Proposed Short-Term Rental of Residential Property

Intent of Short-Term Rental Bylaw:
This bylaw seeks to protect the town’s natural resources and bring short-term rental activity in all districts into compliance with Greensboro’s bylaw and state regulations, while acknowledging the opportunity offered by Short-Term Rentals. The intent of this bylaw is:

1. To protect the quality of our natural resources, including the waters.

2. To ensure that rental properties are in compliance with state regulations.

(A) Short-Term Rental: Per 24 V.S.A. 2291 (29), “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:
The Short-Term Rental of a Dwelling Unit requires a Short-Term Rental Registration from the Administrative Officer. The registration of short-term rental shall be completed within one year from the time this bylaw is adopted.

1. 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 Short-Term Rental Dwelling Unit, shall be posted in plain sight within the dwelling unit. Designated emergency contact shall be geographically proximate and on call 24 hours a day, seven days a week to manage the Short-Term Rental property.

2. 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 Short-Term Rental in plain sight. A second copy of the form shall be filed with the administrative officer.

3. 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).

4. Accurate occupancy and parking limits shall be included in all advertisements of Short-Term Rental.

5. All vehicles associated with the Short-Term Rental of a property shall have designated off-road parking and not use shared private driveways, private roads, or public highways for parking.


7. A Short-Term Rental registration does not run with the land. A change of ownership shall require a new Short-Term Rental registration.

8. Provisions must be in place for timely trash removal.

9. No Short-Term Rental may be advertised for large destination events.

(C) Registration 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 based on the State of Vermont Wastewater and Water Supply Permit for the property for Dwelling Units constructed or occupied after July 1, 2007, OR, the Listers Property
Card with the number of bedrooms indicated if a local zoning or wastewater permit does not exist for Dwelling Units constructed before July 1, 2007.

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