

SHORT TERM RENTAL ORDINANCE

Definitions and Agreements:

Dwelling Unit Capacity: When used as a Short-Term Rental, the Dwelling Unit Capacity shall be per number of approved bedrooms. For example, a three - bedroom Dwelling Unit shall have a Dwelling Unit Capacity of six persons (3 bedrooms x 2) when used as a Short-Term Rental.

A Dwelling Unit subject to a Vermont Land Use (Act 250) Permit shall be limited to the Dwelling Unit Capacity stated on that permit and shall not be increased by an additional two units when used as a Short-Term Rental.

Short-Term Rental: 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. Number of bedrooms of STR cannot exceed number of bedrooms stated on Listers Card.

NOTE: The Short-Term Rental of a Dwelling Unit in or of a Building qualifies the Building as a "public building", subject to the jurisdiction of the State of Vermont Division of Fire Safety pursuant to Title 20 V.S.A. §2730(a)(1)(D).

SHORT-TERM RENTAL OF DWELLING UNIT

1. The Short-Term Rental of a Dwelling Unit requires a Short-Term Rental Registration from the Short-Term Rental Administrator. A person shall not commence the use of a Dwelling Unit as a Short-Term Rental unless and until the Short-Term Rental Administrator issues the requisite Short-Term Rental Registration.
2. An application for Short-Term Rental Registration shall be in compliance with the regulations as set by the Town of Plymouth for a Short-Term Rental with an occupancy of 8 or less guests. For Dwelling Units with a Dwelling Unit Capacity of greater than 8 occupants, the following applies:
 - A. The State of Vermont Wastewater and Water Supply Permit for the property for Dwelling Units constructed or occupied after June 30, 2007 and a local zoning or septic permit, if any, for Dwelling Units constructed before July 1, 2007, or the Listers Property Card with the number of bedrooms indicated, if a local zoning or septic permit does not exist for Dwelling Units constructed before July 1, 2007.
 - B. A state of Vermont Land Use (Act 250) Permit if subject to Act 250 jurisdiction.
 - C. An inspection report with occupancy approved from the Public Building Permit from the State of Vermont Division of Fire Safety.
 - D. The Posting of Contact Information required by Title 18 V.S.A. §4467.
 - E. Proof that the liability insurance policy that covers the Dwelling Unit extends bodily injury and property damage insurance coverage that occurs during or as a result of the use of the Dwelling Unit as a Short-Term Rental.
3. No registration of the Short-Term Rental of a Dwelling Unit shall be issued or obtained and submitted to the Short-Term Rental Administrator for Dwelling Units with a capacity of greater than 8 occupants until the documents and permits set forth in subsection 2 above are addressed.
4. The duration of a Short-Term Rental Registration shall be one year from the date of issuance.
5. The maximum occupancy is determined by the lesser of the following:

- A. The number of bedrooms as indicated by the Waste Water Permit.
 - B. The number of bedrooms as indicated by the State Fire Marshall's Certificate of Occupancy.
6. The Use of a Dwelling Unit by a number of lessees, guests, or other persons in excess of the Short-Term Rental Dwelling Unit Capacity shall constitute a violation by the Registration holder and/or the person with whom the Registration holder contracted for the Short-Term Rental of the Dwelling Unit.
 7. The number of vehicles shall not exceed the number of bedrooms.
 8. Trash shall be sorted according to state regulations. Homeowners are responsible for providing containers for sorting and for the appropriate removal of all trash. Trash is to be stored in a secure space that is screened from public view. If found to be out of compliance of the aforementioned expectations, an immediate fine of \$250.00 per occurrence will be assessed.
 9. A Knox Box (emergency key) is required for all Short-Term Rental properties in order to receive a Registration Application Approval. The Knox Box must be registered with the Fire Department. To order the recommended Knox Residential Box, see the attached form. Also visit knoxbox.com or call 800-552-5669.
 10. If you have outside lighting, it shall not interfere with neighboring properties.
 11. In preserving the peaceful quiet of the community, guests are required to maintain public decency in volume and behavior from 11 P.M. – 7 A.M.
 12. Any person who commences or continues to operate a Short-Term Rental property without the required permit shall be deemed guilty of an infraction and may be fined up to \$100.00 per day.

I acknowledge I have reviewed and agree to abide by the Town of Plymouth Short-Term Rental Ordinance.

Signed: _____ Date: _____

This STR application is approved for _____ bedrooms.

STR Administrator: _____ Date: _____

Notes: _____

Adopted July 6, 2021

Jay Kullman, Select Board Chairman:

[Handwritten signature]

Rick Kaminski:

[Handwritten signature]

Keith Cappellini

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PLYMOUTH TOWN CLERK'S OFFICE

DATE 9/29/22 TIME 9:00

Received for record a Short-Term Rental Ordinance

Of which the foregoing is a true copy

RECORDED IN BOOK 134 PAGE 719-721

ATTEST Keith Graves
CLERK