

Proposed Short-Term Rental Bylaw

Purpose and Intent: Pursuant to the authority of G.L. c.64G, The Town establishes these regulations to balance private, neighborhood, and municipal interest, including:

- Enabling residents to earn extra money from their properties to better afford to live here, maintain their properties, and contribute to the community
- Minimizing public safety and health risks; and,
- Deterring commercial interests from buying housing to use solely as short-term rental businesses.

Definition of Short-Term Rental – An accessory lodging use in owner-occupied, tenant-occupied or non-owner occupied dwelling unit including, but not limited to, an apartment, house, accessory dwelling unit, 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 to an occupant or sub occupant for 1-31 consecutive calendar days; and, all accommodations are reserved in advance, except for certain lodging types excluded from such regulations by Massachusetts General Law.

Short-Term Rentals, may be rented by right, by a homeowner, in all zones, with the following exceptions:

- a. Residential property owned by a corporation other than an LLC may not engage in Short-Term Rentals.
- b. Residential premises designated as affordable or otherwise income-restricted, which are subject to affordability covenants or are otherwise subject to housing or rental assistance under local, state, or federal programs or law, may not engage in short term rentals.
- c. Units meeting the definition of "Professionally Managed Units" under MGL, Chapter 64G, Section 1.

General Requirement for all Short-Term Rentals During Use:

- a. All overnight parking must be within the property's driveway or garage or as permitted by right through posted town laws.
- b. Events that include tents or amplified music or which would customarily require a license or permit are not allowed.
- c. Signs advertising the Short-Term Rental are not permitted
- d. Occupancy is limited to the total legal occupancy per dwelling.
- e. A Short-Term Rental is not allowed on any property with outstanding violations of the Building Code, Fire Code, Board of Health, or Town General bylaws.
- f. A Short-Term Rental unit must include a local contact, who is able to act responsibly and can be reached in an emergency. The responsible party's contact information shall include both a phone number and an email address and shall be clearly posted in an obvious location.

- g. Trash removal shall be the responsibility of the homeowner (or the homeowner's responsible party) and shall be collected weekly or more frequently as needed, by residential trash collection services or weekly trips to the Town Transfer Station.
- h. Every Short-Term Rental is required to have a functioning fire extinguisher, as well as a current and functioning Smoke and CO detectors, to code, as per MGL Chapter 148, section 26E
- i. Every Short-Term rental operator must maintain liability coverage of not less than \$1,000,000.00, to cover each Short-Term Rental unless such Short-Term rental coverage is offered through the Hosting venue - such as Airbnb - that maintains equal or greater coverage per MGL, Chapter 337, Section 4Fb.
- j. Homeowners shall submit an annual form, similar to the current dog license, confirming the Homeowner's name, address, and contact information – phone and email - and attesting to the following:
 - 1. That the presence of smoke and CO detectors are to code, functioning, and up to date.
 - 2. There is a functioning fire extinguisher located within the Short-Term Rental Unit, or one per unit, as required.
 - 3. The Homeowner further attests that there is liability coverage maintained of not less than \$1,000,000.00, to cover each Short-Term Rental unless such Short-Term Rental coverage is already offered through the Hosting venue.