

Topic 1. Definition

From Chapter 123 of the Town Code

A dwelling unit or portion(s) thereof that is not a transient residential facility, where: (i) at least 1 room or dwelling unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance. Rental periods with a change in occupancy in excess of 31 calendar days shall not be considered a Short-Term Rental. The rental of property for a total of 14 days or less in any calendar year shall not be considered a Short-Term Rental.¹

Proposed ZBL definition:

SHORT-TERM RENTAL

A dwelling unit or portion thereof registered and operated by the owner in accordance with Chapter 123 of the Town Code.

I'm reluctant to say more in the definition so we can avoid potential inconsistencies and the conflicts they may cause.

Topic 2. Table of Uses

Insert Short-Term Rental between Tertiary Dwelling and Apartment Building, and add “Y” OR “A” in all districts. This is a policy decision. If the Town’s position is that STRs are allowed as a principal use, the amendment in the Table of Uses should be “Y.”

What does the STR Working Group want this to say?

Topic 3. Supplemental Regulations

There may be a need to include additional regulations or use conditions in the ZBL, above and beyond (or in concert with) the provisions of Chapter 123, in which case there would be a related amendment to ZBL Article IV, Miscellaneous Regulations. A decision about any additional amendments in the ZBL should be made while the proposed changes to Chapter 123 are under discussion.

¹ For comparison: A dwelling unit or portion thereof an owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where: (i) at least 1 room or unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance; provided, however, that a private owner-occupied property shall be considered a single unit if leased or rented as such. [Definition in G.L. c. 64G, § 1A]