# SHORT-TERM RENTAL ZONING BYLAW AMENDMENT

# Town of Alford Accessory Use Regulations

|  |  |
| --- | --- |
| 12. Short-Term Rental by an Owner, as defined in Section 8.4.1, of up to two bedrooms in a dwelling unit for up to 45 days per calendar year, provided that the Owner is occupying the dwelling unit at the time of the rental.\* | Yes |
| 13. Short-Term Rental by an Owner of an entire dwelling unit for up to 30days per calendar year.\* | Yes |

\*Short-Term Rental is limited to 45 days total per calendar year, whether such rental is under Paragraph 12 or 13.

**8.4 SHORT-TERM RENTAL OF RESIDENTIAL PROPERTIES**

**8.4.1 Definitions.** The following terms shall have the following meanings in Section 8.4.

Short-Term Rental: An accessory lodging use in an Owner-occupied dwelling unit including, but not limited to, an apartment, house, accessory dwelling unit, barn, cottage, condominium, or a furnished accommodation that is not a hotel, motel, inn, resort, lodging house, or bed and breakfast establishment, where at least 1 room or unit is rented for payment to an occupant for 1-31 consecutive calendar days.

Owner: An Alford resident, whether the owner of record or a resident tenant, who occupies, more than 26 weeks per calendar year, a dwelling unit on the same property as a dwelling unit to be used for Short-Term Rental

**8.4.2 Purposes.**

1. Short-Term Rentals (STRs) as defined in this section are allowed for residential properties in conformance with this Section 8.4. These regulations aim to balance private, neighborhood, and public interests by establishing intensity limits that will:

1. Protect and maintain the residential, community and agricultural character of the Town.
2. Preserve housing options for current and new residents by deterring commercial interests from buying housing to use primarily as short-term rental businesses.
3. Enable residents to earn extra income from their properties to afford to remain in the Town, to maintain their properties, and to contribute to the community.
4. Preserve and protect the health, safety and welfare of Owners, other Alford residents and short-term renters.

**8.4.3 General Requirements for all Short-Term Rentals.**

1. Prior to Short-Term Rental use:
	1. The Owner shall register with the Select Board, as required by General Bylaw

Of the Town of Alford, and shall notify the Select Board of such Short-Term Rental at least twenty-four (24) hours in advance of the Short-Term Rental’s check-in time. Such notification shall be made by the homeowner. The Select Board may adopt further rules, regulations, and standardized forms relative to and in furtherance of this notification requirement.

1. During Short-Term Rental use:
	1. The registration requirements set forth in General Bylaws shall be fully observed at all times.
	2. All overnight parking must be within the property's driveway or garage.
	3. Events that include tents are prohibited.
	4. Commercial events, including conferences, meetings, retreats, and associated uses, are prohibited.
	5. Amplified exterior noise is prohibited.
	6. Occupancy is limited to the total legal occupancy for the dwelling unit.
	7. Animals owned by short-term renters shall be leashed at all times outdoors.
	8. Hourly rentals or rentals for less than a 24-hour period are prohibited.
	9. Signs advertising Short-Term Rentals are prohibited.
	10. The use of the property shall not interfere the with the use and enjoyment of surrounding properties by reason of odor, dust, noise, traffic, lighting, accumulation of trash or debris, or vehicle parking, or in any other manner.
2. Owner must maintain a record of the names and contact information of all short-term renters, including their dates of rental, and shall make such record available to Town officials upon request.
3. A property may not be used for a Short-Term Rental unless all taxes and fees, including real property taxes, personal property taxes, excise taxes, town transfer station fees, and the like, are current.
4. Short-Term Rentals are prohibited on any property with outstanding violations of the Building Code, Fire Code, Board of Health, or Zoning or General Bylaws.
5. Except as allowed in Section 8.4, no dwelling unit shall be used for Short-Term Rental and all regulations of this Zoning Bylaw shall apply.

**8.4.4 Multiple Dwelling Units on a Parcel.**

 1. If more than one legal dwelling unit exists on a single parcel:

1. The limitations on the number of consecutive calendar days of Short-Term Rental and on the total number of calendar days of Short-Term Rental per year shall apply to the entirety of the parcel. The latter shall be apportioned among the several dwelling units.
2. Only one dwelling unit may be used for either Short-Term Rental of room(s) or Short-Term Rental of an entire dwelling unit on the parcel at a time.