

SECTION 17: SHORT-TERM RENTAL OF RESIDENTIAL PROPERTIES

17.1 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:

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

17.2 Applicability

This section applies to any 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:

- 17.2.1 For a total of more than 14 days in a calendar year;
- 17.2.2 With any one rental period being no more than 31 days, and;
- 17.2.3 Where meals are *not* included in the rent.

17.3 General requirements for all Short-Term Rentals

- 17.3.1 The owner of the property to be used for STR must obtain a signed permit (“STRP”) 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.
- 17.3.2 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 person having a beneficial interest in a property shall be considered an “owner”.

Proposed Section 2: Definitions

ADD:

Short-Term Rental-- An owner occupied, tenant-occupied, or nonowner occupied property as defined in M.G.L. c. 64G § 1, 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 [for a period of 31 consecutive days or less]; 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.

Proposed Section 4: Use Regulations - Use Table Modifications/Additions

Use	Village Districts	Rural District	Commercial-Industrial Districts
Hotels	SPR	N	SPR
Motels	SP	N	N
Inns	SPR	SP	SP
Bed & Breakfast, up to 6 bedrooms²	SPR	Y	N
Bed and Breakfast Establishment (4 or more rooms)⁵	SPR/SPP (DOR Reg. req'd)	SPR/SPP (DOR Reg. req'd)	SPR/SPP (DOR Reg. req'd)
Bed and Breakfast Home (3 or fewer rooms)⁶	SPR/SPP	SPP	SPP
STR (< 14 days/yr)⁷	Y	Y	Y
STR (>= 14 days/yr)⁸	STRP (DOR Reg. req'd)	STRP (DOR Reg. req'd)	STRP (DOR Reg. req'd)

4.2.5 See Section 4.2.2

4.2.6 See Section 4.2.2

4.2.7 No meals are provided.

4.2.8 No meals are provided. Short Term Rental Permit [STRP] Required.