

Woodstock Village and Town STR Ordinance Fact Sheet

Timeline of Short Term Rental Ordinance Creation

The Planning Commission held public meetings on STRs on the following dates:

February 1, 2023
March 9, 2023
April 11, 2023
August 2, 2023
September 6, 2023
October 4, 2023
November 1, 2023
December 6, 2023
January 17, 2024
February 7, 2024
February 12, 2024
March 6, 2024
March 25, 2024

The Woodstock Selectboard and Trustees held joint public meetings about STRs on:

March 27, 2024
April 17, 2024
April 24, 2024
May 1, 2024
May 2, 2024

The difference between the new and old ordinances

Before the Selectboard and Trustees voted to pass [this ordinance](#), the Village and Town had previously adopted separate ordinances for short term rentals. They also had separate zoning regulations ([Section 522](#) for the Village and [Section 526](#) for the Town). The separate ordinances have been in effect since 2021.

The new ordinance unifies and simplifies these laws and regulations by making it more equitable and uniform for all STR owners.

The Village of Woodstock

Old Ordinance	New Ordinance
Registration required for any rental less than 30 consecutive days.	No registration required for 14 days or less per year or more than 30 consecutive days.
STRs with onsite hosts can only be rented six times per year outside of foliage (Sep. 15- Oct. 21). During foliage, unlimited stays are allowed if the owner is onsite during the stays.	STRs can be rented unlimited times per year.
There is no limit on the number of Short Term Rental registrations issued.	Number of STR registrations is limited to 110 total in both the Village and the Town: 55 owner-occupied STRs and 55 non-owner occupied STRs.
There is no limit on how many STR registrations one person or entity can apply for.	Limit of 1 STR registration per individual or entity.
There is no limit to how many STR registrations can be granted per parcel.	Limit of 1 STR registrations per individual or entity.
Registrations holders are charged one time fees; general taxpayers are responsible for covering any additional costs to administer or enforce ordinance, including legal fees	Annual registration fees are required to cover administration and enforcement costs, including legal fees.
Registration holders are required to submit an Annual Report	No annual report is required, just annual registration.
Fees are adopted separately and can be amended at any time at the discretion of the Trustees.	Fees are adopted separately and can be reviewed and amended at any time at the discretion of the Trustees.
Fines and penalties up to \$800 per violation can be enforced by either the Village or by the State.	Fines and penalties up to \$800 per violation can be enforced by either the Village or by the State.

Town of Woodstock

Old Ordinance	New Ordinance
Registration required for any rental less than 30 consecutive days.	No registration required for 14 days or less per year or more than 30 consecutive days.
<p>STRs can be rented 10 times per year, excluding foliage season, with 5 additional stays if the owner is onsite.</p> <ul style="list-style-type: none"> ● Maximum of 10 rental stays per year, with 2-night minimum (15 stays if the owner is onsite during stays) ● Maximum of 15 rental stays per year in Residential Five Acre and Forestry districts (Unlimited stays in Residential Five Acre and Forestry zones if owner is onsite during stays). ● During foliage, unlimited stays are allowed if the owner is onsite during the stays. 	Registered STRs can be rented unlimited times per year.
There is no limit on the number of Short Term Rental registrations.	Number of STR registrations is limited to 110 total in both the Village and the Town: 55 owner-occupied STRs and 55 non-owner occupied STRs.
There is no limit on how many STR registrations one person or entity can apply for.	Limit of 1 STR registration per individual or entity.
There is no limit to how many STR registrations can be granted per parcel.	Limit of 1 STR registration per individual or entity.
<p>Registration holders are charged an annual fee.</p> <p>The fees do not cover the administration and enforcement costs; Woodstock taxpayers are responsible for covering any additional costs to administer or</p>	<p>Registration holders are charged an annual fee.</p> <p>Annual registration fees cover the entire estimated administration and enforcement costs, including legal fees.</p>

enforce ordinance, including legal fees	
Registration holders are required to submit an Annual Report	No annual report is required, just annual registration.
Fees are included in the ordinance and can be amended	Fees are adopted separately and can be reviewed and amended at any time at the discretion of the Selectboard.
Fines and penalties up to \$800 per violation can be enforced by either the Town or by the State.	Fines and penalties up to \$800 per violation can be enforced by either the Town or by the State.

All Short Term Rentals Must Be Registered

There is no exception in the old or new ordinances that protects “grandfathered” or “legal non-conforming” short term rentals. **All short-term rentals in the Town and Village are required to register and pay an annual fee.**

STR owners who meet the criteria for “pre-existing rural operators” in the R5 or Forestry districts can be granted a registration that does not count towards the cap if they can prove compliance with all previous regulations before July 31, 2024.

If you have questions about how to apply for an STR Registration, please contact the Department of Planning and Zoning (pz@townofwoodstock.org).