

# Short Term Rental Ordinance Changes Summary

## 1st Draft

## 2nd Draft

STR license was transferable with the property to the new owner.



STR licenses will not transfer with the sale of a property. The buyer would need to apply for a STR license.

Establishment of licensing caps that would potentially limit, in any calendar year, the number of available rental business licenses. The proposed caps would establish a limit of 20% of all homes, island-wide in R1, a limit of 40% of all homes island-wide in R2, and no limit in all other residential zoning districts. If the license cap is reached, the applicant will be placed on a waiting list until a license becomes available.



Narrowed the areas subject to licensing caps and included developed, but currently unbuilt lots for calculating available licenses. The new definition still includes all R1 properties island-wide but only select R2\* properties [defined here](#). No change to the waiting list clause.

Destination or Vacation clubs are not allowed in R1, R2 or R3 zoning districts. Existing licensed properties will be grandfathered, as long as their license is renewed on time, but no new licenses will be issued to businesses meeting this definition.



No change.

Owners may not separately rent pool houses, guest houses, individual rooms or bedrooms.



No change.

Restrictions on overnight parking to address overcrowding and control parking in yards and streets. Inspection sheets must be posted and identify smoke alarms, fire extinguishers, parking spaces, bedroom count, trash can locations, and contact information.



No change.

Advertisement of STR properties must include rental license number, the maximum number of vehicles permitted for overnight parking, number of approved bedrooms, and the maximum allowable occupancy.



No change.

A local property manager or agent must be available to respond to an issue with the property within two hours of notification by either a guest or Town official.



No change.

Commercial businesses cannot be operated out of any STR property.



No change.

Licensed applicants must provide proof of ATAX payments from the previous year at renewal time.



No change.

## Additions:

- Added a three ordinance violation limit clause. If a STR owner receives three violations (defined as a guilty finding in municipal court) then their license is subject to revocation for a twelve-month period.
- Offers lot owners the right to secure a STR License, via a Provisional Lot License (PLL). A PLL would have a three year expiration. PLL's and regular STR licenses will come from the same pool of licenses available under the capped zone.
- Added an annual application fee for the STR license that would apply to both homeowners and those seeking a Provisional Lot License. The fee for properties not subject to caps is \$200; for properties subject to caps is \$1,500. These fees will allow for improved enforcement.