3210 SHORT-TERM RENTAL

3210.A A short-term rental must:
(1) Be located within a dwelling and/or accessory building(s) to a dwelling that is occupied by an owner or a by a tenant with a lease agreement for a period of not less than 12 months;
(2) Not occupy more than ~~three accessory structures~~ one structure on a parcel;
(3) Not host events or gatherings to be attended by guests not staying on the property;
~~(3)~~(4) Meet the performance standards of Section 3105;
~~(4)~~(5) Conform to all applicable state health and safety codes;
~~(5)~~(6) Not house any guest for a continuous period of 30 days or more; and
~~(6)~~(7) Be limited to a maximum number of guests that does not exceed twice the number of bedrooms in the dwelling.

3210.B If the owner or tenant will not be in residence on the property when it is rented to short-term guests:
(1) The short-term rental use will be limited to a maximum of 150 days in any calendar year; and
(2) The landowner must engage a local property manager and must provide the Administrative Officer and guests with the manager's contact information.

3210.C A short-term rental must not have a commercial sign.

3210.D A short-term rental will be considered an accessory use of residential property and will not require site plan approval. The applicant must submit a copy of a completed state Short Term Rental Safety, Health and Financial Obligations checklist or other written documentation showing that the unit conforms to all applicable state health and safety codes as part of a complete application for a short-term rental.

3210.E A structure that is being used as a short-term rental that does not meet the standards of this section will require approval as a lodging facility under these regulations.

3210.F If a complaint is filed with the Administrative Officer, it will be the landowner's responsibility to demonstrate that the standards of this section and any other conditions of approval are being met.

NOTE: This section was taken from the Londonderry zoning bylaws. Section in red are proposed changes.