



Short-term Rentals

The Town Council has been undertaking a formal discussion regarding how best to regulate and monitor Short-Term Rentals (STRs) in the community. After discussing the matter at several public meetings, the Town Council is now asking for feedback on a set of proposed regulations. The purpose of these regulations is to gather better information on STRs and reduce any negative impacts STRs create while allowing short-term rentals to occur in the Town with a permit.

The Council recognizes that flexibility is necessary for maintaining responsiveness to the community's desires and market conditions for Short-Term Rentals. The Council has reviewed two separate White Papers and provided initial feedback. A link to those white papers is on the [Short-Term Rentals webpage](#). The goal is to have a STR permit system in place as soon as possible (depending on the complexity of the regulations); perhaps as soon as the Fall of 2022.

In addition to agree to implement a permit process, the Town Council has also reached consensus on broadening the restricted use of the lodging tax and marketing tax to also allow the revenue to be used for workforce housing needs.

The Town Council has directed that prior to the Municipal Code being amended as necessary, that feedback from the community be solicited on the aspects of the draft regulatory framework for STRs.

Proposed Permit Requirements

The proposed Short-Term Rental permit would require:

- Owner's Name
- Address of the Unit
- Letter from all applicable HOA's approving the unit to be rented on a short-term basis
- Name and contact information for the designated owner representative that can be contacted 24/7/365
- A list of how the unit is advertised: Include Air BnB number, VRBO number, any other identifying information
- Identify the number of bedrooms and beds in the unit
- Identify the number of parking spaces available
- Provide an affidavit attesting permitted accommodations meet all health and human safety requirements, including tested and properly functioning carbon monoxide and smoke detectors
- No single-family home (only applies to single-family residences) may be rented on a short-term basis for more than 56 total nights in a calendar year. Any HOA would be provided an option to exempt their residences from this regulation so that the regulations could be more flexible
- The maximum occupancy of any unit would be restricted to 2 people per legal bedroom plus 4.
- Rental insurance will be required of the property owner
- A penalty fee schedule for violations will be developed so that a permit will be revoked if regulations are violated.