

# **SHORT TERM RENTALS**

## **General Information about the Law:**

- All Short Term Rentals (STRs) in the Town of Lexington **must have a permit** from the Town of Lexington to operate.
- A Short Term Rental (STR) is defined as a furnished apartment, or living unit in a dwelling, **advertised in any fashion**, including on the internet, for rent for a period of **fewer than thirty** (30) consecutive nights.
- An STR may not sleep **more than fifteen** (15) people. If a dwelling sleeps more than fifteen (15) people, it is considered a 'lodging facility', and is subject to the same rules and regulations as hotels/motels.
- **Only the owner** of a property may apply for a permit.
- There is a cap of 62 on the number of Short Term Rental permits issued to **Non-Residents**.
- There is no cap on the number of Short Term Rental permits issued to **Residents**, though all operators **must apply** with the Town of Lexington.
- If you apply for a permit, but one is **not available**, you will be placed on a **waiting list**. Once a permit becomes available, you will be notified, and an inspection will be scheduled.
- If a permit is available and your application is approved, an **annual fee** must be paid to the Town of Lexington.
- The Code Enforcement Officer will conduct **an inspection** of the proposed STR if a permit is available. After one (1) year of lawful operation, the CEO may conduct random inspections of a permitted STR.
- Permits are **non-transferable**. If you buy a house from a permit holder, you must apply for a new permit with the Town of Lexington.
- Three (3) or more violations of the law within a calendar year will result in **revocation of your permit**.

## Requirements for STR Properties:

- The **address number** of the STR must be at least 4" high and clearly visible from the road.
- The owner or emergency contact must live within **30 miles** of the property and be available in the case of an emergency or violation.
- All parking for the STR **must occur on the parcel**. No parking on any roads by STR guests will be allowed.
- The property must meet all **fire safety requirements** and have smoke alarms, CO2 alarms, fire extinguishers (up to date).
- The property must meet all **sanitary requirements** and submit a passing water test result of the potable water supply.
- Information **must be posted** inside the STR building detailing local restrictions regarding trespassing, proper garbage disposal, noise limitations, snowmobiles/ATVs, and occupancy.
- It is recommended that the owner display proof of **hazard/liability insurance** in an appropriate amount.
- If and when your property is granted a permit, or "Certificate of Compliance," the owner should display the Certificate prominently in the Short Term Rental.