain the water at a pH between 7.0 and 8.0, and keep it free of scum, algae, dirt and foreign material.

#### **Linens, Dishware and Utensils**

- Clean all linens, including towels, washcloths, bathmats, and bed linens, if provided.
- Make sure all dishware and utensils designed for repeat use are made of safe, durable, and nonabsorbent material, kept in good repair, stored so that they are protected from contamination, and cleaned between guests.

# Renting Your Room with a View?

## The Vermont Meals and Rooms Tax: What You Should Know

Many Vermonters and those living outside Vermont who own property in the state are renting their spare rooms or other types of lodging to visitors. They find it is a way to make a little extra money to supplement their incomes, but in many cases, the rent charged to the lodger is subject to the Vermont Rooms and Meals Tax and should be collected and remitted to the Vermont Department of Taxes. If you are renting a room in your home or some other form of lodging to guests, you should learn your tax liabilities as outlined here in this fact sheet.

### Should You Collect the Meals and Rooms Tax?

You may view your venture as small scale compared to a larger bed and breakfast or inn. However, Vermont tax law requires that you collect and remit tax, just like any other business operating in Vermont.

Vermont law states that sleeping accommodations offered to the public for a consideration on premises operated by a private person, entity, institution, or organization are subject to the Vermont Meals and Rooms Tax *if those rentals total fifteen (15) or more days in any one calendar year*. Please note: If you rent your room or other type of lodging to the same person for 30 or more consecutive days, the person is then considered to be a permanent resident, and different rules apply.

The following is a noninclusive list of types of lodging rented or owned by the host which fall under the provisions of the law:

- A house or room(s) in a house
- Cabin, cottage, condominium, ski lodge
- Barn, bunkhouse, tree house, camper, tent

You are personally responsible for collecting and remitting the tax to the Department of Taxes. If your rental falls within the provisions of the law, then you must charge your guests the 9% Vermont Meals and Rooms Tax. In addition, if you are providing meals to your guests and billing them separately, those meals are also subject to tax.

### New requirements for operators of short-term rentals advertising through internet platforms

Beginning July 1, 2018, operators of short-term rentals located in Vermont who advertise on an internet platform are required to post their Vermont Meals and Rooms Tax account numbers on any advertisements. If, however, the operator uses an internet platform such as Airbnb.com, which has an agreement with the Department of Taxes to collect and remit tax on behalf of its operators, then the operator may post the meals and rooms tax account number used by the platform. When using the platform's tax account number, there is no need to obtain a Vermont meals and rooms tax account.

For any rentals offered off of the platform, the operator must have a Vermont Meals and Rooms Tax account and post the number on any advertisements for the short-term rental.

Operators must post within the unit a phone number for the person responsible for the unit. In addition, the operator must post contact information for the Vermont Department of Taxes, the Department of Health, and the Department of Public Safety's Division of Fire Safety.

For more information, visit [www.tax.vermont.gov](http://www.tax.vermont.gov).

### Selling Merchandise? Vermont Sales Tax Applies

If you sell merchandise to your guests, such as your homemade candles or soap, you must charge the 6% Vermont Sales Tax on these items. Also, if you purchase items for your business and no sales tax is charged, such as purchases made online or in a state that does not impose sales tax, you must remit the applicable 6% Vermont Use Tax.

### Local Option Tax Also May Apply

In addition to the state-imposed business taxes, you may be required to collect and remit a 1% local option tax imposed by some Vermont municipalities.

A municipality may choose to levy a local option tax on 1) meals and alcohol; 2) rooms; and/or 3) any items

subject to sales tax. Businesses are responsible for collecting and remitting local option taxes along with state business taxes.

Local option tax is destination-based, meaning tax applies based on where the buyer takes possession of the taxable item. Please note that you should always calculate the local option tax as 1% of the taxable (net) sales for each town. for collecting and remitting local option taxes along with state business taxes.

If you are subject to local option tax and have not been collecting and remitting it, you may have a tax liability. A current listing of municipalities who impose local option taxes can be found at [www.bit.ly/vtlocmuni](http://www.bit.ly/vtlocmuni).

#### **What If You Have a Tax Liability?**

You are personally responsible for collecting and remitting tax. If you are subject to tax and have not been collecting and remitting it, you may be responsible for up to seven years of tax, interest, and penalty. Coming forward voluntarily through the Department's Voluntary Disclosure Program may reduce your exposure to three years of tax and interest. Call the Department's Audit Division at 802-828-2514 for more information.

#### **Vermont Business Tax Account and License**

Businesses must register for a Vermont Business Tax Account and license prior to collecting the tax. Registration is free. All businesses must display their licenses for customers at each location as authorization to collect tax on behalf of the State of Vermont. Register online for a business tax account at [www.myVTax.vermont.gov](http://www.myVTax.vermont.gov).

#### **Maintain Good Records**

We highly recommend that you maintain good records for your business, including dates of rental, names of tenants, the dollar amount charged for the rental, and tax charged and collected.

#### **Know Tax Law and Regulations**

Business owners are expected to be familiar with state tax laws and regulations applicable to their businesses. For more information, please see the following:

##### **32 V.S.A. Chapters 225 and 233**

at <http://legislature.vermont.gov/statutes/title/32>

##### **Regulations for Meals and Rooms Tax & Sales and Use Tax**

[tax.vermont.gov/regulations](http://tax.vermont.gov/regulations)

##### **Technical Bulletins on Meals and Rooms Tax**

[tax.vermont.gov/bulletins](http://tax.vermont.gov/bulletins)

##### **Fact Sheets**

[tax.vermont.gov/fact-sheets](http://tax.vermont.gov/fact-sheets)

#### **Other Resources**

##### **Vermont Secretary of State's Office**

[www.sec.state.vt.us](http://www.sec.state.vt.us)

##### **Vermont Small Business Development Center**

[www.vtsbdc.org](http://www.vtsbdc.org)

To learn more about Vermont business taxes, visit [tax.vermont.gov](http://tax.vermont.gov) or contact the Department's Business Tax Section at [tax.business@vermont.gov](mailto:tax.business@vermont.gov) or (802) 828-2551.

