

4.15 Short-Term Rental of Residential Property

(A) Intent of STR Bylaw

One economic leg of Greensboro's tourist-based economy is summer tourism, based on or around Caspian Lake and Eligo Pond. This bylaw seeks to protect the character of the community and its natural resources and ensure the protection of these resources while recognizing that the Short-Term Rental (STR) industry has been accelerating in recent years and the use of STRs in the community has increased. The intent of this bylaw is:

1. to support Greensboro's tourist base and local economy, while simultaneously upholding the health, safety, and welfare of the public and preserving the abundant natural resources;
2. to more equitably manage the STR use of residential properties in the Town of Greensboro; and
3. to establish procedures and standards by which residential properties can be made available to visitors, vacationers, and tourists for short-term rental in a manner that protects both the quality of their experience and the community character of Greensboro.

(B) Purposes of STR Bylaw

1. To establish a balance between the desire of legacy property owners to rent their residential properties to STR visitors, vacationers, and tourists for compensation and the desire of residents to preserve the traditional peace and quiet of their residential neighborhoods.
2. To preserve and protect residential neighborhood character and livability from the impacts that are often associated with short-term rentals.
3. To promote the safety of occupants of short-term rentals.

(C) Short-Term Rental. Short-Term Rental is the rental of a Dwelling Unit such that the occupancy is limited to less than 30 consecutive days and more than 14 days in a calendar year.

(D) Short-Term Rental Requirements:

1. Short-Term Rental of Property in any District requires a Greensboro zoning permit.
2. The contact information required by 18 V.S.A. 4467 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. The 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.
4. 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.
5. An STR permit does not run with the land. A change of ownership requires a new STR permit.
6. 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).
7. Provisions must be in place for timely trash removal after each rental.

(E) Short-Term Rental in the Shoreland Protection District:

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 made available 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.

(F) Short-Term Rental Permit Application Requirement:

1. The Short-Term Rental of a Dwelling Unit requires a Zoning Permit.

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 STR in plain sight.

3. Meals and Rooms Tax number from the Vermont Department of Taxes. Vermont law makes the owner of a Dwelling Unit used for Short-Term Rental (STR) responsible for the collection and payment of applicable Vermont Tax. More information at <http://tax.vermont.gov/business-and-corp/meals-and-rooms-tax/short-term-rentals>.

4. Occupancy is based on the number of approved bedrooms as determined by a Wastewater Permit or Lister Card. No additional occupancy is permitted. Accurate occupancy limits must be included in all advertisements of STR.

More information at <http://dec.vermont.gov/water/ww-systems>

5. A drawing of the subject property that depicts and identifies the following information: location of all buildings; the location of the septic system and wellhead; the number and location of all parking spaces, including designated off-site parking.



**APPLICATION FOR SHORT-TERM RENTAL
TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2640 Fax (802) 533-2191
zoning@greensborovt.org**

FOR ADMINISTRATIVE USE ONLY	
Application Number: _____	Tax Map Number _____
Zoning District _____	
Date Application Received ____ / ____ / ____	Fee Paid \$ _____

Please provide all of the information requested in this application. Failure to provide all required information will delay the processing of this application. Submit the completed application and a check payable to the *Town of Greensboro*.

Applicant(s):

Name(s): _____
Mailing Address: _____

Telephone(s) Home: _____ Work: _____
Cell: _____
E-Mail: _____

Landowner(s) (if different from applicant(s)):

Name(s): _____
Mailing Address: _____

Telephone(s) Home: _____ Work: _____
Cell: _____
E-Mail: _____

Physical Location of Property (911 address):

Permit Requirements:

- Completed State of Vermont Short-Term Safety, Health and Financial Obligations Form.
(attach a completed copy; available online at firesafety.vermont.gov or at the Greensboro Town Office)
- Vermont Meals and Rooms Tax ID#. _____ (attach a copy of verification)
- Maximum occupancy permitted by septic permit or Town lister card, based upon number of bedrooms. _____

(attach a copy of septic permit or lister card)

A drawing showing all buildings, septic and well location, and parking plan.

(attach a copy)

Site visit by Zoning Administrator, unless waived by ZA; date of visit or waiver _____

Names, addresses, and phone numbers of all abutting landowners. (attach a copy)

Name, phone number, mailing address, and an emergency contact number of the owner, or a designated owner representative for the rental unit, on-call, 24 hours a day.

Permission to Enter Property & Applicant Certification Signatures:

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented, with due notice.

The undersigned hereby certifies that the information submitted in this application regarding the above property is true, accurate and complete, and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance of the above representations and will be automatically void if any are untrue or incorrect.

Rentals may not start until 15 days from the date of approval on this permit.

The undersigned acknowledges that the following activities are prohibited:

- No STR may be advertised or available for large parties, conferences, weddings, fundraisers, reunions or catered events. Occupancy limits must be accurately advertised.
- No off-site street parking.
- No signs advertising STR.
- A change in ownership requires a permit renewal.

In addition to the constraints above, in the Shoreland Protection District only, the following also apply:

- No Rental of less than 3 consecutive nights between June 15 and September 15. All advertising must reflect this.
- The Accessory Dwelling Unit or primary structure must be rented in its entirety.
- If the STR shares a dock with other owners in the community, then a letter stating such will be posted in the STR in plain view and also stated in any/all advertisement of STR.

* Garbage service shall be provided for all short-term rentals.

Signature of Applicant(s) _____

Date _____

Signature of Landowner(s) _____
Date _____

Note: Violation of any conditions of this permit may result in an enforcement action and may affect your ability to rent, sell or transfer clear title to your property.

Appeals of the Zoning Administrator's decision must be made within 15 days following the date of decision, in accordance with § 5.7 Appeals of the Greensboro zoning bylaws. Failure to appeal this decision will mean that all interested persons are bound by this decision and will foreclose these persons from contesting this decision either directly or indirectly in the future. This permit shall not take effect until the time for such appeal has passed.

Please note that this is only a local permit, and state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802) 751-0130.

FOR ADMINISTRATIVE USE ONLY
Date: _____ Signature: _____
Remarks and/or Conditions: _____ _____
Date of Approval or Denial by the Zoning Administrator: _____
Appeal date: _____