

Short Term Rental Research Results

Pros and Cons from the town's perspective

Pros	Cons
Guests spend their money in your community	Less long term rentals available
Enable people to have additional income to pay taxes and other expenses	Homes used for STRs are not available to people who wish to settle into a community and contribute
	STR in residential neighborhoods can lead to issues with trash, parking, noise, etc.
	New people constantly in the neighborhood
	Short term renters do not have a stake in the community
	Commercialized STRs do not always pay taxes that benefit surrounding communities

Things to consider for local governments:

- Need for tracking and accountability; Keep track of rentals and keep renters accountable
- Determine which regulations are appropriate and enforceable for our Town

Consider types of rentals and appropriate controls:

- Owner's residence—room rental, in-law apartment, renovate open spaces over garages, convert an outbuilding, etc. Level of concern—Low
- Stand-alone home—owned by individual Level of Concern—Moderate
- Stand-alone home—owned by corporation, investment group, etc.—(based on research, these have been the most problematic) Level of concern—High
- Apartments in multi-apartment complexes—Owner controlled?? Level of concern—Low
- Condo—detached or in multi-unit—Owners association controlled?? Level of concern—Low

Developing Ordinances:

Agree on a list of goals that the new STR ordinance should accomplish

- Ensure that traditional neighborhoods are NOT turned into tourist areas to the detriment of long-time residents
- Ensure an ordinance of STRs does not negatively affect property values
- Give permanent residents the option to occasionally utilize their properties to generate extra income from STRs
- Ensure that homes are not turned into pseudo hotels or party houses
- Minimize public safety risks and noise, trash, and parking problems often associated with STRs without creating additional work for local PD
- Maximize the availability of affordable housing options by ensuring that no long-term rental properties are converted into short-term rentals
- Ensure that speculators do not buy up homes to turn them into pseudo hotels or "party houses" within neighborhoods

- Minimize potential parking problems for neighbors of STRs
- Ensure that ordinances of STRs do not negatively affect property values or create unexpected negative long-term side effects

Discussion and notes:

Require a permit

Permits have an expiration date or ability for the Town to revoke upon violations (X amount of issues within X period of time)

Owner of property to prove residency in Town

Limit amount of allowed STRs in different districts for owner occupied vs business (non-resident owned)

1) Owner occupied

2) Parking on property only

3) One vehicle per bedroom

4) Two people per bedroom

5) Register with Planning Board

Fee? Fine?