

SUMMARY

TITLE: ARTICLE 25: “BYLAW GOVERNING SHORT TERM RENTALS”

Article 25 is proposed by the Selectboard to regulate short-term rentals in Great Barrington.

PURPOSE AND INTENT:

1. Enable residents to earn extra money from their properties to better afford to live here, maintain their properties, and contribute to the community.
2. Minimize public safety and health risks.
3. Deter commercial interests from buying housing to use primarily as short-term rental businesses.

DEFINITION: A short-term rental (STR) is a rental that is 30 days or less.

- This proposed bylaw does not affect seasonal rentals of 31 days or more.
- Stays in permitted hotels, motels, lodging houses, and tourist homes for transient guests are excluded from this proposed law.

KEY ITEMS TO HIGHLIGHT:

- STRs can be primary or secondary unit
- Unlimited days if owner on premises; Up to two bedrooms or an entire second unit on property permitted by right
- 150 day limit if owner not on premises
- Owner may have only one STR in Great Barrington
- Registration required
- STRs may be subject to inspection
- No corporations-LLCs OK
- LLC details required at registration.

RECOMMENDED: The Selectboard voted to recommend this proposal to Town Meeting on May 23, 2022.