

## Short Term Rental Options Landscape

### Purpose:

Strike a balance between the following competing goals & objectives

1. Promoting and protecting the public health, safety, and welfare as well as the safety of STR occupants
2. Allowing STR's to provide supplemental income to residents who live and work in the community.
3. Allowing STR's to encourage tourism and support the local business community.
4. Preventing STR's from eroding neighborhood character, straining long term housing stock, and reducing affordability

### Short Term Rental Options:

Basic Registration included in  
Draft STR Ordinance

Regulation	Description	Impact Assessment
<b>Basic Registration</b>	Require annual STR registration and attestation to State of Vermont health and safety regulations	<ul style="list-style-type: none"> <li>• Improved STR transparency &amp; tracking</li> <li>• Improved STR health &amp; safety</li> <li>• Minimal impact to most STR Operators</li> <li>• Straight forward STR Administration</li> </ul>
<b>Owner Limit</b>	Limit the # of STR registrations for property owners & corporations	<ul style="list-style-type: none"> <li>• Reduce income for STR owners with multiple listing</li> <li>• Discourage Investors &amp; Corporations</li> <li>• More complex STR Administration</li> <li>•</li> </ul>
<b>Day Limit</b>	Limit the # of days per year a STR can be rented	<ul style="list-style-type: none"> <li>• Reduce income for 2<sup>nd</sup> homeowners</li> <li>• Discourage Investors &amp; Corporations</li> <li>• More complex STR Administration</li> </ul>
<b>Residency Requirement</b>	Require minimum residency requirement (days) or require STR be owners' primary residence	<ul style="list-style-type: none"> <li>• Eliminate or reduce STR income for some 2<sup>nd</sup> homeowners</li> <li>• Eliminate Investors &amp; Corporations</li> <li>• More difficult to enforce</li> </ul>
<b>STR Capacity Limit</b>	Limit the total number of STR's allowed. Implement lottery system or waiting list for granting registrations	<ul style="list-style-type: none"> <li>• Cap the growth of un-hosted STR's</li> <li>• Discourage Investors &amp; Corporations</li> <li>• Feasibility of Lottery System</li> </ul>
<b>Zoning Limit</b>	Limit which zoning districts STR are allowed	<ul style="list-style-type: none"> <li>• Selective geographic impact to existing STR Operators</li> <li>• Reduce total number of STR's</li> </ul>
<b>STR Waiting Period</b>	Prohibit STR registration within 2 – 3 years of property sale	<ul style="list-style-type: none"> <li>• Discourage property flipping for STR</li> <li>• Discourage Investors &amp; Corporations</li> </ul>
<b>Fees &amp; Taxes</b>	Increase STR fees and taxes to fund construction of workforce housing	<ul style="list-style-type: none"> <li>• Increase cost to STR Operators</li> </ul>
<b>Financial Incentives</b>	Financial incentives with rental agreements to build Long Term (LTR) Rentals or convert existing STR to LTR's	<ul style="list-style-type: none"> <li>• Increase Long Term Rental housing stock</li> <li>• Incentives could be funded through a 1% options tax</li> </ul>