

Do you qualify as a preexisting rural operator under the Short-term Rental Ordinance?

What is a “preexisting rural operator?”

A preexisting rural operator is a short-term rental owner who can prove that their use of their property as a short-term rental was legally “grandfathered.”

Why does it matter?

Under the new Short-term Rental Ordinance, all qualified preexisting rural operators are allowed to register early (August 1) and apply for a registration even if the registration limit has been met.

To determine if you are eligible, ask the following:

- (1) Is your short-term rental unit in the Residential Five Acre or Forest Reserve District? (See [Zoning Map](#)).
- (2) Were you renting your home or unit on a short-term basis (less than 30 days) on or before January 3, 2020?
- (3) Did your short-term rental conform to all applicable laws existing prior to January 3, 2020?
To show proof of compliance, please collect the following documents:
 - Transaction history prior to January 3, 2020;
 - Positive fire inspection showing that any violations were corrected, and occupancy was granted to rent the unit;
 - Vermont meals and rooms tax account registration or confirmation that a third-party (i.e. AirBnB, VRBO, etc.) files and pays the Vermont meals and rooms tax on your behalf; and
 - Dated and signed copy of the Short-Term Rental Safety, Health and Financial Obligations Form

If you answered yes to all 3 of these questions and can provide copies of the compliance documents, you will likely qualify as a preexisting rural operator.

Is there a deadline for qualifying as a preexisting rural operator?

YES. This is a one-time determination. The deadline to qualify as a preexisting rural operator is July 31, 2024. If you have not received a determination of qualified status by that time, your short-term rental defaults to an unregistered/new unit and your application window opens on November 1 (as registration capacity allows).

How do I qualify?

Before July 31, 2024, schedule a time to meet with Steven Bauer, Director of Planning & Zoning by emailing pz@townofwoodstock.org. Before the meeting, submit copies of the required compliance documents and a notarized [affidavit of truth](#) via email to pz@townofwoodstock.org or in-person on the second floor of Town Hall (ATTN: Planning & Zoning Department).