4.15 Short-Term Rental of Residential Property

**Intent of STR Bylaw**

This bylaw seeks to protect the town’s natural resources and residential districts while acknowledging the opportunity offered by STR’s. The intent of this bylaw is:

1. To protect our abundant natural resources;
2. To establish a balance between the desire of homeowners to rent their residential properties to STR visitors for compensation and the desire of homeowners to preserve the residential character and livability traditional to residential neighborhoods;
3. To equitably manage the STR use of residential properties in the Town of Greensboro; and
4. To promote the safety of occupants of short-term rentals.

**A)** Short-Term Rental: “Short term rental” means a furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year.

**B)** Short Term Rental Requirements:

1. Short Term Rental of Property in all Districts requires a Greensboro zoning permit.

2. The contact information required by 18 V.S.A. 4467: the owner’s name, phone number, mailing address, and an emergency contact number of the owner or a designated owner representative for the dwelling unit, shall be posted in plain sight within the dwelling unit.

3. The owner of the dwelling unit or the owner’s designated, geographically proximate representative shall be available and on call 24 hours a day, seven days a week to manage the property.
4. The Vermont Short-Term Rental Safety, Health and Financial Obligations Form, as required by 18 V.S.A. 4468(b), shall be completed and posted within the STR in plain sight. A second copy of the form shall be filed with the zoning administrator.

5. The owner shall obtain the educational information packet regarding Short-Term Rentals provided by the Vermont Division of Fire Safety. See 18 V.S.A. 4468(a).

6. Accurate occupancy limits shall be included in all advertisements of STR.


8. All vehicles associated with the Short-Term Rental of a property, including guests of the short-term renter(s), shall have designated off-road parking and not use shared private driveways, private roads, or public highways.

9. An STR permit does not run with the land. A change of ownership shall require a new STR permit.

10. Provisions must be in place for timely trash removal after each rental.

(C) Rental Requirements in the Shoreland Protection District in addition to (B)1-10 cited above:

1. The minimum rental period of an STR in the Shoreland Protection District shall be 3 consecutive nights between June 15-September 15 of each calendar year, regardless of the length of the renters’ intended stay or the amount of rent charged by the owner for the STR. All advertising must reflect this on application.
2. The Dwelling Unit or Accessory Dwelling Unit made available for Short-Term Rental shall be rented in its entirety.

3. If the STR shares a dock with other owners in the community, then the STR agreement shall set forth the terms and conditions of usage of the shared dock and shall require the renter to abide by the same.

4. No STR may be advertised for large destination events such as parties, conferences, weddings, fundraisers, reunions, or catered events. The Dwelling Unit Capacity of the Dwelling Unit limits the total number of people that may make use of the STR, including guests or invitees of the renter.

(D) Permit Application Requirements:

1. The Vermont Short Term Rental Safety, Health and Financial Obligations Form, as required by 18 V.S.A. 4468(b).

2. Declaration of occupancy is based on the number of approved bedrooms as determined by a Wastewater Permit or Lister Card.

3. An accurate drawing of the subject property that depicts and identifies the following information: location of proposed STR on lot; location of all other buildings; location of the septic system; number and location of all parking spaces, including designated off-site parking.

4. A Meals and Rooms Tax ID Number from the Vermont Department of Taxes as required by 32 V.S.A. 9282.