

# **Town of Pawlet, Vermont**

## **Short -Term Rental Ordinance**

### **Purpose:**

To promote the health, safety and welfare of the Town of Pawlet, its residents, and visitors.

To ensure the safety of occupants of Short-Term Rentals and the wellbeing of the community/neighborhood

To preserve the character of the neighborhood, guests shall not have an adverse effect on the character of the neighborhood and surrounding property

### **Section 1: Authority**

a. This ordinance is enacted pursuant to the authority granted to the Town under 20 V.S.A. 2736 & 24 V.S.A. Chapter 59.

### **Section 2: Definitions**

a. "Short-Term Rental" is defined, in accordance with 24 V.S.A. 1971 "Short-Term Rental" means 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 and for more than 14 days per calendar year.

### **Section 3: STR Requirements**

a. Short -Term Rental (STR) of a property in all Districts is permitted. STR does not run with the land. A change of ownership shall require a new STR registration.

b. The contact information required by 18 V.S.A. 4467 shall be displayed in plain sight within the STR.

c. The owner of the STR or the owner's designated manager must be geographically proximate and available and on call 24 hours a day, seven days a week to respond in the event of an incident.

d. The Vermont Short-Term Rental Safety, Health and Financial Obligations Form, as required by 18 V.S.A. 4468(b), shall be completed and displayed in plain sight within the STR.

e. The owner shall obtain the educational information packet regarding Short-Term Rentals provided by the Vermont Division of Fire Safety, as required by 18 V.S.A. 4468(a).

f. The owner of the STR is responsible for the collection and payment of applicable Vermont Taxes.

g. Provisions must be in place for timely trash removal after each rental.

#### **Section 4: Permit Application Requirements**

- a. Submission of Vermont Short Term Rental Safety, Health and Financial Obligations Form, as required by 18 V.S.A. 4468(b).
- b. The Owner of the STR is responsible for completing The Town of Pawlet Short Term Registration Form and payment of registration fee.
- c. Meals and Rooms Tax ID Number from the Vermont Department of Taxes as required by 32 V.S.A. 9282.
- d. Any owner of a STR who fails or refuses to complete a Short-Term Rental Registration form shall be in violation of this ordinance.

#### **Section 5: Enforcement**

- a. The Pawlet Zoning Administrator shall be responsible for identifying violations of this ordinance.
- b. Penalty – This is a civil ordinance, 24 V.S.A. 1974a, a penalty of up to \$200/day may be imposed for a violation of this ordinance. Each day the violation continues shall constitute a separate violation.

Adopted April 16, 2024

CITIZENS' RIGHT TO PETITION FOR VOTE Title 24 V.S.A. § 1973 grants citizens the right to petition for a vote at a special or annual Town Meeting to disapprove ordinance amendments adopted by the Selectboard. To exercise this right, citizens must present to the Selectboard or the Town Clerk a petition for a vote on the question of disapproving the amendments signed by not less than five percent (5%) of the Town's qualified voters. The petition must be presented within forty-four (44) days following the date of the adoption of the amendments. Unless a petition requesting a vote is filed pursuant to 24 V.S.A. § 1973, the amended "Short-Term Rental Ordinance" shall become effective sixty (60) days from the date of said adoption. Additional information pertaining to this Ordinance may be obtained by contacting :

Town of Pawlet Zoning Office at [pawletzoning@vermontel.net](mailto:pawletzoning@vermontel.net)

PO Box 128, Pawlet Vermont 05761, 802-325-3309 x 3

The ordinance can be viewed at:

<https://pawlet.vt.gov/town-goverment/zoning-administrator/>