

## Short-term Rental (“STR”) Ordinance Summary

The Short-term Rental Ordinance in Woodstock introduces several changes to how short-term rentals (“STRs”) are regulated. Here’s a breakdown of the key points:

### Registration Requirements:

- Starting from January 1, 2025, anyone advertising or operating a STR must obtain an annual registration.
- There will be a limit of 55 registrations for [owner-occupied](#) and 55 registrations for [non-owner-occupied](#) STRs each year.
  - [Preexisting multiple unit operators](#) must apply for and receive a STR registration for all units but only their first counts toward the annual limit.
  - [Preexisting rural operators](#) but do not count towards the annual limit.

### Application and Renewal Process:

- For STR Year 2025:
  - The application window for [existing permit holders](#), [preexisting rural operators](#), and [preexisting multiple unit operators](#) runs Aug. 1, 2024 – Sep. 15, 2024.
  - The application window for all other applicants (subject to availability) opens on Nov. 1, 2024, and runs until the respective registration limit is reached, or June 30, 2025, whichever comes first.
- For STR Year 2026 and beyond:
  - The renewal window for [existing registration holders](#) will run Aug. 1 – August 31 each year.
  - The application window for any remaining registrations (subject to availability) opens each year on Nov. 1 and runs until the respective registration limit is reached, or June 30 of the previous STR Year.

### Transfer and Limitations:

- Registrations are non-transferable and do not transfer upon property sale.
- Only one registration per registrant unless qualified as a [preexisting multiple unit operators](#).
- Only one registration per parcel unless qualified as a [preexisting multiple unit operators](#) or the parcel has more than 5 distinct and individually rentable dwelling units.
  - If there are more than 5 units on a parcel, no more than 15% of the total number of units on that parcel can be STRs.

### Fees:

- Annual Registration Fees:
  - For [owner-occupied](#) STRs: \$750 base fee plus \$250 per occupant fee.
  - For [non-owner-occupied](#) STRs: \$3,000 base fee plus \$250 per occupant fee.
- Administrative Processing Fee:
  - There’s a non-refundable \$250 administrative processing fee due at the time of application.
- Payment Procedure:
  - If the application or renewal is approved, the applicant must pay the remaining fee (minus the \$250 administrative processing fee) within 15 days of the payment request.
- Fee Waiver:
  - STRs that qualify as both [owner-occupied](#) and [preexisting rural operator](#) may submit a request for fee waiver up to \$2,000 (less the \$250 administrative processing fee).

### Fines and Penalties:

- Beginning Jan. 1, 2025, any person who is advertising or operating an STR without a valid STR registration may be cited up to \$800 per offense.
- Other violations, such as: noise, trash, failure to respond, false advertising of occupancy, etc. may also result in a citation:
  - First offense - \$500
  - Second offense - \$500, plus a written warning
  - Third offense - \$800, plus potential revocation of any existing permit and potential ban (up to 12 months)
  - Fourth and subsequent offenses - \$800, plus potential revocation of any existing permit and potential ban (up to 24 months).

**Definitions** (In order of appearance in the summary)

**“Owner-occupied”** means a property owner whose home meets the definition of a Vermont “homestead” as determined by the Vermont Department of Taxes in accordance with 32 V.S.A. §5410.

**“Non-owner-occupied”** means any property that is not considered a Vermont “homestead,” as determined by the Vermont Department of Taxes in accordance with 32 V.S.A. §5410.

**“Preexisting multiple unit operator”** means any existing permit holder who is in good standing and has continuously owned and operated more than one short-term rental prior to September 1, 2023.

**“Preexisting rural operator”** means any short-term rental owner whose property is in the Forest Reserve or Residential Five Acre Zoning District who has never applied for or received a zoning permit because under the previous zoning regulations, the short-term rental was considered a legal preexisting nonconforming use.

**“Existing permit holders”** means any short-term rental operator who applied for and received a zoning permit prior to September 1, 2023, as determined by the Short-term Rental Officer.

**“Existing registration holders”** means any short-term rental operator who has an active and in good standing Short-term Rental Registration at the time of renewal for the upcoming short-term rental year.