

To see if the Town will vote to amend the Protective Zoning Bylaw to add a new Section [XX], as follows:

**Commented [JB1]:** You may alter this text to follow your customary article language, if necessary, but I want to show the format, particularly below where I have broken out the Use Regulations.

## SHORT-TERM RENTAL OF RESIDENTIAL PROPERTIES

### 1. Purpose

Short-Term Rentals (STRs) as defined in this section are allowed for residential properties in conformance with the following regulations. These regulations aim to balance private, neighborhood, and public interests by establishing middle-ground intensity limits that will:

1. Protect and maintain the residential character of existing neighborhoods.
2. Preserve housing options for new residents by deterring commercial interests from buying housing to use primarily as short-term rental businesses.
3. Enable residents to earn extra money from their properties to better afford to live here, maintain their properties, and contribute to the community.

**Commented [JB2]:** This phrase may not be necessary, i.e., the housing options could be for current residents too.

### 2. Applicability

1. This section applies to any homeowner-property owner who rents out one or more rooms on a single property, including rooms in a single family home or an entire dwelling and/or outbuildings:
  - a. For a period total of more than 14 days in a calendar year;
  - b. with any one rental agreement period being no more than 31 days, and;
  - c. Where breakfast is *not* included in the rent.

**Commented [JB3]:** I assume this is your intent, that the 14 days need not be one 14-day "period".

**Commented [JB4]:** I note there is no annual limit. Someone could rent their property all year, for 31-day periods. There is no law preventing that; just confirming this is the intent.

### 3. General requirements for all Short-Term Rentals:

1. The owner of the property to be used for STR must obtain a signed permit from the Planning Board. There shall be a fee of \$100 to obtain an initial calendar-year permit for the purpose of notifying abutters. Extra funds, if any, will be returned after costs are determined. Subsequent annual permits will be at no cost.
2. Only one dwelling per owner may be used for either Short-Term Rental of Rooms or Short-Term Rental of Entire Dwelling Unit at a given time.  
[Alternative: An owner of more than one property in Colrain may use only one property at a time as a short-term rental. For purposes of this Bylaw, a

**Commented [JB5]:** What will the process be? Public hearing? I see a reference below to Notice to abutters? Etc. "STRP" will be added in the Use Regulations, but no process is identified

person having a beneficial interest in a property shall be considered an "owner".

And to amend Section III-2 of the Bylaw by adding the following two "STR" categories:

:Proposed Use Table Modifications/Additions

Use	Village Districts	Rural District	Commercial-Industrial Districts
Hotels	SPR	N	SPR
Motels	SP	N	N
Inns	SPR	SP	SP
BnB Establishment (4 or more rooms) <sup>1</sup>	SPR/SPP (DOR Reg. req'd)	SPR/SPP (DOR Reg. req'd)	SPR/SPP (DOR Reg. req'd)
BnB Home (3 or fewer rooms) <sup>2</sup>	SPR/SPP	SPP	SPP
STR (<=14 days/yr) <sup>3</sup>	Y	Y	Y
STR (> 14 days/yr.) <sup>4</sup>	STRP (DOR Reg. req'd)	STRP (DOR Reg. req'd)	STRP (DOR Reg. req'd)

<sup>1</sup> See Section 4.2.2

<sup>2</sup> See Section 4.2.2

<sup>3</sup> No meals are provided.

<sup>4</sup> No meals are provided. Short Term Rental Permit required.