



WAITSFIELD PLANNING COMMISSION AGENDA

September 16, 2025 at 7:00 p.m.

Planning Commission

Beth Cook
Robert Cook
Emma Hanson
AnnMarie Harmon, Vice-
Chair
Becca Newhall
Alice Peal
Jonathan Ursprung, Chair

THE PLANNING COMMISSION WILL BE HOLDING A HYBRID MEETING. THE PUBLIC MAY ATTEND IN PERSON AT WAITSFIELD TOWN HALL OR REMOTE VIA ZOOM WITH TELEPHONE AND/OR VIDEO ACCESS. THOSE PARTICIPATING MAY SPEAK DURING THE DESIGNATED PERIODS.

To join the meeting remotely, use this link:

<https://us02web.zoom.us/j/9190265312>

Meeting ID: 919 026 5312

Or call: 1 929 205 6099

Planning & Zoning Administrator

J. B. Weir

Town Administrator

York Haverkamp

Town Clerk

Jennifer Peterson

Town Treasurer

Steve Lewis

Waitsfield Town Office

4144 Main Street
Waitsfield, VT 05673
(802) 496-2218
www.waitsfieldvt.us

1. CALL TO ORDER / ROLL CALL
2. REVISIONS TO AGENDA, IF ANY (5 +/- min)
3. PUBLIC FORUM (10 +/- min)
4. APPROVAL OF MINUTES –SEPTEMBER 2 (10 +/- min)
5. VILLAGE MASTER PLAN UPDATE (5 +/-min) AnnMarie/JB
6. CVRPC UPDATE (10 +/- min) Alice
7. WASTEWATER PLANNING PROJECT UPDATE (15 +/- min) JB/Bob
8. VERMONT LOCAL-LEVEL OUTDOOR RECREATION ECONOMIC IMPACT PROJECT (5 +/- min) JB
9. 2025-2026 WORK PLAN (50 +/- min)
 - a) Town Plan
 - b) Short-Term Rentals
10. OTHER BUSINESS (10+/-min)
11. ADJOURNMENT

**Waitsfield Planning and Zoning Administrators Report
Planning Commission September 16, 2025 meeting**

5. Village Master Plan

The PZA received an email back from Shannon Morrison with regard to the letter sent by the VMPSC on September 3rd. That email is included in the packet. The Wetlands Division will be responding in the coming weeks.

As mentioned at last meeting, the Town is pursuing a Community Development Block Grant for Disaster Recovery for culvert and wetland work adjacent to the Carroll Road/Main Street intersection. This effort is meant to dovetail with our master planning work to a certain extent in the potential acquisition of small parcel immediately to the south of Carroll Road. The property potentially serves as an opportunity to enhance recently-compromised wetlands adjacent to the Winter Park boardwalk / conservation area. In addition, the Town seeks to upgrade the existing culvert and assessment on the functionality of the Town pond. The hope is that this endeavor might show the Wetlands Division that the Town is intent on protecting the flood resiliency of the lower Bridge Street area if allowed to impact up to 15% of lower-functioning wetlands as proposed in the pending master plan. The correspondence between the Town Administrator and Devon Hanna of the Department of Housing and Community Development is included in the packet. An email update regarding this proposal will be sent to Shannon Morrison.

The next meeting of the VMPSC will occur in the first or second week of October, with a core team meeting pending the week of 9/22.

The project website is up to date and can be found [here](#).

7. Wastewater Project Update

The Town has received a package from USDA RD, which includes a mix of loan (approx. \$8 million) and grant (\$650k). Understandably, this was not the mix of award that the Town hoped for. Nonetheless, the Town pushes on toward the end goal. A finance team has been organized and will meet next week to begin discussion on how to best fund the system, remaining focused on not increasing property taxes.

There will be a wastewater project workshop on September 24th with members of the Selectboard and project team. The purpose of the workshop will be to bring the Selectboard up to speed on where we are and what must be done to bring the project to fruition. This will be a warned meeting of the Selectboard.

Town staff submitted a pre-application for the Northern Borders Regional Commission Catalyst Program for fall funding. Program details can be found [here](#). The pre-application deadline was August 29th. The Town put in a request for \$1 million project segment that includes collection up to and including the Waitsfield Elementary School. The estimated cost of that phase – including the pump station and collection piping – is approximately \$2.5 million.

8. Vermont Local-Level Outdoor Recreation Economic Impact Project

Staff completed the final submission of Waitsfield's Pilot Community Data which includes:

- Foundational Assessment Form
- Tier 1 Data Communication Form
- Recreational Inventory Template
- Business Inventory Template
- Data Tracker Template
- Recreational Assets Map
- Draft Toolkit Feedback Questionnaire

Several of these submissions are included in the meeting packet for reference. The final toolkit deliverable is expected in the coming weeks. A presentation from SE Group for the PC is pending.

9. PC Work Plan

Town Plan Update

The question arose at last meeting as to what requirements remained to be completed from the last Town Plan update. The packet includes a recent email exchange between Alice and CVRPC in addition to the CVRPC Consultation letter submitted in response to our last Town Plan update. In sum, the Town can submit the required childcare requirement as an amendment to the Town Plan and receive another four years to submit a new Plan; or the Town can submit the amendment and request re-adoption for an additional eight years. The latter is *not* recommended, as due to changing requirements and standards in various realms of State planning goals, there will be hefty new standards and policies to address.

Per the CVRPC consultation letter, the Town is to include language of the new childcare facility in Waitsfield, highlighting any role the town played in supporting that action, and the formalization of that work as part of the plan's goals or strategies. This update will result in a stronger plan that is in close alignment with the state's planning goals. During the Waitsfield Town Plan approval process, the Board of Commissioners indicated that for the town to retain

confirmation of its planning process, progress toward meeting State Planning Goal 13 will need to be documented in the town plan before CVRPC completes its next consultation in 2027.

Short-Term Rentals

The PZA wants to highlight an article titled “*Do Short-Term Renters Make Good Neighbors?*” The article explores how people feel about STRs in their own community. The article can be found here: <https://porch.com/resource/do-short-term-renters-make-good-neighbors>.

Included in the packet is a publication from Oxford Economics (in partnership with VRBO) called “*The Drivers of Housing Affordability - An Assessment of the Role of Short-Term Rentals.*”

The PZA offers some basic legal considerations for STR operators in the State:

- **Licensing and Registration:** Compliance with state and local licensing and registration requirements is essential. If a property is rented for a total of fifteen or more days in one calendar year, the owner must remit Vermont Meals and Rooms Tax to the Vermont Department of Taxes and, in most instances, obtain a Vermont Meals and Rooms Tax Account. If a person operates three or more units as short-term rentals on the same property, or if the operator intends to serve food at a short-term rental, then a Vermont Department of Health Lodging License is required, and meals served are subject to a separate tax.
- **Fire and Life Safety Regulations:** Compliance with all Vermont fire and life safety codes and regulations is paramount to ensure the well-being of guests. Rented properties must be inspected by the Division of Fire Safety for compliance with Residential Rental Housing Health and Safety Code. Failure to comply with the code can result in the imposition of fines and liability for any resulting injury or damages. Of particular note, 20 V.S.A. § 2734(d), provides that “violation of any rule adopted under this subchapter shall be prima facie evidence of negligence in any civil action for damage or injury that is the result of the violation.” Common violations include non-complaint egress windows in bedrooms, lack of interconnected, hardwired, photoelectric smoke and carbon dioxide alarms, non-complaint handrails along stairways, improperly installed or cleaned dryer vents and missing or malfunctioning fire extinguishers.
- **Advertising:** Operators of short-term rentals who advertise on any online platform are required to post their Vermont Meals and Rooms Tax account numbers on all advertisements. If, however, the short-term rental operator advertises on an online platform that has an agreement with the Department of Taxes to collect and remit tax on behalf of its operators, such as Airbnb.com, then the operator may post the Vermont Meals and Rooms Tax account number used by that platform on its advertisement. When

using the platform's tax account number, there is no need to obtain a separate Vermont Meals and Rooms Tax account.

- **Zoning and Land Use:** Understanding local zoning ordinances is vital to ensure legal operation. Some municipalities restrict short-term rentals to owner-occupied properties or impose additional restrictions. Advertising must be limited to the number of approved bedrooms consistent with the State of Vermont Wastewater and Potable Water Supply Permit. If a property qualifies for the "Clean Slate" Exemption (Section 1-303 of the Vermont Wastewater and Potable Water Supply Rules) and does not have a Wastewater and Potable Water Supply Permit, occupancy should be limited to the number of bedrooms in the property as of January 1, 2007. Municipal assessment records may provide evidence of the number of bedrooms at that time.
- **Tax Compliance:** Accurate and timely tax remittance is crucial to avoid penalties. This includes, but is not limited to, the obligation to collect and remit Vermont Meals and Rooms Tax to the Vermont Department of Taxes. Municipalities may impose additional taxes; for example, the City of Burlington collects a 9% gross receipts tax on revenue earned from short term rental activity.
- **Liability and Insurance:** Adequate insurance coverage is necessary to protect against potential liability. Depending on the nature of the property, it may be prudent to transfer ownership to a limited liability company (LLC) or another entity that affords a liability shield.

The PZA has kept in the packet examples from various Vermont towns which regulate STRs in some fashion.

10. Other Business

Jonathan may have an update on the Mad River Valley Planning District.

Upcoming trainings/webinars:

VTDEC's Drop-In Discussions are informal gatherings on the third Thursday of the month from 9 – 10 am hosted by VTDEC's River Corridor and Floodplain Protection program. No registration is required. Come on by!

The discussions support the work of municipal officials who are responsible for floodplain and river corridor regulations, and others who are involved in the work of flood resilience in Vermont. To support casual dialogue the discussions are not recorded.

If you have questions about the event, or using Teams, feel free to reach out toned.swanberg@vermont.gov or tessa.yip@vermont.gov

Future invitations to the Drop In Discussions will be posted to the Flood Resilience Listserv and also as News on www.floodready.vt.gov

And – let's talk about what's on your mind! Your feedback and suggestions are requested.

[Join the meeting now](#)

Meeting ID: 211 704 798 739

Passcode: N9BU9kf6

Dial in by phone

+1 802-828-7667,942347713# United States, Montpelier

Find a local number

Phone conference ID: 942 347 713#

Living with Bears

Living with bears takes a community! Join us for a discussion about Vermont's black bears and what individuals and communities can do to better share Vermont with these curious and powerful animals. We will discuss bear biology, ecology, the factors that bring bears into our communities, and what we can do to resolve ongoing issues and prevent future conflicts with bears. Participants will leave this workshop with specific action items they can implement at home and in their community.

Dates: Repeat sessions of this webinar will be offered on the following two dates:

Session 1: Tuesday, September 30th, 2025 1:00 p.m. - 2:00 p.m. [Register](#)

Session 2: Thursday, November 6th, 2025 10:00 a.m. - 11:00 a.m. [Register](#)

Presenters:

Jaclyn Comeau, Black Bear Project Leader, VT Fish & Wildlife Department; Jens Hilke, Conservation Planner, VT Fish & Wildlife Department

Developing an Outreach Plan to Celebrate your Town's Woods, Wetlands and Wildlife

It can be daunting to plan the outreach for a series of events or plan an outreach strategy that may lead up to a proposed municipal change, sometimes years in the making. In this webinar you'll learn more about creating an outreach plan with multiple events, separating messages for different audiences and identifying an over-arching theme that helps tie the series together. The panel of presenters includes Elise Schadler and Jens Hilke with years of municipal technical assistance experience and Megan Davin a Communications and Outreach specialist. Join us for this exciting event to help improve your commission's communications.

Date & Time:

Repeat sessions of this webinar will be offered on the following two dates:

Session 1: Wednesday, October 22nd 2025, 2:00 p.m. - 3:00 p.m. [Register](#)

Session 2: Thursday, December 4th 2025, 1:00 p.m. - 2:00 p.m. [Register](#)

Presenters:

Elise Schadler, Program Manager VT Urban & Community Forestry Program, Vermont Department of Forests, Parks & Recreation; Megan Davin, Communications and Outreach Specialist, Vermont Department of Forests, Parks & Recreation; Jens Hilke, Conservation Planner, VT Fish & Wildlife Department

Using Overlay Districts to Protect Connecting Habitat

Connecting habitat has emerged over the last twenty years as an important issue to plan for to maintain Vermont's biological diversity and provide resilience in the face of changing climate. Many of us gravitate toward the use of Overlay Districts as an important regulatory tool in maintaining this sort of pattern on the landscape. There are a variety of municipal tools that could be used to address land use pattern and it can be helpful to review all of the options before deciding on one. In this webinar, we'll address the pros and cons of Overlay Districts for protecting habitat connectivity and use real world case studies to see what has worked.

Date & Time: Repeat sessions of this webinar will be offered on the following two dates:

Session 1: Friday, October 17th 2025, 1:00 p.m. - 2:00 p.m. [Register](#)

Session 2: Tuesday, November 18th 2025, 10:00 a.m. - 11:00 a.m. [Register](#)

Presenters: Jens Hilke, Conservation Planner, VT Fish & Wildlife Department

Vermont's Land Conservation: Where Do We Go From Here?

Vermont has an incredible track record of protecting land for people and nature. Using the Conserved Lands Inventory developed by Vermont Housing & Conservation Board as part of Vermont's 30x30 effort, we reflect on the distribution of permanently conserved lands around the state, and how those lands intersect our most ecologically important places seen in Vermont Conservation Design. By looking at these past patterns, we can celebrate the work by federal, state, town, and NGOs. We can also reflect on the types of lands and parts of the state that have been historically under-represented in our land conservation investments, and prioritize future places to work for both people and nature. Join us for this exciting webinar to learn how your

town's efforts can contribute to making our conserved lands more diverse, equitable, and ecologically impactful.

Dates: Repeat sessions of this webinar will be offered on the following two dates:

Session 1: Wednesday, October 8th 2025, 11:00 a.m. - 12:00 p.m. [Register](#)

Session 2: Wednesday, November 12th 2025, 1:00 p.m. - 2:00 p.m. [Register](#)

Presenters: Bob Zaino, Ecologist, VT Fish & Wildlife Department; Jens Hilke, Conservation Planner, VT Fish & Wildlife Department

Respectfully submitted,

J.B. Weir

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, September 2, 2025
Draft

Members Present: Beth Cook, Emma Hanson, AnnMarie Harmon, Becca Newhall, Alice Peal, Jonathan Ursprung

Members Absent: Bob Cook

Staff Present: JB Weir, Zoning Administrator

Others Present: None

II. Regular Business

1. Call to Order

The meeting was called to order at 7:05 pm by Jonathan Ursprung. The meeting was held in person at the Town Offices and remotely via Zoom.

2. Review agenda for addition, removal, or adjustment of any items

No changes were made to the agenda.

3. Public Forum

Nobody requested an opportunity to comment.

4. Approval of Minutes

The Minutes of August 19, 2025 were amended and approved.

5. Village Master Plan Update

AnnMarie noted that there had been a good article published about the Master Planning in the July 28th edition of the Valley Reporter, and that an update had been provided to the Selectboard by members of the Steering Committee. There will be another presentation to the Selectboard closer to the closing out of the current Master Planning work. No meetings of the Steering Committee have taken place since the last update was provided to the PC.

Other related items were noted:

- The Town will be applying for a Community Development Block Grant related to flood mitigation, for which the proposal will be for restoration of the Town pond and replacement of an adjacent culvert; the amount applied for will be \$800K.
- The deadlines for the 2026 Municipal Planning Grant will be paid attention to as it is determined what Master Planning or other work might be covered by this program if a successful application is submitted.
- Information about the Community Housing and Infrastructure Program (CHIP) was included in the meeting packet, this program is still undergoing rule development.
- The new owners of the Mad River Green shopping center have begun exterior painting work, and will be paving the roadways/parking areas in October.

6. CVRPC Update

Alice reported that:

- She will look into what needs to be included in the Plan related to local provision of day care. She then spoke of the need for the Town Plan to be in compatibility with the Regional Plan, and questioned whether the PC will be doing a full review of Waitsfield's Plan. There was some lack of clarity whether the inclusion of required day care and other updates will provide another four years of approval by the RPC, or if there will need to be another full review before the current four-year approval expires. Alice suggested that if a full review is to be undertaken, there may be potential for a Municipal Planning Grant application to pay for a consultant to assist with the update, with another possibility being to seek support from CVRPC if the PC undertakes this work without a consultant.
- The recently approved Montpelier Plan is web based, using the ArcGIS Storyboard platform.
- The Carroll Road Act 250 substation review has not yet begun.
- Work continues on the Regional Plan.

7. Wastewater Planning Project Update

JB reported that there is an engineering meeting scheduled, a finance committee is being formed, the loan/grant package from USDA has been provided (for which there will be more information available at the next PC meeting), and that a Northern Borders Regional Committee application has been submitted for funds for construction of the northern end of the system.

8. Vermont Local Level Outdoor Recreation Impact Project

JB noted that more information is being gathered for this project, and that he is looking into the possibility of scheduling a presentation for the PC in the coming weeks.

9. Short Term Rental (STR) Discussion

Jonathan explained that the Selectboard feels it is time to move forward with guidance/an ordinance covering STRs, with a focus on fire safety and other health/safety issues such as septic capacity and parking needs, and that the Board has designated a somewhat open-ended task for the PC regarding this. AnnMarie noted that another aspect of STR regulation would be to ensure that workforce housing is available in appropriate locations and to ensure that STRs do not usurp such housing. It was also agreed that there is no intent to negatively impact the ability of homeowners to occasionally rent their home or a portion thereof in order to offset the rising cost of living.

Several comments were made regarding the need to understand what level of regulation will be supported by the community.

It was agreed that a subcommittee will work on this, and Emma agreed to do some preliminary work researching and reviewing the ordinances enacted by other towns, including Warren, as well as outlining the impacts that may need to be addressed. Beth offered to help with this effort.

It was indicated that the PC will likely work on developing STR information/ordinance language through October, followed by presentation to the Selectboard of a high-level overview.

10. Other Business

Jonathan reminded the group of the upcoming October 27 presentation by CVRPC regarding Future Land Use mapping.

11. Adjournment

The meeting adjourned at 8:50 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary

From: [Morrison, Shannon](#)
To: [JB Weir](#)
Subject: RE: Irasville Village Master Plan - Follow Up on Recent Communications
Date: Wednesday, September 3, 2025 11:10:29 AM

Hi JB, I just wanted to let you know I did receive this last week. We will need a little time to respond fully as this gets briefed up the chain and makes its way back down. I did want to let you know there has not been any kind of moratorium on receiving wetland applications. My guidance and urging for a comprehensive plan has been in the context of the scope of development you are proposing, the existing cumulative impacts to wetlands in the area, the flood prone nature of the Mad River Valley, and the potential to have more local and meaningful mitigation for wetland impacts than the in-lieu-fee program. We will be responding with what I hope is a clearer set of expectations and alternatives to create a path forward.



Shannon Morrison | District Wetlands Ecologist
Vermont Agency of Natural Resources
Watershed Management Division, Wetlands Program
Davis 3, 1 National Life Dr | Montpelier, VT 05620-3901
802-490-6178 (office)
<https://dec.vermont.gov/watershed/wetlands>

Flood Recovery Resources: <https://anr.vermont.gov/flood#wwtf>

From: JB Weir <jb.weir@waitsfieldvt.gov>
Sent: Tuesday, August 26, 2025 10:34 AM
To: Morrison, Shannon <Shannon.Morrison@vermont.gov>
Cc: Lapierre, Laura <Laura.Lapierre@vermont.gov>; Sinsigalli, Misty (she/her) <Misty.Sinsigalli@vermont.gov>; acummings@leg.state.vt.us; aperchlik@leg.state.vt.us; awatson@leg.state.vt.us; cwhite@leg.state.vt.us; dtorre@leg.state.vt.us; waitsfieldselectboard@gmavt.net
Subject: Irasville Village Master Plan - Follow Up on Recent Communications

Some people who received this message don't often get email from jb.weir@waitsfieldvt.gov. [Learn why this is important](#)

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Dear Shannon,

On behalf of the Town of Waitsfield's Village Master Plan Steering Committee, please find the attached letter along with additional project materials.

Best,

J.B Weir

Planning & Zoning Administrator

E911 Coordinator

(802) 496-2218 ext. 4

Hours: M-F 9:00 – 4:30

From: [Hanna, Devon](#)
To: [York Haverkamp](#)
Cc: [joshua](#); [JB Weir](#); [Scheld, Patrick](#)
Subject: RE: Waitsfield - CDBG DR questions
Date: Wednesday, September 3, 2025 1:40:24 PM

Hey York,

Thank you for the overview, I agree that this proposal constitutes a strong mitigation project. The engineering studies confirming the projected benefits will help play into a strong application. All engineering can be upload with the application, no need to pass them along at this moment. My recommendation would be to make sure to speak to the alignment of the project with the town's multi-year master planning effort in the project need, impact, and feasibility section of the application.

When developing your project budget, please make sure to list all activities separately – meaning break it down by the culvert portion, acquisition, any floodplain restoration activities, and the assessment of the pond. I say this because if the culvert was damaged in July 2023, we could potentially consider it as an infrastructure activity. The acquisition is definitely a mitigation activity, but the pond assessment could potentially be considered planning. This is information for us, it does not affect your proposal but may allow us to introduce more flexibility into our considerations when making awards.

Immediate things to consider:

- **A public hearing will need to be held in your community** (this can be in conjunction with a select board or town meeting) to alert residents of the town's intention to apply for these funds. The public must be warned by publishing [a notice](#) in your community's newspaper of record. The notice must be posted at least 15 days before the public hearing is held, and then the application must be submitted at least 5 days after the public hearing. You will want to get right on this – if you are submitting an application on the deadline of Sept. 30th, the hearing would need to be held no later than Sept. 25th, and notice would need to be published by Sept 10th. We are recommending altering the template I linked above to state that a copy of the application will be available 5 days prior to the public hearing, instead of 15 days prior as it currently reads.
- **You will need to begin an environmental review** for your project, this is a requirement of all federally funded projects. You can begin this process by reaching out to [Grace Vinson](#), our environmental officer. You do not need this

completed by the time you submit your application, but I would recommend having the process started. This is generally done by consultants. This is a reimbursable pre-award cost if your project receives an award, if the town is not able to pay for a consultant unless they receive an award you will need to speak to this in your application and ideally reach out to consultants ahead of time to confirm that they have availability. We want projects to be ready to begin three months after awards are made, and having an environmental review delay the project by six months will impact how your project is scored.

I suggest beginning the application as soon as possible so that you are aware of all the documentation that will be required, and so that you can have drafts available for public review 5 days before your public hearing. Please follow up with me if there are any lingering questions or if anything comes up. Thank you for reaching out and I look forward to seeing your proposal!

Best Wishes,

Devon Hanna | Grants Management Analyst
Vermont Department of Housing and Community Development
1 National Life Dr, Montpelier VT 05620
802-505-1845
accd.vermont.gov/

Stay up to date on CDBG-Disaster Recovery funding opportunities by [joining the DHCD newsletter!](#)

From: York Haverkamp <York.haverkamp@waitsfieldvt.gov>
Sent: Wednesday, September 3, 2025 10:30 AM
To: Hanna, Devon <Devon.Hanna@vermont.gov>
Cc: Joshua <joshua@mrvpd.org>; JB Weir <jb.weir@waitsfieldvt.gov>
Subject: Waitsfield - CDBG DR questions

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Hi Devon,

I hope you're well. Following our recent meeting with the broader team, we've been actively refining what we believe is a strong and timely mitigation proposal for Waitsfield under the CDBG-DR program.

We're currently shaping the project around three interconnected components:

1. **Replacement of the aging culvert under Carroll Road** with a larger concrete box culvert to improve stormwater conveyance and reduce flood risk to the surrounding area, including the Town Pond.
2. **Acquisition of the undeveloped parcel at the corner of Carroll Road and Main Street**, which sits in a flood-prone zone and offers significant potential for floodplain restoration and long-term resilience. This parcel has been reviewed by external engineering and science stakeholders, all of whom agree that its acquisition—paired with culvert upgrades—would provide meaningful mitigation benefits.
3. **Assessment of the Town Pond and surrounding parcel** to evaluate its current hydrologic function and determine whether restoration or redesign could enhance flood mitigation both upstream and downstream. While our initial plan considered restoring the pond to its original size, recent conversations suggest that newer best practices may point toward alternative approaches that better serve the community's resilience goals.

We understand that CDBG-DR funds allow for property acquisition when tied to direct mitigation outcomes, and we believe this proposal aligns with that intent—particularly given the parcel's potential to support smart growth in the Irasville Village area, consistent with the goals of our multi-year master planning effort.

I'm happy to provide more detail on the parcel's benefits or the technical rationale behind the culvert and pond components, but wanted to start with a concise overview. Please let me know if you have any questions or need clarification—we greatly appreciate your time and guidance as we move forward.

Peace
York

DRAFT TOOLKIT FEEDBACK QUESTIONNAIRE

Please provide feedback on the draft toolkit that you are using to collect or analyze data. Submit answers in a Word document via email to ljankowski@segroun.com by August 1st, 2025.

Please note that you are reviewing a draft version of the toolkit in Word document form; the final version will be formatted with graphics.

1. **TOOLKIT STRUCTURE:** please provide feedback on the overall structure and approach for how the toolkit is organized. Some prompts to consider in your response:
 - a. What challenges, if any, did you run into while following the toolkit instructions?
 - i. We found it a bit challenging to keep an understanding of the larger structure of the toolkit and items for us to fill out vs those not applicable at this time. Also, filling in Word/PDF docs can be challenging from a formatting perspective.
 - b. Was there information missing that would help other users decide which tools to use?
 - i. SE Group's guidance was the most beneficial in helping us decide which tools to use. Without that, it would have been challenging.
 - c. What communication tools did you find most useful? Why?
 - i. We didn't utilize any of the communication tools (i.e. Survey of Businesses).
 - d. Were there communication tools you did not find useful? Why?
2. **INDIVIDUAL TOOLS:** please provide feedback on each individual tool (e.g., Outdoor Recreation Asset Inventory) that you are using to collect or analyze data. For each tool, please provide the following information:
 - a. Does this tool provide clear and actionable guidance for collecting data? What could be improved?
 - i. ORAI
 1. Yes. Could be useful to have a "notes" section. Also, there are times where there's overlap between assets - such as a trail that's specific to the Long Trail but also specific to downhill skiing. Are these two assets or one?
 - ii. ORBI
 1. Yes. Many businesses play multiple roles. It asks for the primary, but could be useful to identify a secondary service or product (i.e. lodging and restaurant and gear shop at the same location - Mad Bush). Also, there are MANY more businesses that we could add, as nearly every one in our community plays a role. We just utilized the full number of columns that were available.
 - iii. DTT
 1. Yes. We did reach out to the state and other folks identified in the directions, but they either said that they've already been working with SE Group on these questions or they didn't respond to our inquiry. As such, all data identified are locally sourced.

- b. Was there anything missing in the guidance for this tool, (e.g., other data that you are interested in collecting)?
 - i. ORAI
 - 1. No
 - ii. ORBI
 - 1. No
 - c. What challenges / barriers, if any, do you think other communities will have in using this tool?
 - i. ORAI
 - 1. Identifying all of the assets and details.
 - ii. ORBI
 - 1. Identifying all of the assets and details, especially if it's a large community.
 - d. Did this tool provide you with new insight? What did you discover?
3. OVERALL REFLECTION: please provide feedback on your overall experience using the toolkit, including any feedback not captured in questions #1 and #2.

FOUNDATIONAL ASSESSMENT FORM

Estimated time for completion: 20–30 minutes.

Before you begin using the Local-Level Economic Impact Toolkit, we ask that you complete this Foundational Assessment Form. This form will take approximately 20–30 minutes and is designed to help you reflect on your current understanding of outdoor recreation in your community or region. Whether you are studying a single recreation asset or a regional area, this assessment encourages you to consider the broader context—how outdoor recreation connects to your economy, identity, and quality of life. Grappling with these bigger-picture questions will help you identify data gaps, uncover opportunities, and ultimately choose the tools in the toolkit that will be most useful for your goals.

You may not be able to answer every question fully, or at all. Take note of this. If you cannot answer a question, this may point to an area you may want to use the toolkit to dig deeper into.

1. VISIONING

Is there a clear vision in your community/region for outdoor recreation and/or the outdoor recreation economy? Pick the option that describes your community best.

Yes, there is a clear vision with overall agreement and support from the general public and key stakeholders.

Yes, there is a clear vision amongst key stakeholders, but it not as well known or supported by the general public.

There is the beginnings of a vision but it needs more work and buy-in from the

community. There is not yet a vision for outdoor recreation and/or the outdoor recreation

economy.

Describe your community's vision for outdoor recreation. How do you see outdoor recreation contributing to the local economy in the next 5–10 years?

MRV Moves Active Transportation Plan (2016): The MRV Moves Active Transportation Plan, and corresponding Future Opportunities Map, envisions a consistent, cohesive, and connected regional system of trails, paths, roads, and sidewalks that provide a range of transportation options and recreational experiences for diverse user groups in the MRV, all while connecting users to the natural landscape and respecting the resources that make the Valley so special.

Key components of the active transportation system include:

- Accessibility (all ages and abilities system, parking, signage, convenient and “close to home” opportunities)
- Diversity (surfaces, ability, user groups, activities)
- Sustainability (environmental stewardship, ecological and community resilience, long-lasting active transportation system, flood resilience, erosion control, minimal maintenance)

- Connectivity (within and between village centers, to major destinations and recreation areas, to other trails, to neighborhoods, to hotels and lodging)
- Safety (improvement of high risk zones, separation between users and motor vehicles where needed, trail and facility design standards for safety)

In what ways does outdoor recreation shape how your community sees itself and how it is perceived by others?

The Mad River Valley (MRV) is blessed with historic New England villages, a network of quiet dirt and rural roads, and a myriad of private, non-profit, and government agencies working on trails that traverse some of the most beautiful landscapes in the Northeast. Waitsfield, one of the three municipalities completely located within the MRV, serves as the "downtown" for the broad region. The MRV community has a long history serving as a host to outdoor recreation, reaching back to the advent of the Long Trail (1910), and most notably alpine skiing (Mad River Glen, 1949, & Sugarbush, 1959). Due to the MRV's physical land base and alpine + nordic ski areas, the primary economic driver over the second half of the 20th century has been winter recreational opportunities. Non-winter and non-ski recreation, as well as broader "tourism" influences, began to define this sector around the 21st century. Recent expansion of mountain biking trails outside of the traditional "resort" environment (i.e. Blueberry Lake) is exemplary of this more "diverse" recreational profile. This evolving offerings of outdoor recreation are central to the lifestyle of residents and a key draw for tourism.

What would success look like if your community were to strengthen its outdoor recreation economy?

Success in Waitsfield's outdoor recreation economy begins with a strong sense of place – and a culture rooted in community, conservation, and shared experience. The forests, rivers, and ridgelines of the Mad River Valley are cherished not merely as economic assets, but as the foundation of daily life and collective well-being.

Like *Sputnik* – a word meaning "companion" or "fellow traveler" – the Mad River connects the valley's villages, weaving a thread through landscapes and lives alike. It flows not just as a body of water, but as the valley's heart – a symbol of enduring resilience, adaptability, and identity. As *Sputnik* left a legacy in orbit, the river leaves its imprint in the shared spirit of this place. Water, after all, is the great connector – and in a thriving outdoor recreation economy, that sense of connection deepens: between neighbors, between communities, and between people and the land.

Recreation in Waitsfield isn't always extreme or grand. Sometimes, it's as simple as walking a path, trail running before work, or biking to work. At other times – and often, always – it becomes something deeper: a meditative practice, a healthy routine, a source of resilience, joy, and inspiration. It offers space for reflection or connection, solitude or celebration – whether quietly along the river or amid the energy of a community gathering. At its core, it nurtures well-being of body, mind, and spirit.

This culture of outdoor recreation supports not only economic vitality and small business growth, but also a broader sense of opportunity – for learning, creativity, health, and inclusion. Success means building a recreation economy through authentic community engagement, collaboration with relevant internal and external stakeholders, and decisions rooted in what truly matters: community, access, equity, a welcoming spirit, and a sense of peace – both within oneself and with the world around us.

Through thoughtful investment and a shared vision, Waitsfield is nurturing an outdoor recreation culture that reflects who we are, uplifts what we care about, and builds a future where the outdoors is for everyone – in every season, and at every stage of life.

2. UNDERSTANDING YOUR OUTDOOR RECREATION ECONOMY TODAY

A. RECREATIONAL ASSETS

Do you have a sense of what the primary outdoor recreation assets are in your community/region (i.e., the destinations that are most popular or have the most potential to generate economic impact)? If yes, list up to five destinations here.

These can include a wide variety of places and facilities, such as:

- **Trails/Trail Systems** – for hiking, biking, skiing, paddling, snowmobiling, etc.
- **Parks** – municipal, state, or national
- **Bodies of Water** – lakes, rivers, streams, and public access points
- **Public Lands** – state forests, wildlife management areas (WMAs), etc.
- **Campgrounds** – for tent camping, RVing, or other overnight stays
- **Facilities** – such as ski areas, climbing gyms, shooting ranges, or similar venues 1.

1. MRV Rec Hub & Mountain Biking (MTB) Trail Network Access
2. GMNF Blueberry Lake (paddling/swimming) & GMNF Blueberry Lake MTB Trails
3. Sugarbush Resort
4. Mad River Glen
5. GMNF Warren Falls
6. MRV Dog Park

Beyond this initial list, are you aware of any new outdoor recreation assets in your community/region that are being planned or are under development?

MRV Recreation Hub is in the final stages of development.

MRV Active Transportation Corridor – The Mad River Valley Active Transportation Corridor is a planned 18-mile off-road path that was envisioned in the 2016 MRV Moves Active Transportation Plan. Over the last year, the project has advanced through a scoping study, and the project team recently applied for Segment I design & construction funding that would be used for the first segment of the corridor, which would extend from Warren Village to Riverside Park. Segment I would provide a direct connection to 40 miles of multi-use trails across the Mad River Valley.

Sugarbush Access Road Shared-Use Path - This shared-use path project went through the scoping study process in 2017, and was successfully funded for design and construction funding for Segment I of the project in 2023. The project is currently in the design stage, with construction expected to begin sometime in 2027. It was originally included in the 2016 MRV Moves Plan's Future Opportunities Map as a priority "Major Off-Road Connection."

Addition of bike and pedestrian supports for "minor on-road connections" highlighted in the MRV Moves Future Opportunities Map along the east side of the MRV. Recently, selectboard members from Moretown, Waitsfield, and Warren met to explore ways to support biking and walking on the MRV's most popular municipal road segment—Pony Farm Rd (Moretown) to North Rd (Waitsfield) to Common Rd (Waitsfield) to East Warren Rd (Warren). This route crosses all three towns on a mix of paved and dirt municipal roads on the east side of the valley, linking Warren Village to Waitsfield Common and East Warren, forming a north-south route outside, but generally parallel to VT 100. It is very popular for walking and biking, offering stunning views of the valley and the Green Mountain range. MRVPD has recently connected with Local Motion in seeking support and examples of similar rural routes that have effectively enhanced pedestrian/cycling accommodation.

Are there efforts in place to promote these assets to both residents and visitors?

MRV Chamber of Commerce is the primary entity promoting broad MRV recreation assets. I.e. Almost There video: https://www.youtube.com/watch?v=M5Ef_YqBWRo.

The VOREC-funded Recreation Hub project focused on trail connectivity and accessibility, which, amongst other things, supported the development of a new indoor Welcome Center with maps, recreation resources, and visitor information staffed by the MRV Chamber of Commerce. <https://www.mrvrd.org/rec-hub>

In addition, a variety of organizations play significant roles in promotion: MRV Recreation District, individual trail/rec organizations (Mad River Riders, Mad River Path, each of the town's conservation commissions, etc).

Previous efforts include the MRV Unified Trailhead Kiosk & Mapping Project. The project, which launched in July 2018 with the first kiosk installation at Scrag Mountain Town Forest, features 47 total trailhead signs—21 major and 32 minor signs installed at recreation fields, parks, village path segments, conserved forest land, multi-use paths, and more—each with a site map, trail information, and user guidelines that together identify, unify, and

celebrate the Mad River Valley's expansive trail network. Since 2021, 15 additional trailhead kiosks have been produced as part of this valley-wide effort. In addition, the project produced updated MRV Trail Maps in coordination with a private map developer and uploaded all trail data to TrailFinder.
<https://cdn.townweb.com/mrvpd.org/wp-content/uploads/2022/01/Final-Unified-Trailhead-Kiosk-Press-Release-12.1.21.pdf>

B. OUTDOOR RECREATION BUSINESS ASSETS

Similar to the above, do you have a sense of what businesses may have an existing relationship with the outdoor recreation economy in your area? If yes, list up to five businesses here.

Consider the following types:

- **Outdoor Recreation Businesses** - gear shops, outfitters, rental services
- **Accommodations** - motels, campgrounds, cabins, short-term rentals
- **Food & Beverage** - restaurants, diners, coffee shops, breweries
- **Convenience Services** - gas stations, markets, general stores
- **Other Retail** - gift shops, convenience stores, souvenir stands

1. Lawson's Finest Liquids
2. Mad Taco
3. Mehuron's Supermarket
4. Shaw's Supermarket
5. Irasville Country Store
6. Village Grocery
7. Madbush Falls
8. Scrag & Roe
9. Twisted Halo
10. American Flatbread
11. Canteen Creemee Company
12. Village Grocery

Do you notice a relationship between tourism and outdoor recreation in your community?

There is a noticeable relationship between tourism and outdoor recreation in our community. See vision question #2 above.

Are there currently partnerships between businesses, government, and nonprofits to enhance the outdoor recreation economy?

For approximately 15 years the MRV Trails Collaborative served as a place for trail, conservation, and municipal entities to convene, share information, and collaborate on enhancing recreation assets. This effort, initially led by the MRV Planning District and subsequently by the MRV Trails Collaborative, was central to the development of the MRV Moves Active Transportation Plan (and its subsequent vision and implementation steps), collaborative trail projects/funding requests, clarifying MRV Chamber's trail and recreation messaging (updating website, etc), developing paper trail maps w/ a private map making company (Map Adventures), developing/building 60+ unified trailhead kiosks, digital trail map collaboration ([TrailFinder.info](https://www.trailfinder.info)), and more. In 2022 the MRV was a recipient of the pilot round of (Vermont Outdoor Recreation Economic Collaborative) VOREC grants, which made possible two important projects: MRV Recreation Hub & Conservation Recreation Visioning (CRV).

The MRV Rec Hub brings together local recreation, municipal, and community partners to transform the recreational experience in the heart of the Mad River Valley through a multi-use recreational, commercial, and community center that creates opportunities to "Explore, Connect, and Protect." The Mad River Recreation Hub project is focused on trail connectivity and accessibility in the Mad River Valley and beyond. The Hub opened in 2025 and is sited centrally in the MRV at the intersection of VT100 and VT17, direct pedestrians, bicyclists and other visitors to local businesses, encourage locals to get outside, and increase community participation in recreation. The Recreation Hub includes several key interconnected components: an indoor Welcome Center with maps, recreation resources, and visitor information staffed by the MRV Chamber of Commerce; construction of a pedestrian/bike bridge over the Mill Brook by the Mad River Riders; and a new, adjacent trailhead area with composting toilet and parking area, incorporating environmental protection measures such as erosion control, runoff mitigation, and an enhanced riparian buffer.

The Mad River Valley Conservation and Recreation Visioning (CRV) Project began in Summer 2022 to develop, through an inclusive community process, a set of maps, shared goals, guiding principles, and best practices that together will provide a well-supported vision for balancing ecological integrity with recreation and trails across the Valley. The effort was led by a Steering Committee representing fifteen different local recreation and conservation groups, with various public events. 2025 deliverables from the effort include:

- Online Mapping Tool and Opportunity Areas Map (<https://arrowwoodvt.com/mrvcrv/>)
- Shared Vision, Values, & Guiding Principles Statement (<https://static1.squarespace.com/static/613b5a6eca3ee440c1c3e89a/t/67e1946779eed670c0ba3270/1742836839164/Purpose%2C+Shared+Vision%2C+Values+and+Guiding+Principles.pdf>)
- Recreational Trail Development Process Guide

<https://static1.squarespace.com/static/613b5a6eca3ee440c1c3e89a/t/6827596f9f830a6c08f8d215/1747409287431/CRV+Trail+Development+Process+3-12-25.docx+%281%29.pdf>

Other important work products:

- Key Ecological Features
(https://static1.squarespace.com/static/613b5a6eca3ee440c1c3e89a/t/66464f0dd3780609ef6da84a/1715883789462/KeyEcologicalFeatures_BriefDescriptions_20240508+2.pdf)
- Desired Conditions
(<https://static1.squarespace.com/static/613b5a6eca3ee440c1c3e89a/t/670037e8c533093e3ce3ceed6/1728067561794/Desired+Conditions+Statement+%281%29.pdf>)

C. COMMUNITY ENGAGEMENT

Do you know how engaged community members are in outdoor recreation activities? Are there organizations, clubs, or advocacy groups that support outdoor recreation? List all that you know.

Most community members are very engaged in the outdoor recreation activities that the MRV has to offer. Individuals may not participate in all of the activities available(e.g., skiing, biking, swimming, hiking, birding etc.), but most everyone has some form of outdoor recreation that they enjoy in their free time.

We also have many organizations that support outdoor recreation in our community:

1. Mad River Riders
2. Mad River Path
3. Mad Birders
4. Friends of the Mad River
5. Mad River Valley Recreation District
6. StewardMRV
7. Mad River Valley Chamber of Commerce
8. Mad River Valley Backcountry Coalition
9. Mad River Ridge Runners
10. Duxbury Land Trust
11. Fayston Conservation Commission
12. Mad Dog Trout Unlimited
13. Moretown Recreation Committee
14. Stark Mountain Foundation
15. Waitsfield Conservation Commission
16. Warren Conservation Commission

How does your local government support outdoor recreation (e.g., policies, funding, infrastructure improvements)?

The Town of Waitsfield has provided funding as a match for grants on multiple occasions. A few examples include funding for the two sidewalk projects that were built to connect Irasville & Waitsfield Village, the MRV Unified Trailhead Kiosk & Mapping Project that constructed information kiosks at trailhead locations across the Mad River Valley, as well as a cash match for the MRV Active Transportation Corridor Scoping Study.

To what extent do schools and youth programs encourage participation in outdoor activities?

Waitsfield Elementary School participates in a program called Educating Children Outdoors (ECO) which brings students into the surrounding forests and fields to learn through exploration, environmental stewardship, and play. In addition to the ECO program, Waitsfield Elementary School (and other MRV schools) also participates in the Ski & Board Program, which partners with Sugarbush Resort and Mad River Glen to allow students the opportunity to ski or snowboard for a portion of the school day once a week during the winter months.

Waitsfield Elementary has also partnered with local non-profits such as the Mad River Path and Friends of the Mad River to provide educational opportunities & excursions to students. These have included creating stream tables to simulate and understand how rivers work, as well as canoe trips down the Mad River and on Blueberry Lake.

3. HIGHLIGHTING ADDITIONAL IMPACTS

How has outdoor recreation influenced housing affordability, workforce trends, community health, and overall quality of life—and what inequities or challenges have emerged as a result?

The 2024 MRV Annual Data Report suggests that outdoor recreation has likely influenced Waitsfield's housing market and community structure. According to the report, the MRV experienced a net loss of 79 primary residences converted to vacation homes between 2019 and 2023, while Waitsfield's median primary residence sales price increased 50% between 2013-2023. The report also indicates that the housing composition across the MRV consists of 40% seasonal/vacation homes, compared to only 11% available for year-round renters. The number of whole-home short-term rental units increased by 42% from January 2023 to January 2024. These housing trends likely reflect the valley's success as a recreation destination. Vacation home sales consistently outpace primary residence sales in the MRV, which is the opposite of statewide patterns.

The report also suggests that the recreation economy generates substantial employment but creates seasonal volatility and wage gaps that price out the seasonal workforce. According to Waitsfield-specific data, agricultural and leisure & hospitality employees earn around \$28,000-\$35,000 annually, which is below the \$38,126-\$63,357 needed to afford modest housing in Washington County. This housing wage gap influences local commuting patterns, as the report shows that only 35% of valley workers can afford to live locally while 61% must commute from outside, and 26% of Sugarbush employees rely on temporary arrangements, including camping and shared housing, which increased by 153% from the prior year.

The MRV Annual Data Report indicates that economic pressures have driven shifts in our community demographics, with Waitsfield's median age increasing 10% since 2012. The report documents that school enrollment dropped 13% from 2011-2024, reflecting fewer families with children able to remain in the valley, while emergency service calls increased 41% from 2019-2022, suggesting both increased seasonal population and an aging population which has placed pressure on infrastructure designed for smaller year-round communities.

In what ways is climate change impacting outdoor recreation assets and patterns, and what environmental or infrastructural risks could affect long-term access and resilience?

Recreation and tourism are the stalwarts of the MRV economy (MRV Economic Study, 2014). Given climate change, the evolving mountain resort industry, and economic challenges of seasonality, much focus has been centered around supporting year-round and non-snow-dependent options. As such, much effort mountain biking seems to be emerging as a major new driver. Alpine and Nordic skiing are 'givens,' but vary dramatically year to year with weather. Polo has slowly returned to Waitsfield, the Couples Club field is actively used and rented, and tennis/pickle ball continues to be active. Fishing appears to be making a resurgence, but greatly impacted by major flood events. New efforts have grown in support of ice skating at The Skatium, but their season is greatly impacted by weather fluctuations.

4. IDENTIFYING AREAS FOR GROWTH

What challenges does your community face in expanding outdoor recreation opportunities? Are there gaps (ex: infrastructure, funding, marketing) that limit economic benefits from outdoor recreation?

One of the core challenges in expanding outdoor recreation opportunities in our community stems from the organizational structure — or in some cases, the lack thereof — and the broader culture that surrounds recreation planning and coordination. A local nonprofit partner recently described recreation efforts in the Mad River Valley as feeling like “the Wild West.” That comment captures the reality that, while there is energy and passion, the systems in place often operate in silos.

There are several key players – the Mad River Valley Recreation District, the Chamber of Commerce, the Town (often through the Conservation Commission), and various community groups – each contributing in meaningful ways. But coordination is, or appears, limited, and questionably without a unified plan or shared vision, it's difficult to harness the full potential of outdoor recreation as a driver of economic and community well-being.

A first step is to ask: Where do we want to be? What outcomes are we aiming for when it comes to recreation? What partnerships and systems are needed to get us there? And what metrics will help us understand where we are – and whether we're making meaningful progress? Until we begin addressing these questions together, we risk working in parallel rather than in true collaboration - with the potential of duplicated efforts or actions that contradict one another.

To be fair, important work has already taken place. Through a grant-supported effort, 15 partner organizations in the Valley engaged in a multi-year initiative to bring recreation and conservation groups together. The goal was to explore how outdoor recreation and land stewardship can coexist – identifying opportunities to expand access while protecting the ecological integrity that makes these places worth visiting in the first place.

Funding is another significant barrier. While there are several projects in the pipeline – from expanding mountain biking trails to improving equitable access to the Valley corridor – the financial resources required to bring these ideas to life often fall short of what's needed. Waitsfield needs to explore ways to secure sustainable funding to maintain and enhance its outdoor recreation infrastructure. Many of these projects also depend on landowner agreements and navigating complex issues related to rights-of-way and long-term legal implications.

Ultimately, the challenge is not a lack of enthusiasm or opportunity – it's about aligning vision, building lasting partnerships, and creating a structure that can carry these efforts forward in a more coordinated and sustainable way.

What new projects, events, or business opportunities could be developed to strengthen the local outdoor recreation economy?

Storytelling, education,

Identify and implement strategies for MRV recreation adventures to begin and end in Irasville & Waitsfield Village. I.e. parking accommodation, wayfinding, trail connections to the broader network originating at the villages.

From MRV Active Transportation Plan's Strategy and Implementation Plan, Education, Outreach, Promotion Section:

- Complete an Active Transportation Tourism Marketing Plan.
- Design a bicycle and pedestrian wayfinding system, complementing the MRV Trailhead Kiosks, consisting of comprehensive signing and pavement markings to guide users to their destinations along the route.
- Develop, disseminate and promote updated public trail, walking, and biking maps for suggested walking and bicycle loops and routes in the Valley.
- Conduct Active Transportation Education Campaigns for pedestrians, bicyclists, and motorists.
- Disseminate and present economic impact results to key decision makers in municipal, state, and federal governments to bolster support for active transportation and recreation improvements in the Valley.

5. TOOLKIT GOALS

AFTER ANSWERING THE QUESTIONS ABOVE, THINK ABOUT YOUR MAIN GOALS FOR WHY YOU WANT TO USE THIS TOOLKIT?

As you think about your goals for the toolkit, identify a specific outdoor recreation asset(s) you want to focus on (e.g., trail, park, waterway, open space):

MRV Recreation Hub?

What relevant data do you already have for this asset? (e.g., visitor counts, event attendance, spending profiles, etc.)

We collect regularly, or have previously collected the following information:

- 1) Trail counts (every other year)
- 2) Spending profiles of visitors (MRV Moves Active Transportation Plan)
- 3) Meals, Rooms & Alcohol Tax Receipts Data (annually)
- 4) Sales & Use Tax receipts (annually)
- 5) Average Annual Daily Traffic (AADT) counts (annually)
- 6) Mad Bus ridership data (annually)
- 7) Worker commuting flow data (annually)
- 8) Skier visit data (annually)
- 9) Seasonal employment fluctuations (annually)
- 10) Whole-home short-term rental (STR) activity (annually)
- 11) Property transfer tax statistics (annually)
- 12) Average annual wages by industry (annually)
- 13) Housing sales data (annually)
- 14) Sugarbush employee housing surveys (annually)
- 15) Emergency services call data (annually)

Why are you undertaking this process?

(select all that apply)

- ☐ To understand the economic impact of outdoor recreation
- ☐ To advocate for funding or investment
- ☐ To support local planning and development
- ☐ To guide marketing or tourism strategy
- ☐ To inform community engagement or public input
- ☐ To build partnerships with businesses or land managers
- ☐ To prepare for grant applications or reporting
- ☐ Other:

What does success look like after using this toolkit?

(select all that apply)

- ☐ We have a clear inventory of our outdoor recreation assets
- ☐ We can quantify recreation's contribution to the local economy
- ☐ We've identified key data gaps and next steps
- ☐ We can share our findings with decision-makers
- ☐ We've engaged stakeholders and built local support
- ☐ We're positioned to take action based on the results
- ☐ Other:

What are you hoping to communicate?

(select all that apply)

- ☐ The value of outdoor recreation to our local economy
- ☐ Where investment is most needed
- ☐ How visitors interact with our assets and businesses
- ☐ The needs of our community related to recreation
- ☐ That our region is ready for partnership and growth
- ☐ That we are using data to make informed decisions

Other:

6. FORMAT/QUESTION FEEDBACK (PILOT ONLY)

After completing this Foundational Assessment Form, provide any feedback on the format and content.

- Are the questions clear and easy to understand?

Overall, yes.

- Is there any important information missing?
- Are there questions that should be added, removed, or reworded?

Listing only 5 businesses seems too short. Same with assets.

Filling in blanks in the doc is challenging w/ limited view. As such, we saved it as a Google Doc to fill in the blanks, and then copy/paste back into the PDF.

Took much longer than 20-30 minutes. Three of us worked on it for over 3 hrs.

- Does the overall structure support the goals of the assessment?

Your input will help ensure the form is useful and effective for communities completing it.

TIER #1: DATA COMMUNICATION FORM

1. COMMUNITY VISION & GOALS

- Our community is undertaking this process because **"we want to understand the...."**

We want to understand how the MRV Recreation Hub, and our outdoor recreation infrastructure & trails contribute to our local economy. We also hope to identify data gaps that can help us build a more coordinated, sustainable recreation sector that reflects who we are as a community.

- Our vision for the role of outdoor recreation in our economy is:

"We see outdoor recreation contributing to our economy by..."

We see outdoor recreation contributing to our economy by diversifying beyond ski-dependent tourism to create year-round economic activity and revenue streams. Our goal is to build a sustainable recreation sector that supports local businesses during shoulder seasons, attracts skilled workers who want to live in a recreation-rich community, and generates consistent tax revenue through increased visitation and spending. We want outdoor recreation to help address the economic pressures that are pricing out our workforce - by creating jobs that pay living wages, supporting businesses that can afford to pay those wages, and demonstrating the economic value that justifies continued investment in recreation infrastructure. Ultimately, we see recreation as a tool for economic resilience that helps our community maintain its character while building financial sustainability for residents and businesses alike.

- Success for our community or project would look like:

"If this project is successful, we will have ..."

If this project is successful, we will have quantified the economic impact of the local MRV trail system, Ski Mountains, Recreation Hub, identified specific data gaps in our recreation economy tracking, and established baseline metrics that help us make informed decisions about future recreation investments. This information will be particularly useful for demonstrating to funders and stakeholders on how recreation

infrastructure translates to measurable economic benefits, and will provide the data foundation needed to support future policy decisions, projects, and grant applications.

2. GEOGRAPHIC FOCUS

- The primary geography we are focusing on is:

"We are focusing on _____(e.g., town, county, region, trail corridor)."

The primary geography we are focusing on is Waitsfield and the broader Mad River Valley Region. Waitsfield serves as the overall 'downtown' for this area, however, people come to eat and shop in Waitsfield as a result of recreational assets that are located more broadly (Warren, Fayston, Waitsfield, and Moretown). For instance, Waitsfield does not have any ski mountains within its town boundaries, but benefits greatly from ski-related tourism. As such, we are focusing on the recreational assets identified in the Recreational Assets Template spreadsheet and corresponding mapping.

- The specific asset(s) we are most interested in assessing are:

"We are prioritizing _____ for analysis of economic impacts."

The particular assets we are prioritizing for this analysis are the MRV Rec Hub & Mountain Biking (MTB) Trail Network Access, The Green Mountain National Forest (GMNF) Blueberry Lake (paddling & swimming) & GMNF Blueberry Lake MTB Trails, Sugarbush Resort, Mad River Glen, and GMNF Warren Falls swimming hole.

The Mad River Valley Planning District and Central Vermont Regional Planning Commission are currently in the process of conducting trail counts at a variety of other locations throughout the Mad River Valley, the first of which included Blueberry Lake MTB Trails and the Revolution Trail Network located directly behind the MRV Rec Hub. Additional counts are being conducted over the next 6 weeks, and we hope that these additional locations can add to and augment the economic impact analysis for Waitsfield & the Mad River Valley.

3. RECREATIONAL ASSET INVENTORY

- Within our defined geography, we have:

"213.5 (# or miles trail systems, # water access points, etc.),

"22,101 # or acres of (parks, conservation areas, etc.)"

Approximately 13 swim holes on the Mad River.

"Other key recreation assets include..."

- These assets are mostly managed by:

"Non-profits, municipalities (Conservation Commission), private businesses,

state & Fed government." (e.g., local government, state park agency, nonprofit)." 4.

OUTDOOR RECREATION BUSINESSES

- The number of businesses in our area directly related to outdoor recreation is:

"We identified 13 Core Outdoor Recreation Businesses outdoor recreation businesses, including _____ (e.g., gear shops, outfitters, guide services)."

- Businesses indirectly benefiting from outdoor recreation include:

"We identified 13 recreation-adjacent businesses, including _____ (e.g., restaurants, breweries, lodging)."

5. EXISTING DATA SOURCES

- We have access to data from the following sources for the asset we are focusing on:

Information included in the Outdoor Recreation Asset Inventory spreadsheet.

"Data Source: _____ | Provided by: _____ | Covers: (years) _____."

"Data Source: _____ | Provided by: _____ | Covers: (years) _____."

"Data Source: _____ | Provided by: _____ | Covers: (years) _____."

"Data Source: _____ | Provided by: _____ | Covers: (years) _____."

"Data Source: _____ | Provided by: _____ | Covers: (years) _____."

- These datasets help us understand:

"_____
 _ (e.g., visitation patterns, business trends, spending estimates)."

- Known gaps in our data include:

"We currently do not have data on _____."

- Key limitations or caveats in our data include:

"_____
 " (e.g., outdated counts, incomplete coverage, missing sectors)."

KEY METRICS FROM EXISTING DATA

- Visitation at asset (if known): _____

- Case studies or comparisons we've reviewed:

- "These case studies were helpful because ..."

6. WHAT THIS DATA WILL HELP US DO

- This data establishes a **baseline** by helping us understand:

The base information on the number and type of trails.

- It highlights **gaps** such as:

"We still need better data on"

What trails are double counted, consistent trail counts, etc.

- It informs our **priorities** by showing:

"Our top opportunities for improvement or investment include ..."

Services, maintenance, and focus on trails with the highest usage and greatest needs (parking/neighbor issues, etc). Our priorities also include connectivity between disparate recreation assets, developing the larger consistent network as envisioned in the MRV Moves Plan.

- It supports **collaboration** with:

"We plan to engage ... (e.g., tourism board, chamber of commerce, health department)."

MRV Chamber, selectboard, trail orgs, etc.

- It strengthens our **messaging** by allowing us to say:

"Outdoor recreation matters to our economy because ..."

We are blessed with outdoor recreation assets, which serve as a major draw for residents and visitors, enhances quality of life, etc. We want to be able to say how much the outdoor recreation economy puts into the municipal coffers (currently very little), and how much it could if there was an avenue for capturing some of these dollars (i.e. LOT).

7. RESOURCES AND SUPPORT NEEDED

- Key people or partners we are working with (or need to engage):

- Tools or templates that would be most helpful right now:

- Time we dedicated to this tier:

"Approximately 40 hours over 10 weeks."

- Additional support we may need:

"Funding for maintenance, trail connections, etc."

"Help interpreting data on local revenue of outdoor economy and its broader economic impact."



April 1, 2024

Jonathan Ursprung, Chair
Waitsfield Planning Commission
c/o Town of Waitsfield
4144 Main Street,
Waitsfield, VT 05673

RE: Municipal Consultation with the Regional Planning Commission

Dear Waitsfield Planning Commission,

Thank you for the opportunity to meet with your planning commission on Tuesday, March 19, 2024 and learn more about your local planning efforts. This municipal consultation has been done as part of a contractual agreement between the CVRPC and the Vermont Agency of Commerce and Community Development (ACCD). Please find this letter as a summary and follow up to the items we discussed.

Current Town Plan Comments:

At our meeting, we discussed incorporating into the Waitsfield Town Plan: childcare goals that align with state planning goals; affordable housing implementation; and mapping transit options.

Childcare:

When CVRPC staff reviewed the Waitsfield Town Plan they noted the following opportunity to improve its conformance with State Planning Goal #13: "Given the current shortage of childcare services in Vermont, and the resulting pressure it places on young families, we recommend that a goal, policy and/or action that aligns with State Planning Goal 13 is included in the plan."

As discussed in our consultation meeting, including language of the new childcare facility in Waitsfield, any role the town played in supporting that action, and the formalization of that work as part of the plan's goals or strategies, will result in a stronger plan that is in close alignment with the state's planning goals. During the Waitsfield Town Plan approval process, the Board of Commissioners indicated that for the town to retain confirmation of its planning process, progress toward meeting State Planning Goal 13 will need to be documented in the town plan before CVRPC completes its next consultation in 2027. Below are several examples of how some of our Central Vermont municipalities have addressed this planning goal.

In Woodbury, their recently updated town plan describes the need for childcare as follows¹:

“Preparing the next generation to enter the workforce is an integral component of economic development planning. Studies demonstrate that the very early years (0-5 years old) are critical to the development of learning and skill building and that children who have high-quality early learning and development opportunities have greater success in school and in life. Quality affordable childcare is critical to both working families (who are currently in the labor force) and childhood development (for the next generation of the labor force.)”

Middlesex developed the following ‘objective’ and ‘strategy’ to formalize one opportunity the municipality felt they could pursue to support childcare²:

Objective 5. Assist in enabling affordable child care in town.

Strategy 10. Examine zoning regulations as needed to ensure that childcare centers are permissible where appropriate and make the permitting process clear, easy and affordable.

Below are successful examples of cooperative and community-based non-profit childcare centers that have been developed in the state as the need for childcare grows with increased population growth and available housing infrastructure. Partnerships, outreach and collaborative planning within the village community are central themes.

Useful Childcare planning resources/links include:

Craftsbury Saplings, a non-profit community children’s center that provides early education to children 15 months to 5 years of age. Craftsbury Saplings partners with local organizations to enhance their program, including the Craftsbury Community Care Center, the Craftsbury Outdoor Center, Sterling College, Pete’s Greens and Salvation Farms. <https://www.craftsburysaplings.org/>

Orange County Parent Child Center is one of fifteen Vermont Parent Child Centers and serves 18 Central Vermont towns in Orange County and northern Windsor County. They partner with other service providers to ensure that services are coordinated and effective and for families to have access to all the programs they need. <https://orangecountypcc.org/>

Housing:

In our meeting, we discussed affordable housing options located near the village center, accessory dwelling unit (ADU) opportunities and inclusion of mobile or manufactured homes to accommodate the rising statewide housing demand. CVRPC staff reviewed the Waitsfield Town Plan and noted to improve its conformance with the State Planning Goal #11 (c): “To ensure the availability of safe and affordable housing for all Vermonters, (C) Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family conventional dwellings.” We recommend that a goal, policy and/or action that aligns with State Goal 11(c) be included in the plan.

Staff are also working on developing resources to help towns integrate the requirements of the 2023 HOME Act (Act 47) into town planning and bylaws. Act 47 amends the State Planning and Development Act, Act 250, and other laws to enable new opportunities for housing development. Act 47 states,

¹ Woodbury Town Plan & Enhanced Energy Plan – <https://www.woodburyvt.org/wp-content/uploads/2022/05/2021-Woodbury-Town-Plan-and-Enhanced-Energy-Plan-Final-as-Adopted.pdf>

² Middlesex Town Plan & Enhanced Energy Plan 2022 – <https://middlesexvermont.org/wp-content/uploads/2022/06/Middlesex-Town-Plan-EEP-FINAL-03-01-2022-Voter-approved.pdf>

“The plan for a municipality shall be consistent with the (state planning) goals established in section 4302 of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following: A housing element that shall include a recommended program for public and private actions to address housing needs as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program should use data on year-round and seasonal dwellings and include specific actions to address the housing needs of persons with low income and persons with moderate income and account for permitted residential development as described in section 4412 of this title.”

“Sec. 12. 24 V.S.A. § 4382 is amended to read: Municipal plan requirements are to strengthen the local housing element. As part of the 8-year planning cycle, the plan must look at data on year-round housing to recommend a program for public and private actions that meets the housing needs of low- and moderate-income households, as well as the required provisions and prohibited effects section of the Planning Act.”

Useful Housing Links:

- ACCD ADU - [Accessory Dwelling Units | Agency of Commerce and Community Development \(vermont.gov\)](#)
- ADU Guide CVRPC - [CENTRAL-VT-ADU-Guide.docxFinal3_25_24.pdf \(centralvtplanning.org\)](#)
- HOME Act - [DHCD-Planning-Act47-PreliminarySummary-v2.pdf \(vermont.gov\)](#)
- Homes for All Toolkit - [Homes for All: A ‘Design & Do’ Toolkit for Small-scale Home Builders, Investors & Community Leaders | Agency of Commerce and Community Development \(vermont.gov\)](#)
- Zoning - [Enabling Better Places: A Zoning Guide for Vermont Neighborhoods](#)
- Vermont Housing Finance Agency (VHFA) - [Home | Housingdata.Org - Directory of Affordable Rental Housing](#)

Transportation Mapping:

As discussed, Vermont statute requires that town plans include:

A transportation plan, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads, and port facilities, and other similar facilities or uses, with indications of priority of need.³

Although the Waitsfield Town Plan is lacking a map that includes all the aforementioned features, Waitsfield’s Transportation Plan (Chapter 8) does discuss the relevant required features in satisfactory detail. CVRPC therefore encourages the Waitsfield Planning Commission to adopt a transportation map in the town plan that includes the elements described in Goal 3. While the plan does include maps that show roads, there are other transportation resources in the town do not appear to be mapped, such as:

- Public parking
- Public transit routes and stops
- Sidewalks
- The Mad River Path network, if applicable
- Bike lanes

³ 24 V.S.A. § 4382 (a) (3) – <https://legislature.vermont.gov/statutes/section/24/117/04382>

Including this map would increase the alignment of the transportation chapter with State Planning Element #3, and the map could also be a great resource for the citizens of Waitsfield. Please feel free to contact CVRPC staff for any mapping support you may need.

Requested Data:

Following CVRPC's recommendation to incorporate elements regarding childcare and public transit mapping into the Waitsfield Town Plan, the planning commission considered whether to do so through a new town plan or a town plan amendment. The planning commission requested more information on the difference between the two options, the adoption procedures, and whether either or both option(s) would extend the eight-year timeframe before Waitsfield's current town plan expires.

New town plan vs. town plan amendment

Aside from the minor differences in adoption procedure and the effects on plan expiration dates detailed below, the only official difference between a new town plan and a town plan amendment is that a new town plan "shall be prepared by the planning commission of that municipality", whereas an amendment "may be prepared by or at the direction of the planning commission or by any other person or body."⁴

Difference in adoption procedures

The adoption procedures for both options are almost the same. Please see the flowcharts in appendices I and II at the end of this letter that outline the procedures and the responsibilities of the planning commission and selectboard. The only two differences are:

- 1) For an amendment, the planning commission would have to prepare a written report that "shall address the extent to which the plan, as amended, is consistent with" the State planning goals listed in 24 V.S.A. § 4302⁵⁶.
- 2) Although the same public hearing procedure is required for either option, the hearing for an amendment would only be about the amendment, whereas the hearing for a new town plan would be about the entire plan, not just the amendment.⁷

Effect on town plan expiration dates

A town plan amendment would not extend the plan's expiration date. The adoption of a new town plan

⁴ 24 V.S.A. § 4384 (a) – <https://legislature.vermont.gov/statutes/section/24/117/04384>

⁵ 24 V.S.A. § 4384 (c) – <https://legislature.vermont.gov/statutes/section/24/117/04384>, State planning goals in 24 V.S.A. § 4302 found at <https://legislature.vermont.gov/statutes/section/24/117/04302>

⁶NB:

The flowcharts at the end of this letter do not reference this requirement to prepare a written report with a town plan amendment.

There are additional reporting requirements if the amendment would alter the designation of any land area. Our conversation indicated that the amendment you are considering would not do so, meaning the additional reporting requirements would not be relevant at this time.

⁷ VT Department of Housing and Community Development Planning Manual April 2017 – https://outside.vermont.gov/agency/ACCD/ACCD_Web_Docs/CD/CPR/Planning-Your-Towns-Future/DHCD-Planning-Manual-Module1.pdf

would extend the plan's expiration date.⁸ Town plans are valid for eight years after they are adopted (in Waitsfield's case, adopted in October so currently set to expire in October 2031).

Training & Education Resources:

During our conversation we discussed training and education resources for planning commission members. CVRPC is hosting an upcoming seminar on April 17, 2024 to present the Essentials of Health Equity Planning Toolkit training [Planning for Health Equity a workshop event \(centralvtplanning.org\)](https://centralvtplanning.org). There is an added bonus of obtaining a "free walk to shop trolley for their town food shelf" if a planning commission member is in attendance. For assistance, please contact Eli Toohey (toohey@cvregion.com) or Sam Lash (lash@cvregion.com).

Lamoille County Planning Commission link to Health Equity Planning Toolkit reference - [Health Equity Planning Toolkit - Lamoille County Planning Commission \(lcpv.org\)](https://lcpv.org)

Enhanced Energy Resources:

CVRPC wants to congratulate Waitsfield on the work you have already done toward meeting the State's energy goals and building clean energy infrastructure, including creating your municipal enhanced energy plan. Additional resources that we did not discuss at the meeting but want to bring to your attention are direct pay (officially known as elective pay) and the Municipal Energy Resilience Program.

Direct pay

Direct pay is a funding mechanism for renewable energy development created under the federal Inflation Reduction Act that is available to town governments and other tax-exempt organizations. Because eligible entities, including the Town of Waitsfield, do not pay federal income tax, they cannot receive funding via federal tax credits; instead, direct pay allows the Town of Waitsfield to receive cash payments equal to the value of the clean energy tax credits.

Please see <https://www.whitehouse.gov/cleanenergy/directpay/> for an overview of direct pay and how to set it up, and <https://www.nlc.org/article/2022/12/22/how-local-governments-can-use-direct-pay-on-clean-energy-projects/> for more info on eligible types of projects (more than one might think!).

Municipal Energy Resilience Program

Waitsfield has not yet applied for their \$4,000 mini grant from the Municipal Energy Resilience Program, although we know your energy coordinator Chris Badger has some great ideas. The deadline is May 31st!

These funds can be used in a variety of ways to support capacity building and participating in energy resilience work in Waitsfield, for example:

- community education and outreach
- work with the library to host IRA incentives support for residents/businesses
- build a mobile solar generator (talk to Sam about this option!)
- establishing an energy committee or work amplifying your existing energy coordinator role

⁸ 24 V.S.A. § 4387 (a) – <https://legislature.vermont.gov/statutes/section/24/117/04387> and 24 V.S.A. § 4385 (d) – <https://legislature.vermont.gov/statutes/section/24/117/04385>

- community events: home energy night, windowdressers community build; weatherization workshop; municipal building project launch/support nights, etc.
- hire or contract technical support for an energy project/initiative.
- can NOT be used on equipment unless it is part of a community education initiative

We know there is a lot going on and capacity is low, but we are happy to support you in finding a way to funnel this funding towards something that is meaningful for you (there is no match and it is quite flexible). Please let us know if you have any questions or if you'd like to meet to discuss further.

For energy and climate resilience technical assistance, please contact Sam Lash (lash@cvregion.com), CVRPC.

Future resources from CVRPC:

CVRPC is developing an infill analysis methodology in Barre City and will share once complete. Contact Brian Voigt (voigt@cvregion.com), CVRPC.

FEMA FIRM (Flood Insurance Rate Maps) updates. Contact Brian Voigt (voigt@cvregion.com), CVRPC.

Grant writing and bylaw assistance – contact Niki Sabado (sabado@cvregion.com), Will Pitkin (pitkin@cvregion.com) and Eli Toohey (toohey@cvregion.com), CVRPC.

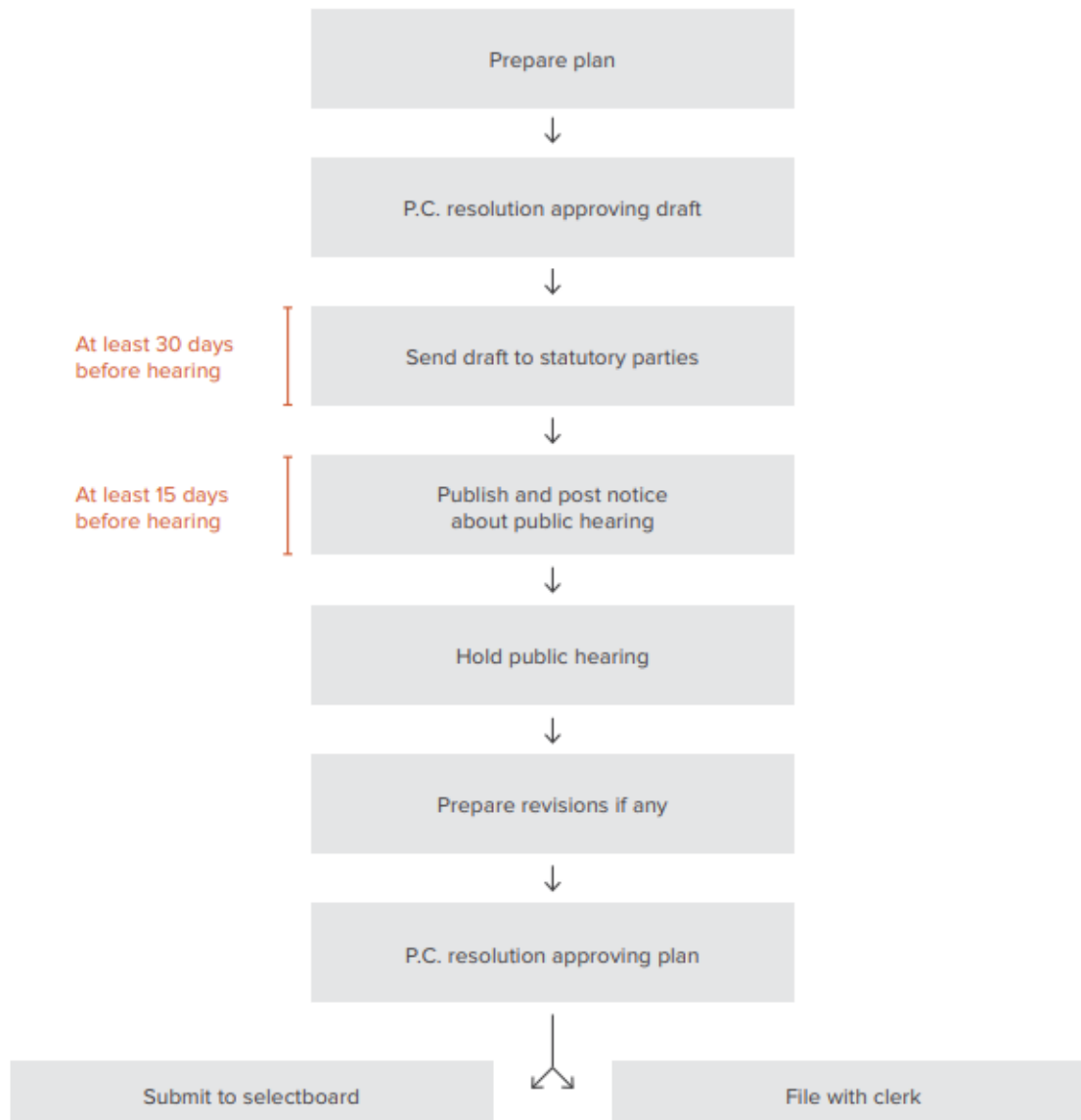
Please do not hesitate to contact me with any questions regarding the mentioned items. I look forward to assisting your planning commission in the future.

Sincerely,

Will Pitkin

Will Pitkin
Planner, Central Vermont Regional Planning Commission

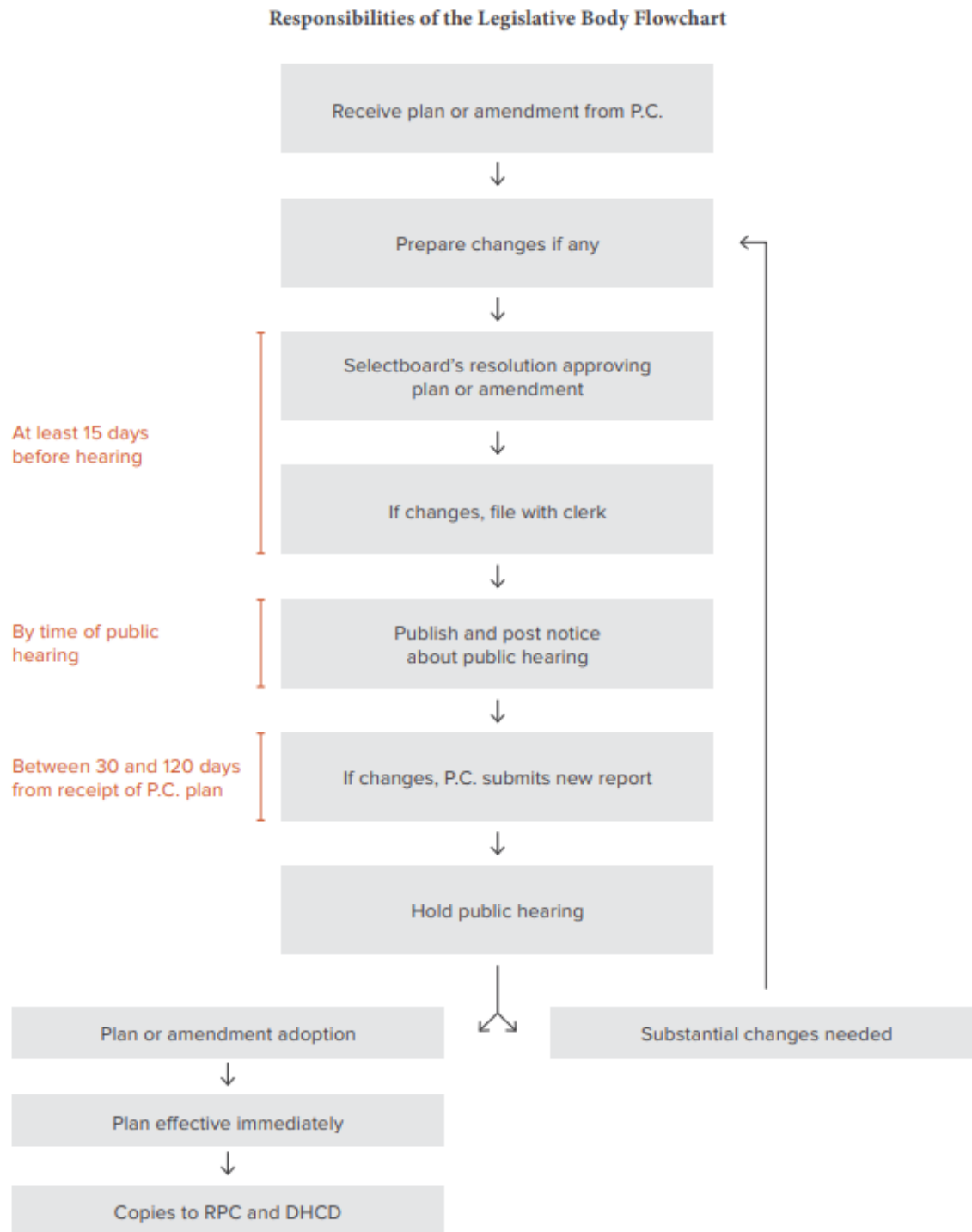
Responsibilities of the Planning Commission Flowchart



⁹ The procedure is the same to adopt a town plan amendment and a new town plan. The only difference is that for a town plan amendment, the planning commission has to prepare a written report on the amendment's consistency with the state planning goals at <https://legislature.vermont.gov/statutes/section/24/117/04302>. The above flowchart does not reference that requirement.

Additionally, please note that the public hearing for an amendment would only be about the amendment, whereas the hearing for a new town plan would be about the entire plan, not just the amendment.

Appendix II: Town Plan Amendment and New Town Plan Adoption Procedure – Selectboard¹⁰



¹⁰ Both flowcharts are from VT Department of Housing and Community Development Planning Manual April 2017 – https://outside.vermont.gov/agency/ACCD/ACCD_Web_Docs/CD/CPR/Planning-Your-Towns-Future/DHCD-Planning-Manual-Module1.pdf

From: [Alice Peal](#)
To: [JB; Jonathan Ursprung](#)
Cc: [Brian Shupe](#)
Subject: Fwd: Question about Waitsfield Town Plan
Date: Thursday, September 4, 2025 3:06:03 PM

This is what I got from Christian and Nikki today about updating our Town Plan to comply by 2027 with the need to add childcare work. Read Niki's email below.

From Christian - If the PC adds the child care requirement as an amendment then the PC has 4 more years before submitting a new Town Plan.

If the PC add the childcare requirement and then goes for a re-adoption, then the PC would have the 8 years.

It's not recommended to go for the re-adoption now as there are many parts to the Town Plan that should be updated/changed.. The big outstanding one is that the Energy Chapter needs to be updated. JB remember we were allowed to keep our Energy chapter as is even though there were changes as we were submitting the Plan. So now the PC has to go back and update that chapter to the latest Energy rules. (Big job)

Also the housing chapter will need work, Disaster Recovery and Mitigation has a larger footprint and if the Irasville Plan is accepted, that will need to go into the Plan.

There will be a new Regional Plan to work with for compatibility too.

-Alice

Begin forwarded message:

From: Niki Sabado <sabado@cvregion.com>
Subject: Re: Question about Waitsfield Town Plan
Date: September 4, 2025 at 2:08:36 PM EDT
To: Christian Meyer <meyer@cvregion.com>, Alice Peal <atpeal@gmavt.net>

Hi Alice,

The exact wording of the recommendation was "*The Board of Commissioners also found that while the Town provided compelling evidence that it had made progress towards all of the state planning goals, it had not documented its progress to attaining State Planning 13, relating to childcare, in the Plan. Therefore, the Board of Commissioners indicated that for the Town to retain confirmation of its planning process, progress toward meeting State planning Goal 13 will need to be documented in the Town Plan before CVRPC completes its next consultation in 2027. State Planning Goal 13 is as follows:*

To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development."

From: Christian Meyer <meyer@cvregion.com>
Sent: Wednesday, September 3, 2025 4:26 PM
To: Alice Peal <atpeal@gmavt.net>; Niki Sabado <sabado@cvregion.com>
Subject: Re: Question about Waitsfield Town Plan

Hi Alice,

Looping in Niki. We should be sure to look back at the exact recommendation. I think it was a minor tweak: describe active work of the municipality to encourage childcare and add a goal. In terms of the extension, it depends on if you adopt or amend. Adopting will restart the clock. Amending will not

restart the clock but will only open up the amended chapter for comment. Were you to adopt, Niki would have to review for any new statutes that would apply to the new plan.

-Christian

Christian Meyer
Executive Director
Central Vermont Regional Planning Commission
(802)595-5358

From: Alice Peal <atpeal@gmavt.net>
Sent: Wednesday, September 3, 2025 3:41:54 PM
To: Christian Meyer <meyer@cvregion.com>
Subject: Question about Waitsfield Town Plan

Hey Christian,

I reminded the Planning Commission that the Waitsfield Town Plan was approved with the caveat that it needed a Day Care section. This is due in 4 years time from the approval date. I think they have 2 years now to complete.

Question is - they do the addition required and then do they get 8 years from the time the plan is approved again? Or is a new plan expected in 4 years.

Thanks,

-Alice



THE DRIVERS OF HOUSING AFFORDABILITY

An assessment of the role
of short-term rentals

NOVEMBER 2019

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EXECUTIVE SUMMARY

In the past year, **the US-wide affordable housing crisis has consistently made headlines**. Today, some 18 million US households spend more than half their gross income to pay basic accommodation costs.¹

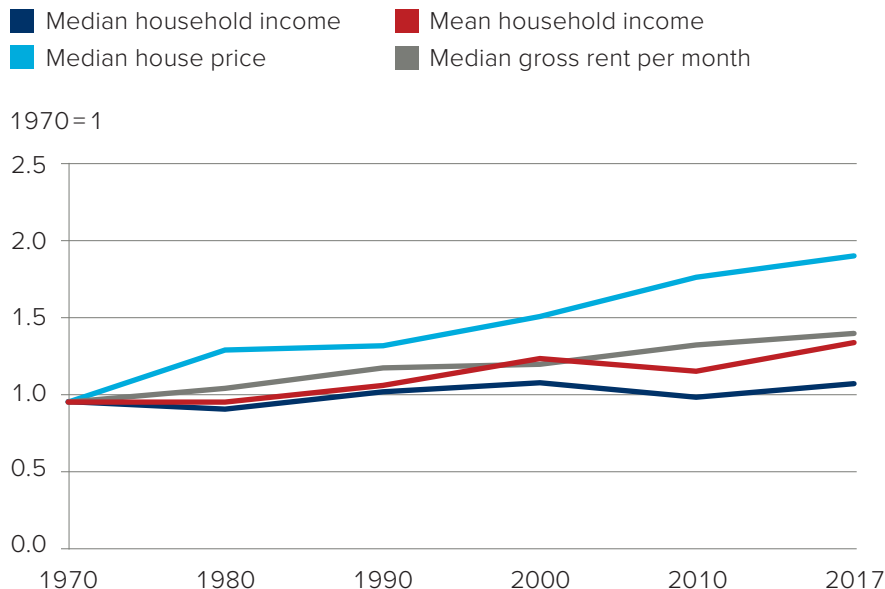
The root causes of the housing crisis can be traced back to changes that significantly pre-date the growth of the short-term rental (STR) market. The rising unaffordability of housing is a long-term trend reflecting four decades during which rental and house prices have grown consistently faster than incomes (Fig. 1). Indeed, Fig. 1 also provides a strong indication of the underlying causes of the problem. While the income of a typical (median) household stagnated between 1970 and 2010, average US household incomes grew strongly, supporting sustained growth in house prices. These trends were the manifestation of the significant increase in income inequality that occurred in the US during this period.

18.2 million

Number of US households who now spend more than half their income paying basic housing costs.



Fig. 1. Growth rate of median and mean household incomes, median house prices and median gross rent per month, 1970–2017²



Source: 1970–2000 Decennial Censuses, 2010 and 2017 ACS

¹ Joint Center for Housing Studies of Harvard University, “The State of the Nation’s Housing 2019”, 2019.

² It is important to note that rents have been growing faster than incomes over the past decades, as illustrated in Fig. 1. However, over the past few years, incomes have picked up and therefore, during our study period, the real growth in income was greater than that in rents.

“The shortfall in new homes is keeping the pressure on house prices and rents—eroding affordability, particularly for modest-income households in high-cost markets.”

—Joint Center for Housing Studies

Recently, public attention has increasingly focused on supply side issues in the market, which have been argued to have exacerbated the current crisis. For example, in a recent study, the Joint Center for Housing Studies concluded that the core of this crisis is a supply issue, with net new housing supply held back mainly by high building costs, zoning restrictions, and labor shortages in the construction sector. On the other hand, other commentators have focused on the role of STRs, as they allegedly reduce the supply of affordable housing by removing properties from the rental market, displacing long-term tenants, and raising the cost of living.

Given this context, Oxford Economics was commissioned by Vrbo to carry out a study to:

- 1) learn the key drivers of increasing house prices and rents; and
- 2) analyze the role played by STRs with regard to housing affordability.

The dynamics of housing markets have been the subject of academic literature for decades, with the general consensus concluding that:

- **rent** is mainly determined by the number of housing units, the number of households, and income levels; while
- **house prices** depend positively on disposable income and demographic growth, and negatively on housing stock and the “user cost of capital”.³

Our study borrows the backbone of its modeling framework from this literature. We also included STR density and a mix of other explanatory variables to answer our second research question.

MODEL FINDINGS

For this study we constructed a comprehensive dataset of all US counties over the period 2014–2018.⁴ The dataset included over 70 variables, ranging from average household income to the number of residential building permits in each county.⁵ We then used this database to build two econometric models, one aimed at determining the drivers of rents, and

³ The user cost of capital includes the mortgage interest payments that an owner has to make, but also annual property taxes, depreciation costs, and any expected capital gain.

⁴ 2014 was the first year covered in the AirDNA database, our data source for STR listings. Listing data were missing for some US counties, so we had to exclude those from our study.

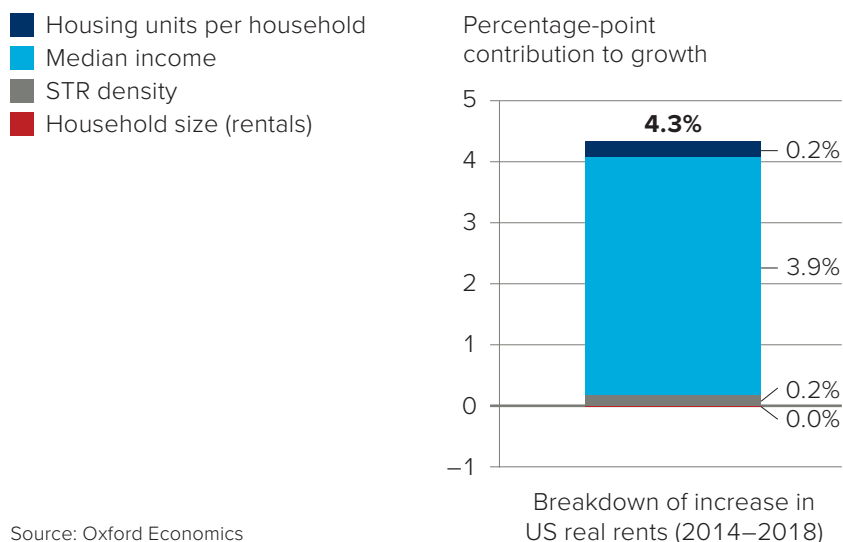
⁵ Building permits represent the number of new privately-owned housing units authorized by building permits in the United States. As shown later in this document, we derive our “permits per household” variable by dividing the number of building permits by the number of households.

the second focusing on house prices. In both models, all variables have the expected effect and are statistically significant—for example:

- Household income is found to have a *positive* impact on both rents and house prices—the greater purchasing power afforded by higher incomes enables households to increase expenditure on housing.
- On the other hand, housing supply is found to have a *negative* impact on rents and house prices—more abundant supply, as defined as a higher number of housing units per household, allows house buyers to shop around more, helping to keep a lid on price growth.⁶

The findings of our rental model, combined with changes in the explanatory variables over the study period, show that the **overwhelming driver of the observed increase in real rental prices during the 2014–18 period was household earnings**. Median income increased by 10.4% in real terms over our study period. We estimate that this growth alone was responsible for around 3.9 percentage points (or 91%) of the overall 4.3% increase in median real rents in this period (see Fig. 2).

Fig. 2. Drivers of the growth in real rents between 2014 and 2018



Source: Oxford Economics

⁶ Housing supply is measured as the number of housing units divided by the number of households in each county. As a result, our housing supply variable is independent of the STR density. For example, if one unit is subtracted from the STR market and added back to the long-term rental market, this will not have any impact on housing stock per household. In other words, the effect of this change would be fully captured by the impact of STR density and would not “double up” as a boost in housing stock.

3.9 percentage points

Estimated increase in real rents attributed to rising household earnings between 2014 and 2018.



The overall increase was 4.3%.

6.8 percentage points

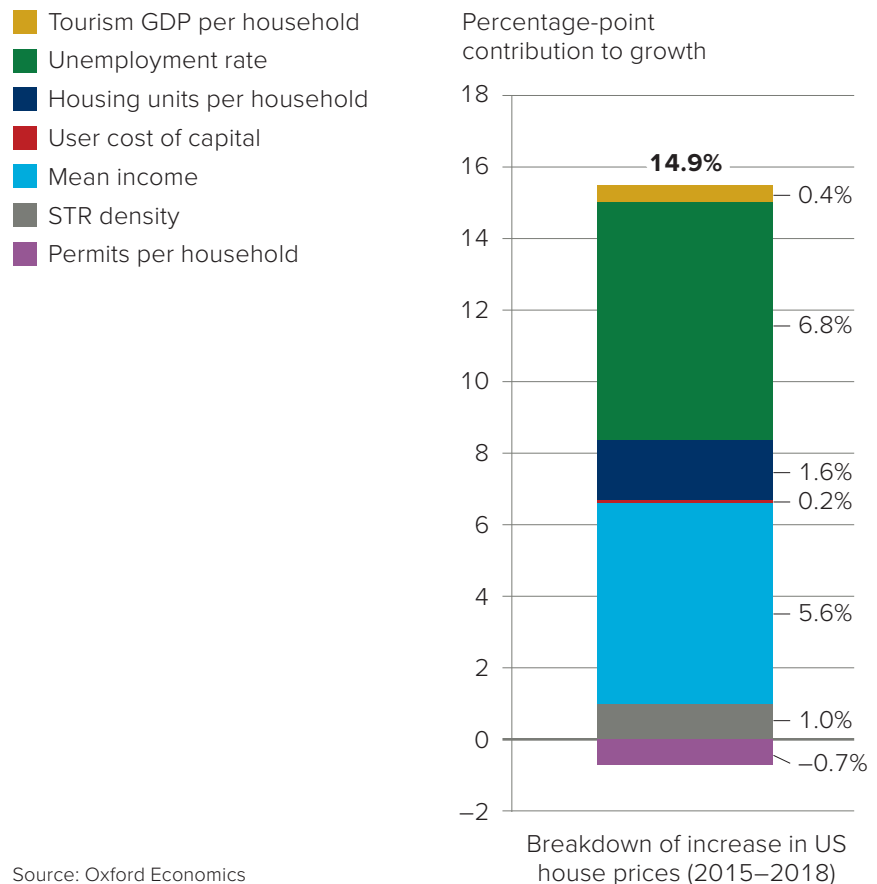
Estimated increase in real house prices attributed to dropping unemployment over the study period.



The overall increase was 14.9% between 2015 and 2018.

In our house price model, we found that **the biggest contribution to the growth in house prices came from labor market improvements**. Specifically, the drop in US unemployment over the study period is estimated to have added 6.8 percentage points to US house prices growth (see Fig. 3). Income was another major contributor, adding 5.6 percentage points to house price growth over the study period. We also find that housing supply and building permits had an impact on house prices growth during the period.

Fig. 3. Drivers of growth in US house prices between 2015 and 2018⁷



Source: Oxford Economics

⁷ The inclusion of lagged variables in the house price model implies that their growth between 2014 and 2015 starts affecting prices in 2015–16. For this reason, the contribution analysis for house prices only covers the period 2015–18 and not 2014–18.

THE IMPACT OF SHORT-TERM RENTALS

Our modeling indicates that **the presence of STRs has not substantially driven the US house price and rent increases over the past few years.**

For the period 2014–18, we find that, in the absence of any growth in the number of STRs, real rents would still have grown by 4.1%, as opposed to the actual growth rate of 4.3%. Put another way, **median monthly rents would have been only \$2 lower in 2018** if STRs had remained at their 2014 levels. In the homeowners' market, the impact attributable to the growth in STR density represents less than a one-percentage-point difference in house prices growth. In other words, we estimate the **average annual mortgage payment would have been \$105 cheaper** if STRs had remained at their 2014 levels.

What do these findings tell us about affordability? To answer this question, we estimated the 2018 median price of a property in the US in a counterfactual scenario where STRs did not grow over the study period. When considering these counterfactual house prices in relation to average household incomes, we found that **the price-to-income ratio would have increased to 2.39 in 2018 in a scenario with no STR growth, as opposed to the actual value of 2.41.**

Interestingly, an extension of our baseline models suggests that, in the long run, **the effect of STRs on both house prices and rents is weaker in highly seasonal areas.**⁸ One explanation for this is that, in vacation markets, homes are less likely to be rented on a long-term basis. In addition, home owners of properties in seasonal destinations have been renting out their properties long before the advent of internet platforms offering STRs (through agencies and brokers) and therefore the value from such rental revenue has long been priced in the value of homes in these localities.

Our findings suggest that adopting stricter regulations on STRs is unlikely to solve the housing affordability crisis faced by many American households, in both the rental and homeowners' market.

Moreover, it is important to weigh these potentially modest affordability benefits against the associated negative consequences for the local economy, e.g. lower levels of tourist expenditure and tax receipts.

⁸ Short-run effects look at the immediate impact of a variable X over Y. Over time, given the dynamic nature of the housing market, there will be several equilibrating adjustments to the short-run effects, as the economy and people readjust. As a result, the long-run effect of a given variable X over Y is different.

\$2

Estimated reduction in median monthly rent for 2018 if STR density remained at its 2014 level.

\$105

Estimated increase in average annual mortgage payment attributed to growing STR density over the study period.

“Adopting stricter regulations on STRs is unlikely to solve the housing affordability crisis faced by many American households.”

1. SCOPE AND STRUCTURE OF THIS REPORT

Oxford Economics was commissioned by Vrbo to carry out a study of housing affordability and short-term rentals. Specifically, our analysis sought to:

- learn the key drivers of house prices and rents;
- analyze the role played by short-term rentals on affordability; and
- establish whether relationships vary across housing market types.

The resulting report begins by introducing the US affordability

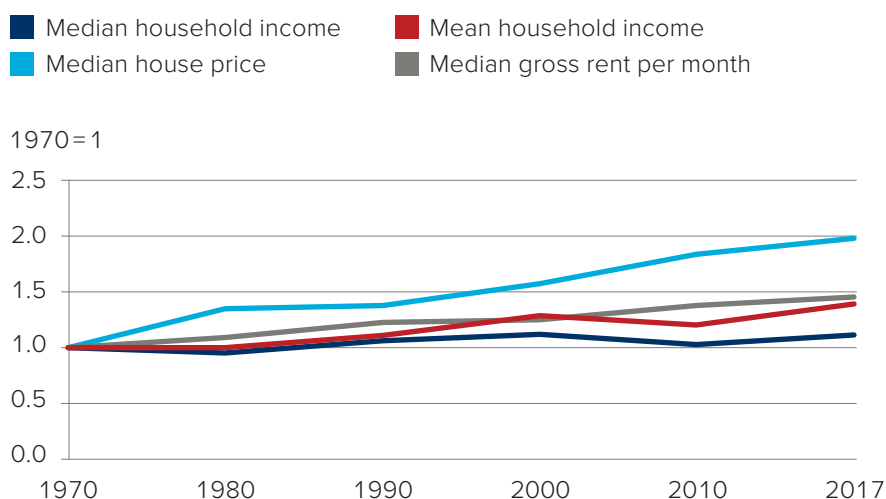
crisis (Chapter 2), before reviewing existing literature on housing and short-term rentals (Chapter 3). First and foremost, this study aims to contribute to the literature on housing market dynamics, as well as adding to the still limited literature studying the effect of short-term rentals on housing markets.

In Chapter 4, we set out a new approach to modeling house prices and rents, based on a panel dataset covering the period 2014–18, with the objective of identifying which variables are statistically significant drivers of prices and rents.

Our results from this approach, set out in Chapter 5, illustrate the sensitivity of house prices and rents to different macroeconomic drivers, including the supply of housing, cost of capital, and household earnings, as well as STR density. Armed with these results, we then calculated the contribution that each macroeconomic driver made to the housing market variable. We find that economic and labor market conditions explain the lion's share of housing market developments during our study period.

2. AMERICA'S AFFORDABLE HOUSING CRISIS

Fig. 4. Growth rate of median and mean household incomes, median house prices and median gross rent per month, 1970–2017⁹



Source: 1970–2000 Decennial Censuses, 2010 and 2017 ACS

Housing is increasingly an issue of public policy concern, as the US faces an affordable housing crisis. For decades, rents have been growing faster than incomes (Fig. 4), and nearly 200 US cities had a median home value of at least \$1 million as of June 2018.¹⁰ After a few years of decline, the

number of people experiencing homelessness has grown again over the past couple of years.¹¹

Theoretical models and the empirical literature on the housing market suggest that, over the long run, house prices depend positively on disposable income

and demographic needs, and negatively on user costs and the housing stock.¹² This last factor in particular has been thoroughly discussed in the policy debate.

Many experts have argued that, at its core, the US housing crisis is a supply issue.¹³ Between 2014 and 2018 (the period covered in our study), 5.1 million new households are estimated to have formed in the US, while net new housing supply was up only 4.1 million.¹⁴ This implies the ratio of housing units-to-households declined between 2014 and 2018.

In the remainder of this chapter, we present snapshots of the affordability issue for renters and homeowners in turn. We then introduce the short-term rental market, the growth of which has created debate among local governments, housing activists, and residents about its impact on the availability of affordable long-term housing.

⁹ It is important to note that rents have been growing faster than incomes over the past decades, as illustrated in Fig. 4. However, over the past few years, incomes have picked up and therefore, during our study period, the real growth in income was greater than that in rents.

¹⁰ Zillow, "List of \$1M (Home Value) Cities Could Grow by 23 in the Next Year", 9 August 2018.

¹¹ HUD Exchange, "2018 AHAR: Part 1 – PIT Estimates of Homelessness in the U.S.", December 2018.

¹² A variable X is said to have a positive impact on variable Y when an increase in X is associated with an increase in Y. A variable X is said to have a negative impact on variable Y when an increase in X is associated with a drop in Y. IMF, "Fundamental Drivers of House Prices in Advanced Economies", *IMF Working Paper*, July 2018.

¹³ Joint Center for Housing Studies of Harvard University, "The State of the Nation's Housing 2019", 2019.

¹⁴ These numbers represent the net growth in the two variables. In other words, more than 5.1 million households may have formed over the study period, but at the same time some households may have dissolved. The net household formation was 5.1 million between 2014 and 2018.

WHY CAN'T THE US BUILD ENOUGH HOUSES TO MEET THE DEMAND?

Since 2011, residential housing construction has increased, but not enough to meet demand, according to Freddie Mac. There are various reasons for this.

First, the **housing boom in the early 2000s** produced an excess stock of houses, making builders and creditors more cautious of speculative construction projects that would inflate the housing stock too fast. Another contributing factor is **home building cost**, which encompasses the cost of land and raw materials. The price of raw materials has risen by over 20% since the recession, according to Bureau of Labor Statistics' data.

Laws and regulations such as local **zoning restrictions** on lot sizes, building height, and minimum number of parking spots also increase the cost of building a home, in turn reducing the supply of new houses. The National Association of Home Builders (NAHB) estimates that regulatory costs increased by 29% between 2011 and 2016.

Another reason for the lower level of housing production, relative to the population, is said to be the **shortage of skilled labor** currently faced by the construction industry. The NAHB reports that the number of unfilled jobs in the construction sector reached post-crisis highs in 2018.

2.1. THE RENTAL MARKET

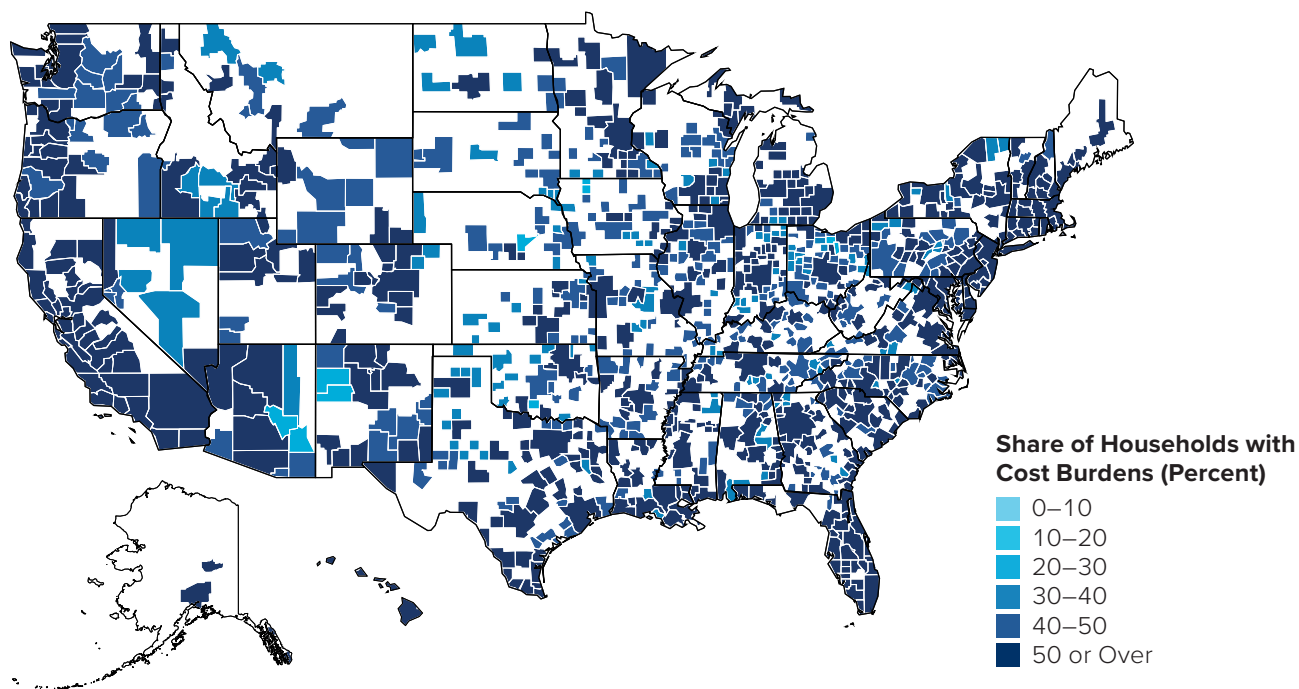
A study by the Joint Center for Housing Studies of Harvard University found that renters appear to be more burdened by housing costs than homeowners, with cost-burdened renters outnumbering cost-burdened homeowners by more than 3.0 million (where cost-burdened is a household paying more than 30% of its gross income for housing).¹⁵ In addition, renters

make up 10.8 million of the 18.2 million severely burdened households that pay more than half of their incomes for housing.

The spread of renter cost burdens is most evident in expensive metropolitan areas such as Los Angeles, New York, San Francisco, and Seattle (see Fig. 5). Not surprisingly, households with the lowest incomes have

the highest cost-burden rates, although such rates are rising rapidly among renters higher up the income scale. The cost-burdened share is highest among among African American and Latinx American renters, suggesting minorities are heavily hit by America's housing affordability crisis.

Fig. 5. Share of cost-burdened households, renters



Source: Joint Center for Housing Studies of Harvard University

¹⁵ Joint Center for Housing Studies of Harvard University, "The State of the Nation's Housing 2019", 2019.

2.2. THE HOME-OWNER MARKET

In the owners' market, much lower proportions of households appear cost-burdened.¹⁶ After falling for over a decade, US homeownership rates edged up in both 2017 and 2018, reaching 64.4%. This rebound in homeownership comes amid worsening affordability, with house prices having climbed steadily since the recession. Nationwide, the ratio of median

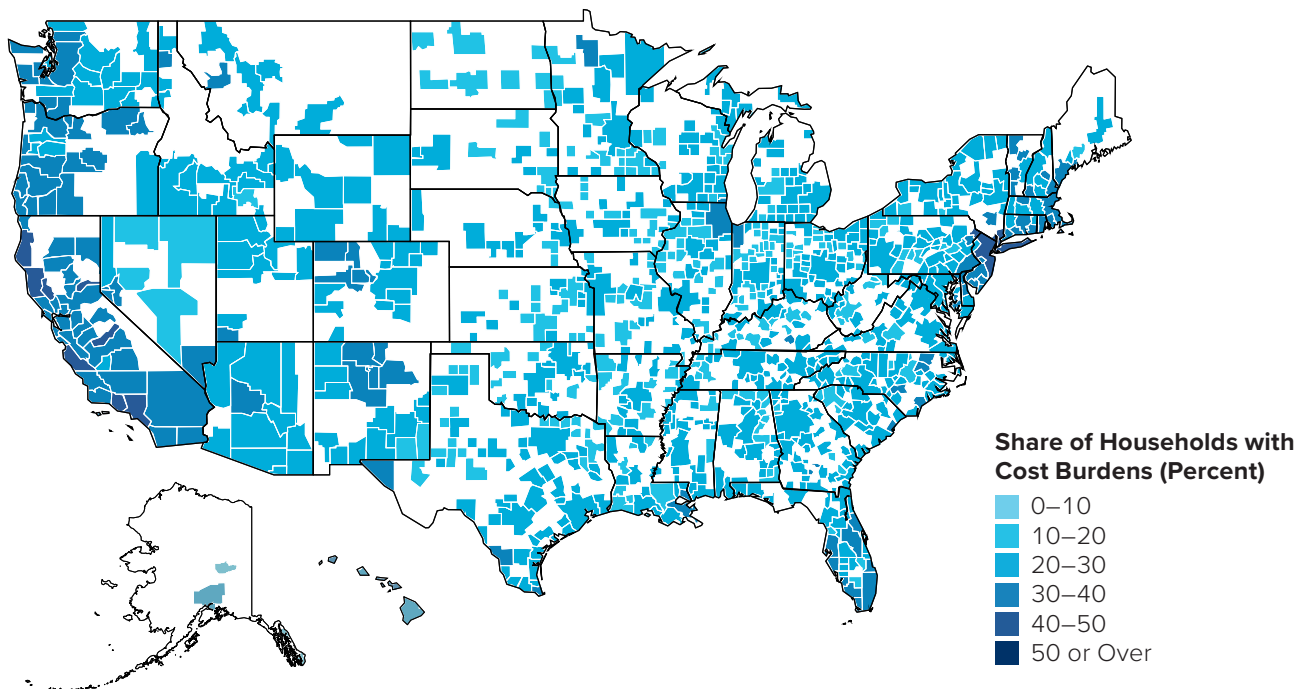
house price to median household income rose sharply from a low of 3.3 in 2011 to 4.1 in 2018, having reached its peak at 4.7 in 2005.

Interestingly, however, cost burdens are improving for homeowners, with the latest American Community Survey reporting the share of cost-burdened households inched down 0.5 percentage point. Much of this progress was among

homeowners, whose overall cost-burden rate declined by nearly 8.0 percentage points in 2010–2017. Its 2017 value was the lowest level since 2000. Among the metropolitan areas characterized by the highest cost-burden shares among owners are Los Angeles, New York, and Miami (Fig. 6).

Even if house prices have made homeownership less accessible

Fig. 6. Share of cost-burdened households, owners



Source: Joint Center for Housing Studies of Harvard University

¹⁶ For homeowners, housing costs include mortgage payments (including interest), taxes and insurance.

for the median US resident, those who are able to move up the housing ladder are less burdened than they used to be a decade ago.

2.3. THE SHORT-TERM RENTAL MARKET

Short-term rentals (STRs) are often cited as intensifiers of the affordability crisis. Increasingly, affordable housing advocates have argued that STRs are displacing long-term tenants and raising their cost of living. Therefore, in the name of protecting affordable long-term housing, several cities are reducing the number and type of housing units that can be offered as short-term rentals.¹⁷ These

include Washington, D.C., New York, Chicago, and San Francisco.

On the other hand, short-term rental advocates argue that the presence of STRs lowers travel costs by increasing the supply of travel accommodation. This in turn attracts a wider pool of visitors, whose spending benefits the local economy, supporting jobs and business creation in the area. In addition, the earnings from renting out their properties are likely to be spent locally, further contributing to the economy. Lastly, tax revenues raised on short-term rental income can be used to fund housing services, as demonstrated by the city of Seattle, which earmarked such revenues to support affordable housing.

¹⁷ The Pew Charitable Trusts, “Cities Tell Airbnb to Make Room for Affordable Housing”, 18 October 2018.

3. THE HOUSING MARKET: AN ANALYSIS OF EXISTING STUDIES

Our study contributes to two key research questions: (i) what are the key drivers of house prices and rents? and (ii) what is the impact of short-term rentals on these variables? Before we introduce our modeling, this chapter presents a review of some of the existing academic literature addressing these questions.

3.1. EXISTING LITERATURE ON HOUSING MARKET DYNAMICS

Housing market dynamics have been widely studied in academic literature for decades. Because this literature is well established, this section does not point to individual studies, but rather takes a meta-analysis approach by reviewing the key drivers of housing market dynamics.

Academic studies of the rental market show that rent is determined by the **number of housing units, the number of households, and income levels**.¹⁸ Similarly, theoretical models and empirical literature on house prices suggest that, over the

long run, house prices depend positively on **disposable income** and **demographic needs**, and negatively on the **housing stock** (undersupply conditions can contribute to housing price gains) and **user cost**.¹⁹

This last factor—user cost—requires further explanation, as it comprises many elements. These include not just the mortgage interest payments that an owner has to make, but also annual property taxes, depreciation costs, and any expected capital gain. Taken all together, and adjusted for expected inflation, these costs are referred to as the real user cost of capital. Multiplying this by the house price gives us the annual user cost of owning and can be understood as the rent equivalent for homeowners.

Housing market equilibrium is described in Fig. 7. When rents and annual user costs of owning are not aligned, markets automatically move toward equilibrium conditions through adjusting demand for housing investments.

Fig. 7. Housing market equilibrium conditions



¹⁸ For example, C. Swan, "Model of Rental and Owner-Occupied Housing", *Journal of Urban Economics*, 16(2) (1984): 297–316.

¹⁹ For example, IMF, "Fundamental Drivers of House Prices in Advanced Economies", *IMF Working Paper*, July 2018.

3.1.1. Applications for our study

We borrow the backbone of our modeling framework from the studies referenced above. In particular, we exploit the fact that rents are found to have an impact on house prices and, following the example of other studies, in our house price equation we replace real rent with its main determinants—real income, housing stock, and household numbers.

In addition, a recent Oxford Economics (2016) study of the UK housing market found rising employment was among the main drivers of the boom; we therefore also include labor market conditions as an additional driver.²⁰ Moreover, our price model takes into account the hedonic characteristics of the area, measured by tourism GDP, and supply constraints, measured by building permits per household.

3.2. EXISTING LITERATURE ON SHORT-TERM RENTALS

We are aware of only a handful of academic papers that directly study the effect of short-term rentals on housing costs. There are two main reasons for the dearth of literature. First, the STR phenomenon is relatively recent and therefore a limited amount of data exists. Second, the research question is methodologically challenging, since many cities have become increasingly popular among both locals and tourists in recent years, leading to higher housing prices and a higher number of STR listings. In other words, “popularity” affects both prices and listings positively, as locals and tourists have a preference for living and staying in neighborhoods with high-quality amenities. This “popularity” variable, however, is unobservable, and its omission in the model implies that the impact of STR on prices is biased upwards, as part of the popularity impact gets erroneously captured by STRs.

The study whose methodology most closely aligns with our approach is that of Barron et al. (2018), which assesses the impact of STRs on residential house prices and rents.²¹ The authors, however, fail to control for a number of explanatory variables included in our models. Using a dataset of Airbnb listings from the entire United States and an instrumental variables estimation strategy, they find that a 10% increase in the number of Airbnb listings leads to a 0.39% increase in rents and a 0.65% increase in home values. In Section 5.3.3, we show how our results compare to this study and conclude that our findings show a much smaller impact over our study period.

Most other studies, however, differ from ours (and Barron’s) in two key respects. First, they focus on specific housing markets, rather than looking at US-wide relationships. Secondly, they use sales-level data to determine whether the proximity to STR-intensive areas affects sale prices.

²⁰ Oxford Economics, “Forecasting UK house prices and home ownership”, November 2016.

²¹ Barron, Kyle and Kung, Edward and Proserpio, Davide, “The Effect of Home-Sharing on House Prices and Rents: Evidence from Airbnb”, 29 March 2018. More detail on the instruments used can be found in Fig. 18.

Among these studies, Horn and Merante (2017) use Airbnb listings data from Boston in 2015 and 2016 to study the effect of Airbnb on rental rates.²² Similarly, Sheppard and Udell (2018) present an evaluation of the impacts of Airbnb on residential property values in New York City.²³ A third example is the article by Koster et al. (2019), which studies the effects of STRs in Los Angeles County using a quasi-experimental research design.²⁴ The main findings of these studies, and their main limitations, are summarized in the Appendix.

Another strand of literature provides descriptive analysis of STRs in specific markets. For example, Lee (2016) focuses on the Los Angeles housing market and makes recommendations

on how municipal policymakers can best regulate Airbnb.²⁵ Other articles simply apply coefficients from other authors' analyses to their specific markets to derive estimates of local STR impacts (for example, Wachsmuth et al., 2018).²⁶

3.2.1. Applications for our study

We build upon the studies referenced above to produce a nation-wide estimate of the impact of STRs on the housing market. In particular, this work presents the first econometric estimate that uses comprehensive data from across the US, as well as covering more STR platforms than only Airbnb. This means that we are able to include both owner-occupied home sharing and whole-property STRs. Our

study does not have the objective of challenging existing literature, but rather to provide context for the findings and contribute to the body of work on housing dynamics.

As discussed earlier, one of the challenges in determining the impact of STRs on prices (and rents) relates to the fact that neighborhoods (and cities) tend to become popular with residents and tourists at the same time. In order to try to control for the so-called hedonic features of an area, we have used tourism GDP as a proxy. As an area becomes more popular for residents, bars and restaurants will start to appear, and at the same time hotels will start attracting tourists. Astoria in New York City or Corktown in Detroit are great examples of these popularity bursts.

²² Keren Horn and Mark Merante, "Is home sharing driving up rents? Evidence from Airbnb in Boston", *Journal of Housing Economics*, 38 (2017): 14–24.

²³ Stephen Sheppard and Andrew Udell, "Do Airbnb properties affect house prices?", 1 January 2018.

²⁴ Hans R.A. Koster and Jos van Ommeren and Nicolas Volkhausen, "Short-term rentals and the housing market: Quasi-experimental evidence from Airbnb in Los Angeles", 8 March 2019.

²⁵ Dayne Lee, "How Airbnb Short-Term Rentals Exacerbate Los Angeles's Affordable Housing Crisis: Analysis and Policy Recommendations", 2 February 2016.

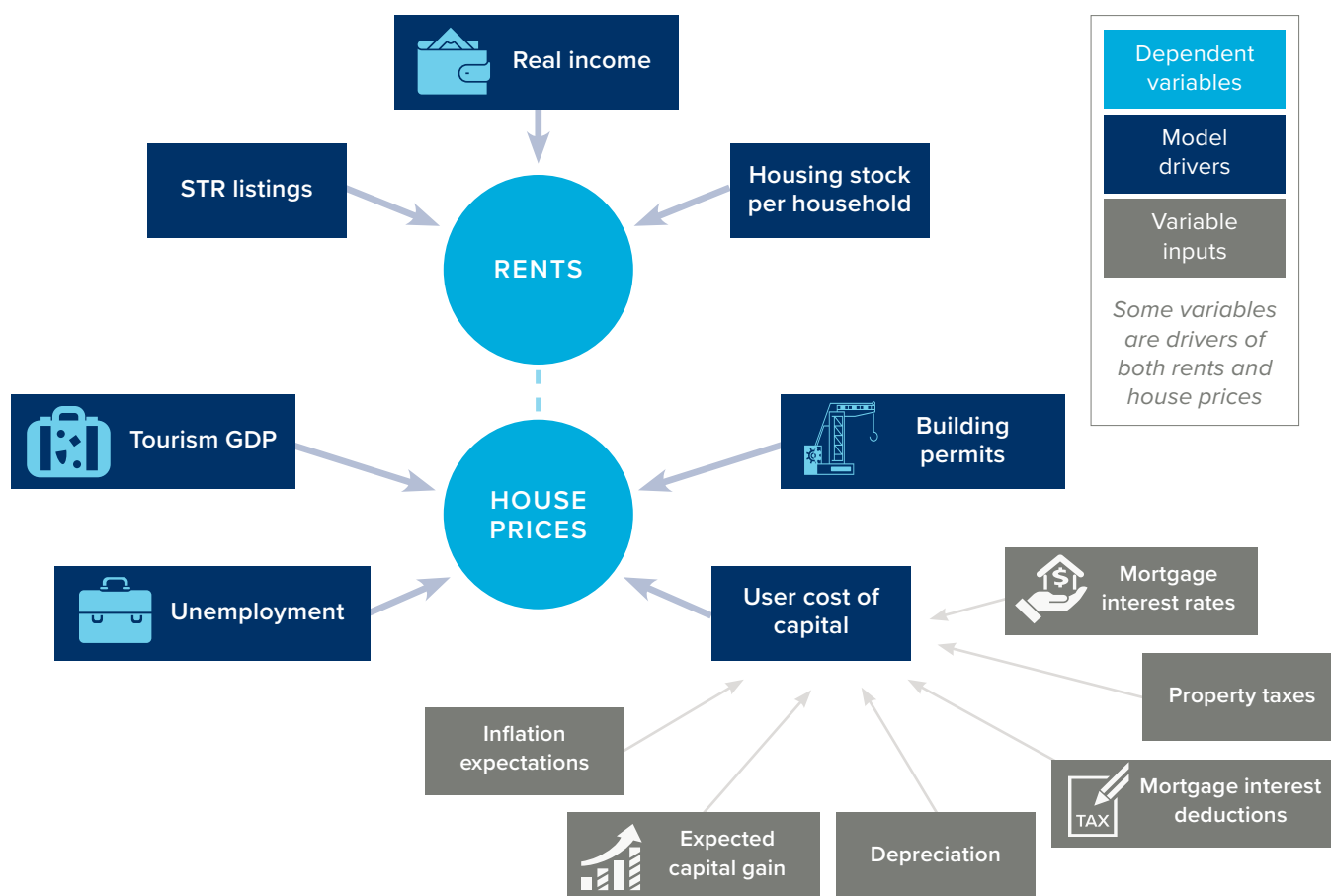
²⁶ Urban Politics and Governance research group - School of Urban Planning - McGill University, "The High Cost of Short-Term Rentals in New York City", 30 January 2018.

4. MODELING APPROACH AND DATA

This chapter sets out our approach to modeling rents and house prices, in the context of the housing market relationships explained in the previous chapter. For this study we constructed a comprehensive dataset of all US counties over the period 2014–2018. The dataset included

over 70 variables, ranging from average household income to the number of residential building permits in each county. This chapter begins by considering how best to model rents, and then moves on to house prices. All the relationships analyzed in this work are illustrated in Fig. 8.

Fig. 8. Drivers of rents and house prices



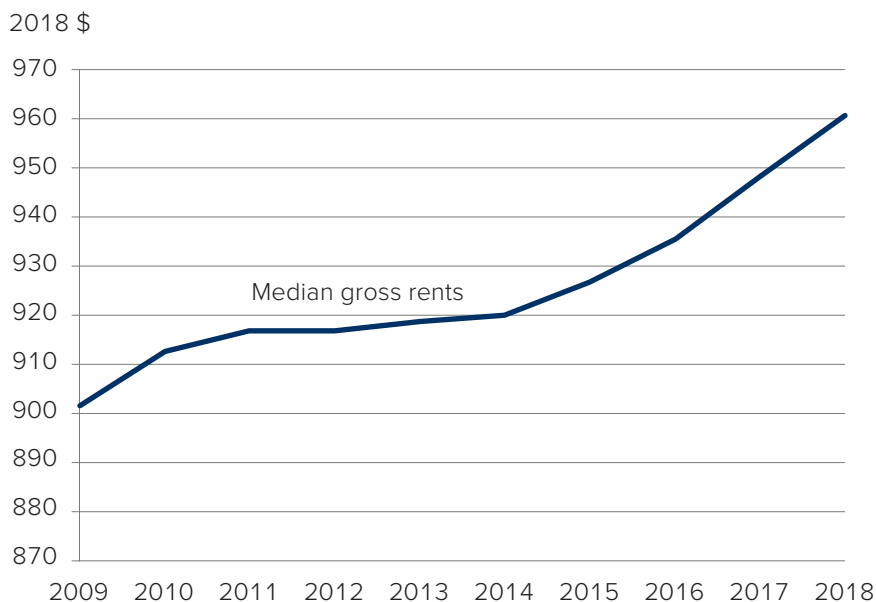
4.1. THE RENTAL MODEL

In this chapter, we argue that household income, housing stock, and the number of households are the main determinants of residential rent. We do so by analyzing rental prices, STRs and several socio-economic features of over 2,500 counties between 2014 and 2018.²⁷ Each variable is described below in turn.

4.1.1. Median rents

The dependent variable of this first model is real median rent (in logarithmic form, to be more specific). Real rents increased by just over 1% per year over the study period, but they had been flat in the years just before that (Fig. 9). The data were sourced from the American Community Survey (ACS), and the 2018 data point was estimated using historical growth rates.

Fig. 9. Median gross rents



Source: ACS

4.1.2. The STR density variable

The advent and fast growth of the sharing economy have impacted the accommodation sector. While vacation rentals have been a critical component of communities across the globe for well over a hundred years, the technology revolution in flexible accommodations brought about by platforms like Vrbo and Airbnb has not only opened up millions of unique rental options for travelers but also changed the foundation of the travel ecosystem.

Data provider AirDNA suggests there were over 1.3 million active listings across the US as of June 2019, rising from just over 70,000 five years earlier.²⁸ Back in 2014, for every 1,000 housing units there was just over one STR listing, while in 2018 this ratio grew to 8 listings per 1,000 housing units.²⁹

Fig. 10 shows the geographic distribution of STR density in 2014 and 2018. It shows there is significant geographic heterogeneity in STR density, with most listings occurring in states with large cities and along the coasts. Moreover, there exists significant geographic heterogeneity in the growth of STR density over time. The

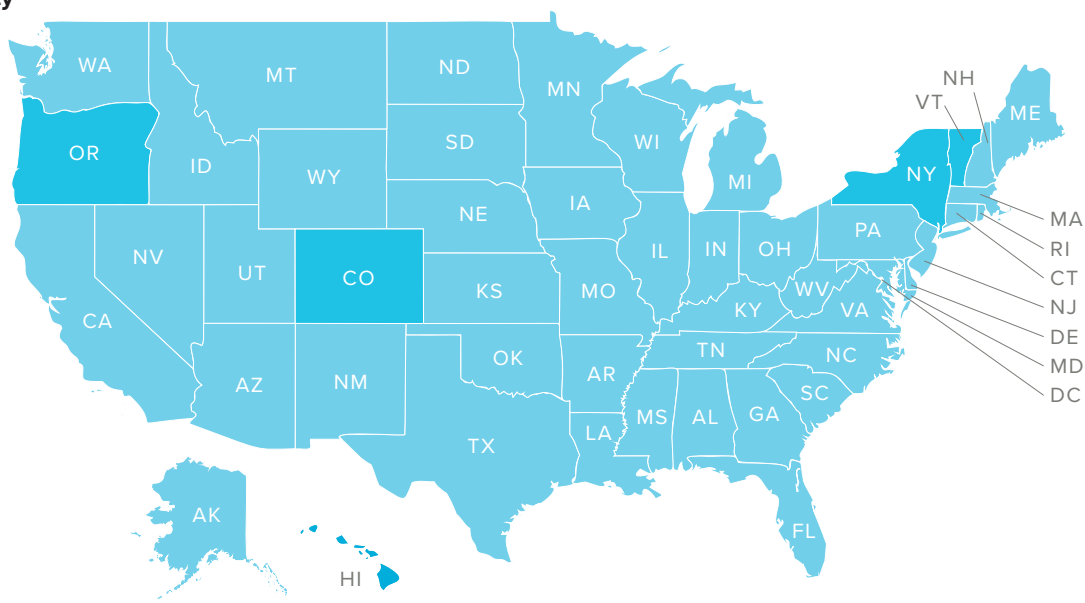
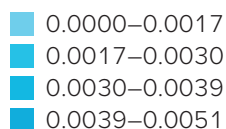
²⁷ Listing data were missing for some US counties, so we had to exclude those from our study.

²⁸ This study does not distinguish between whole-home rentals and owner-occupied units and includes both types of STRs.

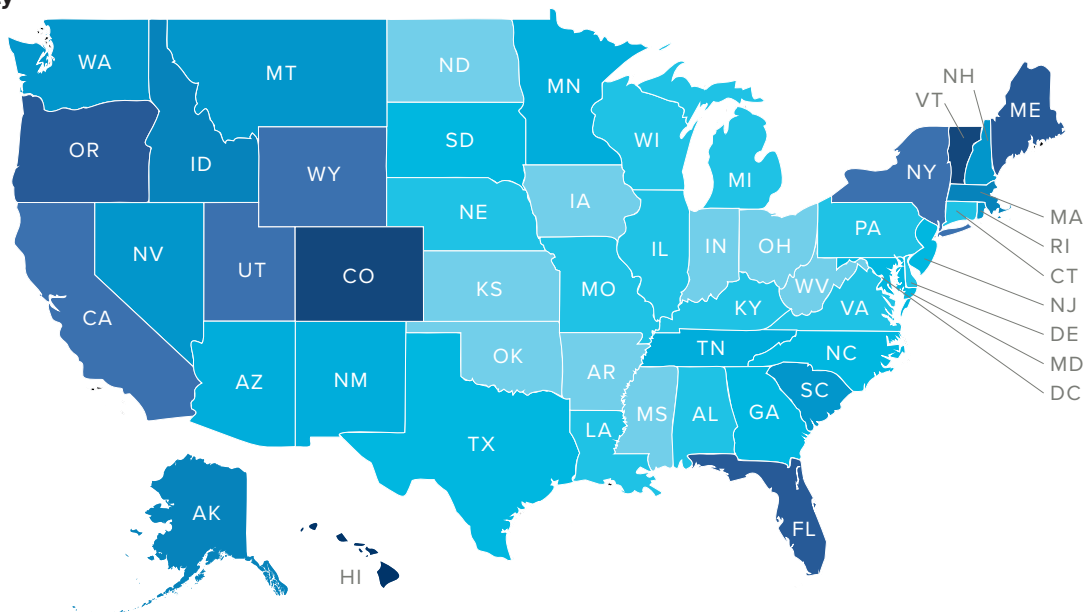
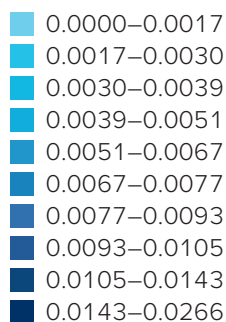
²⁹ This is how we define STR density, i.e. as the number of STR listings per 1,000 housing units.

Fig. 10. STR density in 2014 and 2018, by state

**Short term rental density
by US State 2014**



**Short term rental density
by US State 2018**



Source: AirDNA, ACS, Oxford Economics

number of listings per housing unit grew exponentially in some states, while in others there was no growth at all.

4.1.3. Real incomes

Real mean household income data from the Census Bureau show a marked slowdown in growth in 2018 relative to previous years (Fig. 11). Median household incomes also only rose slightly in 2018 and 2017, after registering more impressive gains in the two years prior: a 5.2% gain in 2015 and a 3.2% gain in 2016.

Income data by county and over time were obtained from the American Community Survey and complemented with Oxford Economics' North American Cities and Regions databank to fill the gaps left in 2018 by the ACS (the latest available edition was 2017).

4.1.4. Housing supply

Since reaching their lowest point in 2011 at just 633,000 new housing units that year, additions to the housing stock have grown at a fairly slow pace, partly in response to persistently weak growth in the number of households after

the recession. With the economy finally back on track, household growth picked up in 2016–2018, but new construction was still depressed relative to demand, with additions to supply barely keeping pace with the number of new households.

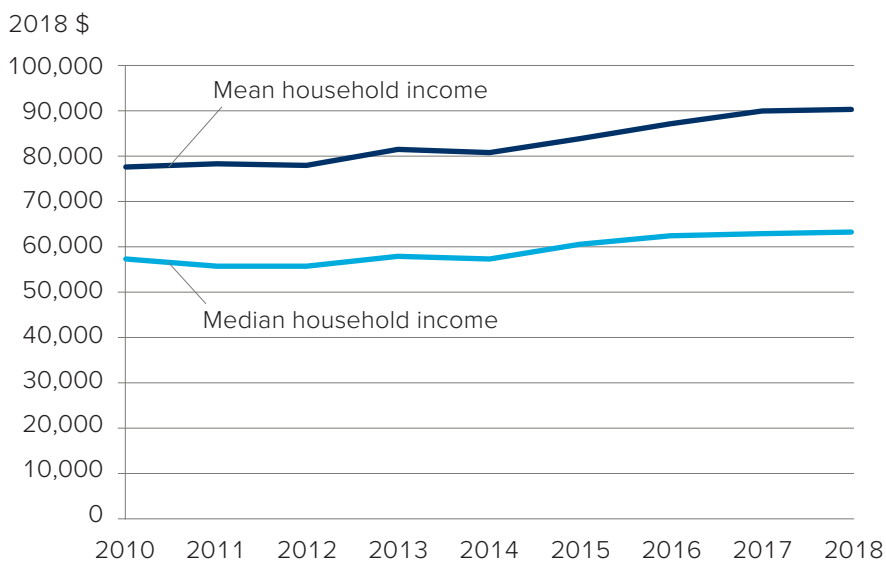
In our dataset, the number of housing units was drawn from the Census' Population Estimates, while the number of households was drawn from the ACS and carried forward to 2018 using Oxford Economics' North American Cities and Regions databank.

4.1.5. Household size

As one might expect, median rents are also related to the size of the average household (average number of people in one household). As this grows, households will require bigger properties, resulting in higher median rents. In particular, we restrict our analysis to households that occupy rented accommodations (i.e., in our rental model, we disregard the size of owner-occupier households as this should not affect rents; only the size of renter households is expected to impact rents).

Generally speaking, household size has been on a declining trend for centuries, with an

Fig. 11. Average and median household income, constant prices, 2010–18



Source: Oxford Economics

average of 5.79 people per household in 1790 to 2.58 in 2010.³⁰ However, Census Bureau data suggests this might be the decade when this long-term trend is reverted, with 2018 size ticking up to 2.63. Going forward, this might have impacts on housing demand, and therefore housing costs (provided it does not immediately translate into weaker residential construction).

4.2. THE HOUSE PRICE MODEL

As discussed in Section 3.1, rents are likely to affect home

buying decisions, and therefore most of the drivers of rents are also included in the house price model. Above and beyond these, we also included labor market outcomes, the user cost of capital, the availability of building permits, and the size of the tourism sector as additional explanatory variables. The rest of this chapter describes each variable in turn and provides a rationale for inclusion in the model.

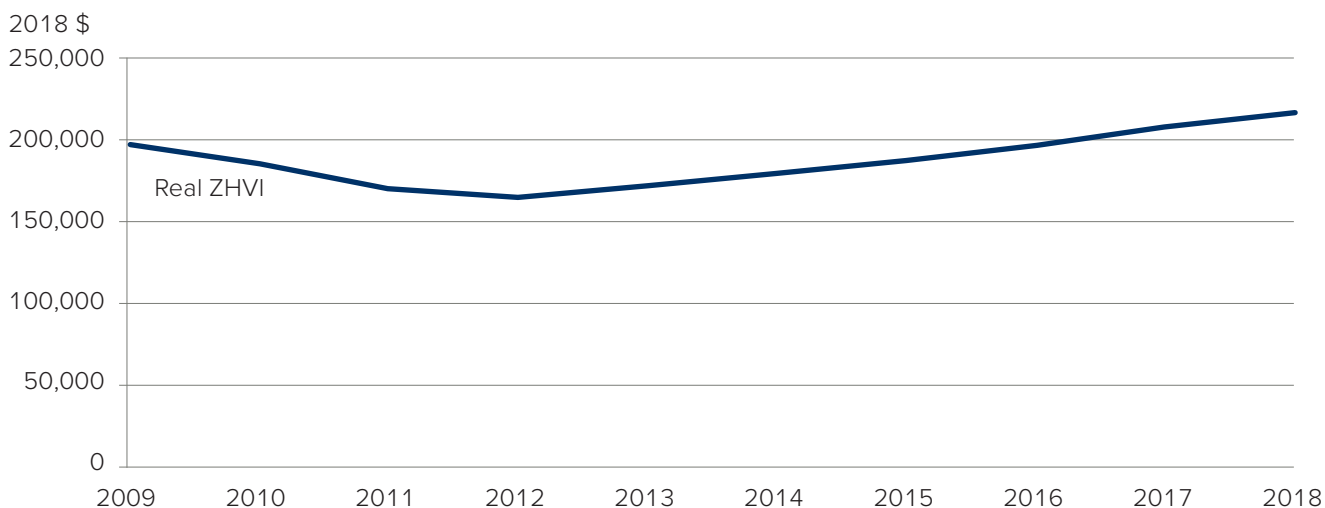
4.2.1. House price index

As a dependent variable for our second econometric model, we

used the Zillow Home Value Index (ZHVI), a smoothed measure of the median home value across all US counties. This is a dollar-denominated figure, which we then adjusted for inflation using the Consumer Price Index (CPI). This variable was available on a monthly basis for all counties in the US.

Since the recession, house prices have climbed steadily, boosted by low interest rates and the recovering economy (Fig. 12). This study aims at identifying the key drivers of house prices during the period between 2015 and 2018.

Fig. 12. Real US Zillow Home Value Index, 2008–2019



Source: Zillow, Oxford Economics

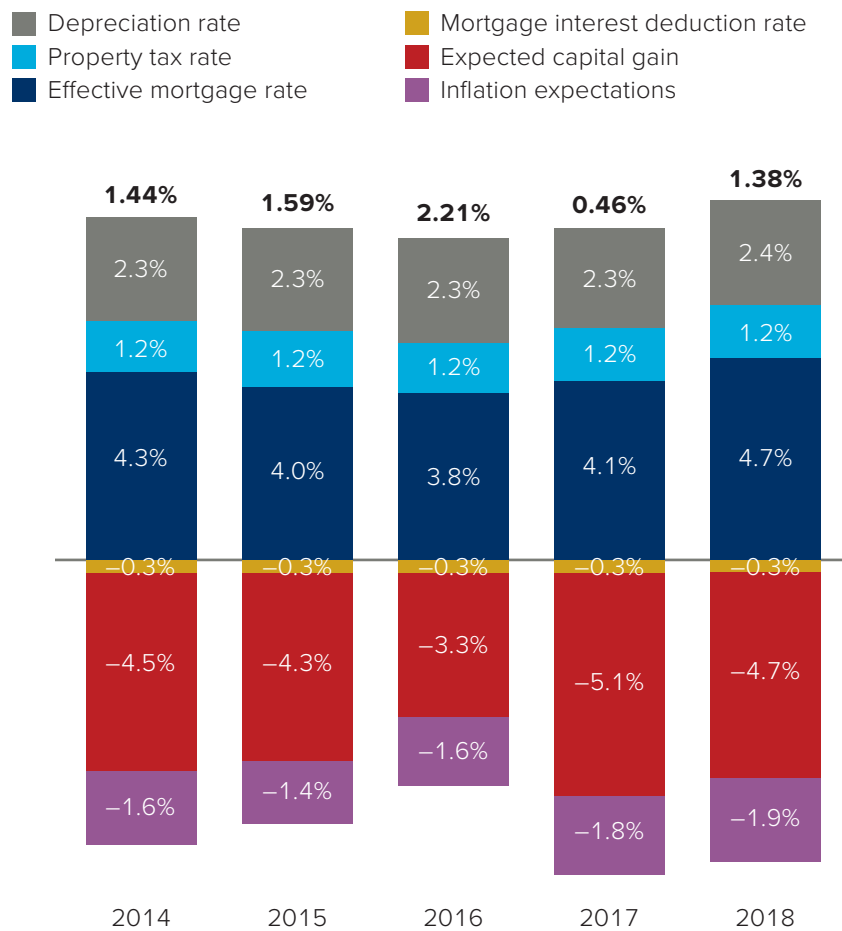
³⁰ Pew Research Center, "The number of people in the average U.S. household is going up for the first time in over 160 years" <<https://www.pewresearch.org/fact-tank/2019/10/01/the-number-of-people-in-the-average-u-s-household-is-going-up-for-the-first-time-in-over-160-years/>> [accessed 22 October 2019]

4.2.2. User cost of capital

As discussed in Chapter 3.1, the so-called “user cost of capital” is determined most obviously by the mortgage interest rate (Fig. 13); if this rises so does the cost of owning a property at any given price level. In addition to this, property taxes (minus mortgage interest deductions), expectations of inflation and capital gains, and depreciation rates all affect how costly it is to own a house of any given price.

Not all components of this variable could be gathered at the county level; for example, effective interest rates paid by mortgage holders were obtained from the Federal Housing Finance Agency by state. Expected inflation, capital gains, depreciation and mortgage interest deductions were estimated for the US as a whole. Average property tax rates, however, were estimated using ACS data at the county level, dividing the median tax value by the median property value.

Fig. 13. Estimated user cost of capital, 2014–18



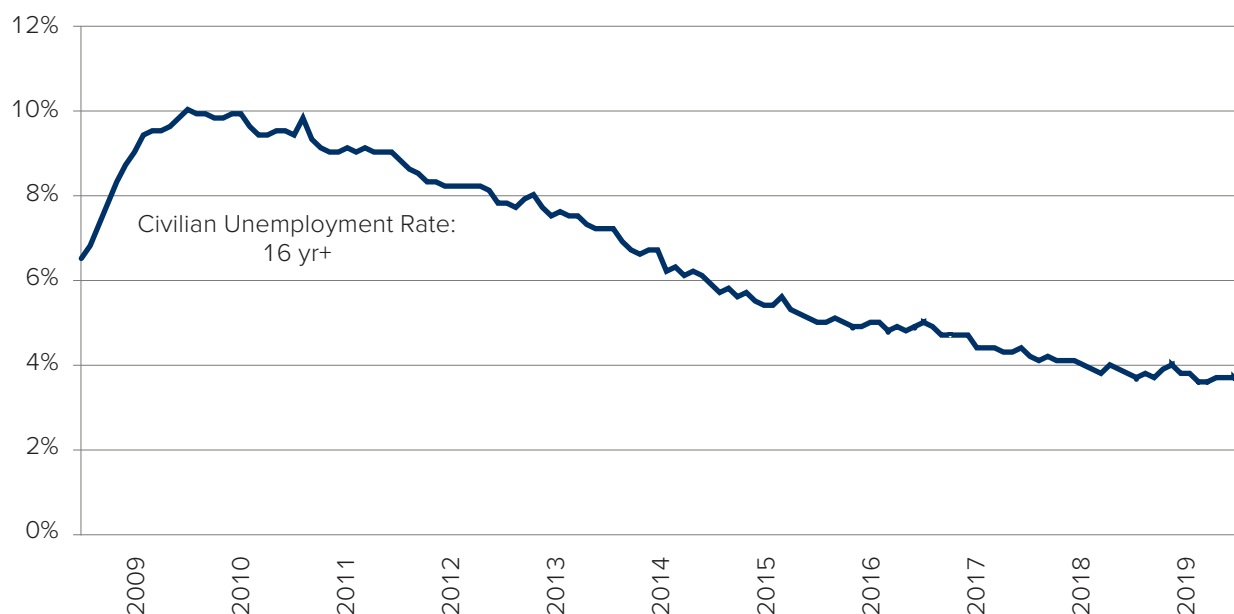
Source: Oxford Economics

4.2.3. Unemployment rate

Existing academic research provides an analysis of the extent to which unemployment influences housing market outcomes (see for example Gan and Zhang, 2018, among others).³¹ Intuitively, a stronger local labor market makes an area more desirable to potential migrants and increases willingness to pay for housing in the area, and vice versa.

This channel is particularly relevant in light of the recent positive developments of the US labor market. September's unemployment rate hit a 50-year low, reaching 3.5% (Fig. 14). These labor market improvements are found to have had an impact on house prices, as we will discuss in Chapter 5.

Fig. 14. US unemployment rate



Source: BLS

³¹ Li Gan and Qinghua Zhang, "Market Thickness and the Impact of Unemployment on Housing Market Outcomes", *Journal of Monetary Economics*, 98 (2018): 27–49.

4.2.4. Building permits

As described in Section 4.1.4, housing supply is a key determinant of housing market dynamics. However, the actual number of housing units is not the only supply-related factor that is likely to affect house prices. Projected housing supply is also potentially relevant for today's house prices. In our model, building permits are used as a proxy for this. This variable was obtained from the Building Permits Survey, produced by the Census Bureau.

The latest national level data released in September show that permits for future home construction rose to levels last seen in 2007. The recent surge in

both housing starts and permits relieved some of the pressure on house prices over our study period, as we will describe in Chapter 5.

4.2.5. Tourism

As discussed earlier, one of the challenges in determining the impact of STRs on prices (and rents) relates to the fact that neighborhoods (and cities) tend to become popular with residents and tourists at the same time. In order to try to control for the so-called hedonic features of an area, we propose using tourism GDP as a proxy.

This work controls for growth in the tourism sector (food and

beverage and accommodation services), as we believe **it is important to break down the impact of tourist attractiveness of a locality from the pure impact of STRs**. We measure tourism as the average GDP produced by the hospitality sector for each resident household. Therefore, areas where hospitality GDP has grown at a faster pace than household formation will see a growth in their tourism variable, and vice versa.

In the US as a whole, tourism GDP has grown at a slightly faster pace than households during our study period, thus exerting a slight positive pressure on house prices, as shown in Chapter 5.

5. RESULTS AND DISCUSSION

In this chapter, we set out the results of our models of rents and house prices and explain their interpretation. We also compare our results with those of past studies where comparable analysis has been carried out.

5.1. THE RENTAL MODEL

In the rental model, all variables have the expected impact and are statistically significant. The effect of income is positive and significant, while that of housing stock per household is negative and significant, as expected.

The long-run impact of STR listings is equivalent to 0.0007, or in other words, an increase of one listings per 1,000 housing units is associated with a 0.07% increase in median rents.³² In a hypothetical county with a \$1,000 median rent, if STR density increased by one listing per 1,000 units, the associated long-run increase in median rents is equivalent to \$0.7 per month.

The long run coefficients from the model for the other explanatory variables can be interpreted as follows:

- a 10% increase in real median income is associated with an 8.8% increase in median rents.
- a 10% fall in the housing units-to-household ratio is associated with a 4.9% increase in median rents.
- a 10% increase in the average household size is associated with a 2.6% increase in median rents.

How well does this model reflect the reality of how rent is determined? We can calculate a MAPE (Mean Absolute Percentage Error) to assess our model accuracy.³³ We calculated this to be 2%; in other words, considering the average rent across the counties used in our dataset, the margin of error in our model prediction will be around \$14.

5.2. THE HOUSE PRICE MODEL

In the house price model, all variables have the expected impact and are statistically significant. The effect of income is positive and significant, while that of housing stock per household

is negative and significant, as expected.

Focusing on some of the long-run effects, the coefficient for the variables can be interpreted as follows:

- an increase of one STR listing per 1,000 housing units is associated with a 0.13% increase in the real house price index. In other words, in a hypothetical county with a \$100,000 house price index, if STR density increased by one listing per 1,000 units, the associated long-run increase in the price index is equivalent to \$130.
- a 10% increase in mean income is associated with a 3.2% increase in the real house price index.
- a 10% fall in the housing units-to-household ratio is associated with approximately a 18.9% increase in the real house price index.
- a 1-percentage-point increase in the unemployment rate is associated with a 2.4% fall in the real house price index.

³² Short-run effects look at the immediate impact of a variable X over Y. Over time, given the dynamic nature of the housing market, there will be several equilibrating adjustments to the short-run effects, as the economy and people readjust. As a result, the long-run effect of a given variable X over Y is different. Our econometric methodology can distinguish between the long-run and short-run effects. The estimated coefficients presented in Fig. 19 represent the short-run effects, and the long-run effects are estimated using the Delta method, whereby the short-run effects are discounted by one minus the coefficient on the lagged dependent variable.

³³ The mean absolute percentage error (MAPE) is the mean or average of the absolute percentage errors of forecasts. Error is defined as actual or observed value minus the forecasted value (in our case, the model predicted value). This measure is easy to understand because it provides the error in percentage terms.

- a 1-unit increase in the number of building permits per household is associated with a 6.9% fall in the real house price index.

Here too, the house price model fits the actual data well, as illustrated by the MAPE. We calculated this to be 1.7%. In other words, considering the average house price across the counties used in our dataset, the margin of error in our model prediction will be around \$2,600.

5.3. CONTRIBUTION ANALYSIS

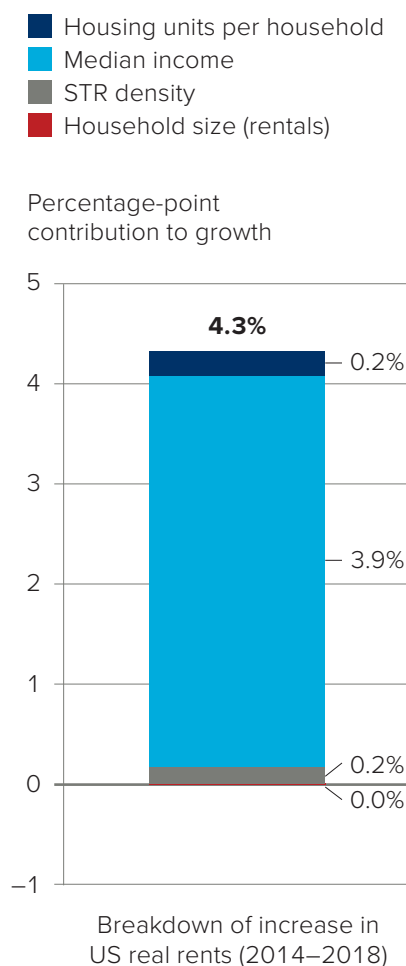
5.3.1. Rent growth between 2014 and 2018

In the four years between 2014 and 2018, US median rental prices rose by 4.3% in real terms. The findings of our rental model, combined with changes in the explanatory variables over the study period, show that the **overwhelming driver of the observed increase in real rental prices during the 2014–18 period was household earnings.**

Median income increased by 10.4% in real terms between 2014 and 2018 and we estimate that this growth alone was responsible

for around 3.9 percentage points of the 4.3% increase (Fig. 15).

Fig. 15. Drivers of the growth in real rents between 2014 and 2018³⁴



Source: Oxford Economics

Between 2014 and 2018, 5.1 million new households are estimated to have formed in the US, while net new supply was 4.1 million in the same period. This implies the ratio of housing units-to-households has declined between 2014 and 2018, pushing up rents. We estimate this drop contributed about 0.2 percentage point of the 4.3% increase in real rents.

The ratio of STR listings to housing units has grown by a factor of 6 during the study period. This increase, however, contributed to 0.2 percentage point of the increase in rents. Putting it all together, Fig. 15 reveals the contributions of various factors to the 4.3% increase in rents in the four years from 2014 to 2018.

5.3.2. House price growth between 2015 and 2018

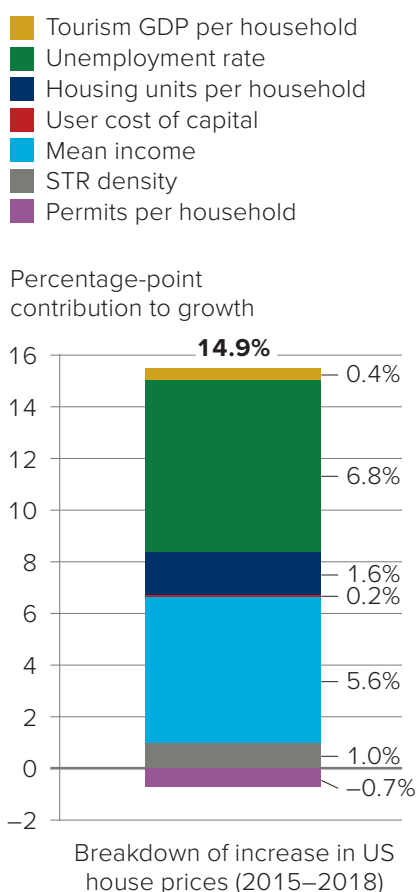
House prices have increased steadily during our study period, with real US median price index estimated to have increased by 14.9% during the period 2015–18.³⁵ Using the model to break down the causes of this rapid growth, we see that **the biggest contribution to the increase came from labor market improvements.**

³⁴ This section and chart assume that 100% of the growth in median rents can be explained through the model's explanatory variables. This is a simplifying assumption, and we are aware that our model's variables do not explain the totality of the change.

³⁵ As the house price model contains some lagged variables, the focus of this contribution analysis will be limited to the period 2015–18. The inclusion of lagged STR in the model implies that STR growth between 2014 and 2015 (the first available year-on-year growth rate) only starts affecting house prices in 2015–16. For this reason, the contribution analysis presented here only covers the period 2015–18 and not 2014–18.

More specifically, the drop in unemployment rate is estimated to have contributed 6.8 percentage points to US house price growth by the end of 2018 (Fig. 16).

Fig. 16. Drivers of the growth in house prices between 2015 and 2018³⁶



Source: Oxford Economics

The second-largest contributor to the house price growth was the increase in average incomes. Over the whole period, higher real incomes are estimated to have boosted house prices growth by 5.6 percentage points.

The drop in housing stock-per-household has also contributed to house price growth. This reduction contributed to an increase in house price growth over the period of around 1.6 percentage points. The ratio of STR listings to housing units has grown by a factor of 3 during 2015–18. This increase contributed 1.0 percentage point to the house price increase based on our econometric model. The number of building permits per household has grown over this period, which offset some of the increase driven by other factors. Lastly, tourism GDP growth and the drop in user cost of capital contributed around 0.4 and 0.2 percentage points to price growth, respectively.

5.3.3. Discussion

Summing up the findings presented in Fig. 15 and Fig. 16,

we estimate the growth in STR density only contributed to 0.2 percentage point of the 4.3% increase in rents (or 6%) and 1.0 percentage point of the 14.9% increase in house prices (or 5%) over our study period.³⁷

This result is more modest than the conclusions drawn by Barron et al., who found that the growth in Airbnb listings contributed to about one-fifth of the average annual increase in US rents and about one-seventh of the average annual increase in US housing prices. Our model includes a number of explanatory variables not considered by Barron et al., suggesting their results are likely to suffer from omitted variable bias.

5.3.4. What does this tell us about affordability?

When interpreting the house price model, it is important to note that, while house prices are interesting per se, housing affordability is a more relevant metric for policy makers. In this work, we measure affordability as the median house price divided by the mean household income.

³⁶ This section and chart assume that 100% of the growth in median house prices is explained through the model's explanatory variables. This is a simplifying assumption, and we are aware that our model's variables do not explain the totality of the change.

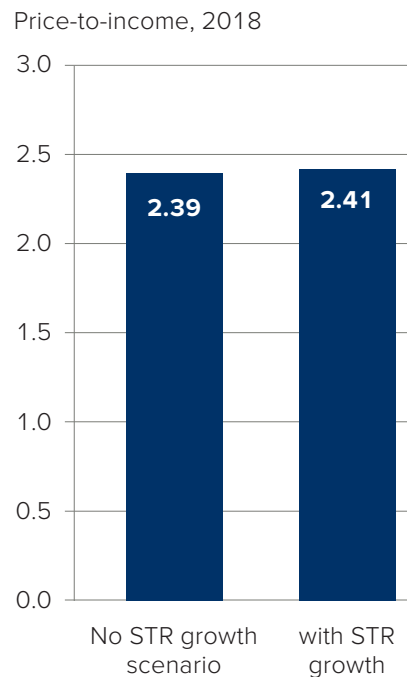
³⁷ Adding up all the individual explanatory variables' contributions (measured in percentage points) results in the total growth rate in the dependent variable (measured as a percent increase).

In this study, we found that house prices have increased by 14.9% during the period 2015–18, and that only 1.0 percentage point of this growth can be attributed to increased STRs. We are therefore able to estimate the 2018 median price of a property in the US in a counterfactual scenario where STR numbers did not grow. We do so by subtracting from the current house price value the amount that was due to STR growth. By dividing this estimated counterfactual house price by the average household income in

2018, we obtained the price-to-income ratio for the scenario where STR did not grow.³⁸

We find that the price-to-income ratio would have increased to 2.39 in 2018 (from 2.23 in 2015) in a scenario with no STR growth (Fig. 17). In the current baseline scenario (with STR growth), the price-to-income ratio was at 2.41 in 2018. This suggests that STRs are estimated to be responsible for a 0.02-point fall in affordability (or increase in the price-to-income ratio).

Fig. 17. Price-to-income ratio in 2018, with and without STR growth



Source: Oxford Economics

³⁸ The underlying assumption here is that the lack of STR growth would have no impact on average incomes.

MODEL EXTENSION 1: THE IMPACT OF STRS IN VACATION DESTINATIONS

Is the impact of STRs on prices and rents different in traditional vacation markets? In both the house prices and the rental model, we find that, in the long run, the effect of STRs on the dependent variable is weaker in these highly seasonal areas.

This result is in line with expectations. As far as the **rental market** is concerned, in vacation markets, homes are less likely to be rented on a long-term basis. That means that STRs have an even smaller effect on rents in these markets. For example, **Tillamook County, OR**, popular for its scenic coastline and rivers, has seen its STR density grow by a factor of 10 between 2014 and 2018, but its median rents have actually fallen in real terms. Some 88% of its vacant housing is for seasonal use in the area.

In the **homeowners' market**, by their very definition, vacation-destination housing markets

have higher vacancy rates that reflect more volatile seasonal housing demand. The impact of STRs on house prices is found to be weaker in these areas, as home owners have been renting out their properties long before the advent of internet platforms offering STRs (through agencies and brokers) and therefore the value from such rental revenue has long been priced in the value of homes in these localities. An example of this is **Barnstable County, MA**, home to popular New England beach destination Cape Cod. In this county, over 91% of vacant properties are for seasonal use, and STR density has increased by a factor of four between 2015 and 2018, which was faster than the national average. Real house prices, however, have increased by 11.2% over the same period, a slower pace than the US as a whole.

MODEL EXTENSION 2: THE IMPACT OF STRS IN URBAN AREAS

Does the impact of STRs on prices and rents vary across urban and rural counties? In both the house prices and the rental model, we find that the effect of STRs on the dependent variable does not depend on the level of urbanization. In other words, we do not see a significant difference in the long-run impact of STRs on prices and rents between urbanized and rural areas.

San Diego is an example of how the US-wide results apply to highly urbanized areas. Its house prices have grown by an estimated 15.0% between 2015 and 2018, and its STR density has grown by a factor of 3 within the same period. This compares to a very similar US-wide house price growth of 14.9% and an STR density growth of a factor of 3.

6. CONCLUSION

The aim of this study was to assess the contribution of STR growth on the growth in house price, rental price, and affordability. We have found that **the rapid US house price and rent increases of the past few years have not been substantially driven by STRs**. We estimate the growth in STR density only contributed to 0.2 percentage point of the 4.3% increase in rents and 1.0 percentage point of the 14.9% increase in house prices over our study period. This compares to a 3.9 percentage points impact of median incomes to rental growth and a 6.8 percentage points effect on house price growth stemming from the drop in US unemployment over the study period.

This has important implications for a policy debate that has focused heavily on short-term rentals as both the cause of the problem of high house prices and its solution. It suggests instead that **the major sources of volatility in rental and**

house prices lie in economic and labor market outcomes.

Second, this study has found that **additional housing supply and more abundant building permits are likely to have a meaningful impact on house prices**. It is estimated that in the long run, a 10% increase in the housing units-to-household ratio is associated with approximately a 18.9% fall in the house price index, and a one-unit increase in the number of building permits per household is associated with a 6.9% fall in the house price index.

Finally, our analysis has pointed to the fact that **adopting strict regulations on STRs is unlikely to solve the housing affordability crisis faced by many US households**. During the period 2014–18, in the absence of STR growth, real rent would have grown by 4.1%, rather than 4.3%. In other words, monthly rents would have been \$2 lower in 2018 if STRs had not increased from their 2014 levels.

Similarly, in the homeowners' market, prices would have been only \$1,800 lower in 2018 if STR density had not gone up from its 2014 level. Considering that most households do not pay the full price of a house upfront, but rather apply for long-term mortgages, the expected annual impact attributable to the STR sector is \$105.³⁹

Interestingly, a model extension suggests that the effect of STRs on both house prices and rents is weaker in vacation destinations. Possible explanations for this are that, in vacation markets, homes are less likely to be rented on a long-term basis and home owners in these destinations have been renting out their properties long before the advent of internet platforms offering STRs. On the other hand, the effect of STRs on both variables does not appear to depend on the level of urbanization.

³⁹ Mortgage maturity and effective interest rate are assumed to be as reported in the latest Federal Housing Finance Agency's Monthly Interest Rate Survey.

STR LITERATURE FINDINGS

Fig. 18 summarizes the main findings of the studies presented in Chapter 3.2, and their main limitations.

Fig. 18. Summary of existing STR literature

Author	City of interest	Main findings	Main limitation
Barron et al. (2017)	US-wide	A 10% increase in Airbnb listings leads to a 0.39% increase in rents and a 0.65% increase in home values.	The authors construct an instrument based on Google Trends searches for Airbnb. Unfortunately, these are not accurately available at the zip code level, so to obtain an instrument that varies at the zip code level they interact these searches with a measure based on the number of hospitality establishments in the zip code area. The validity of this instruments can therefore be disputed.
Horn and Merante (2017)	Boston	0.4% increase in asking rents associated with a one-standard-deviation increase in Airbnb listings	The authors rely on weekly rent data from September 2015 through January 2016 and Airbnb data from September 2014 to January 2016. Thus their time dimension is fairly limited. We believe this hinders their ability to establish meaningful relationships between the various variables.
Sheppard and Udell (2018)	New York	6.46% increase in NYC property values associated with a doubling in the number of total Airbnb accommodations	The authors do not convincingly account for the fact that neighborhoods tend to become more attractive to residents and tourists at the same time.
Koster et al. (2019)	Los Angeles	3% fall in house prices as a result of Home Sharing Ordinances in Los Angeles	The authors use Airbnb listings as a proxy for tourism demand, which means that they do not control for other tourism variables. That runs the risk of overestimating the impact of Airbnb and attributing the entire “touristic location” effect to the fact that STRs are present. In contrast, this work controls for tourism GDP unrelated to STR activity.

METHODOLOGICAL APPENDIX

INTRODUCTION TO DYNAMIC PANEL MODELS

House prices (or rents) in the current period might be affected by past trends in house prices (or rents), as well as housing supply and general economic conditions. In such cases, dynamic panel methods, such as the Arellano Bond estimator (also known as Difference GMM) and Blundell Bond estimator (System GMM), would allow us to account for the presence of such “dynamic effects.” Difference GMM estimation starts by transforming all regressors, usually by differencing, and uses the generalized method of moments (GMM). This work employs Difference GMM.

Dynamic panel models have become increasingly popular in

many areas of economic research, and their use has provided new insights. Using dynamic panel models allows us to find overall (long-run) coefficients for the explanatory variables as well as the contemporaneous (or short-run) ones.

The advantages of dynamic models include:

- controlling for the impact of past values of house prices (or rents) on current values;
- estimation of overall (long-run) and contemporaneous (short-run) effects; and
- use of past values of explanatory variables as instrumental variables to mitigate the bias due to: two-way causality between economic conditions

and the housing market, omitted variable bias and measurement error.

The need for a dynamic model: Wooldridge test for serial correlation

The Wooldridge test allows us to test whether the errors are serially correlated; if these are found to be autocorrelated, we may infer that there is a need for a dynamic model.⁴⁰ The disadvantage of a dynamic panel model, however, is that it can add considerable complexity to the modeling process. A simpler static model might therefore be a preferable approach if the Wooldridge test does not suggest a dynamic panel is necessary.

⁴⁰ Strictly speaking, the Wooldridge test is a test for autocorrelation and not a definitive test to choose between static and dynamic panel methods. However, it is commonly applied to inform choices between static and dynamic panels.

Use of instruments

Instruments are used to control for potential endogeneity in a regression. We have found median incomes (rent model), permits per household, housing supply per household and STR density (house prices model) to be endogenous variables, and therefore the instrumental variable method was used to estimate their impact.

MODEL RESULTS

As explained, our model specification is known as Difference GMM; such approach, by virtue of being a dynamic model, has both a short- and long-run impact. The short-run results from the rent and house price models are given in Fig. 19. To obtain the long-run impact, we used the Delta method and discounted the short-run impact by one minus the coefficient on the lagged dependent variable.

Contribution analysis

The modeling results shown in Fig. 19 tell us about the sensitivity of rents and prices to changes in their macroeconomic determinants. But these results can also be used to find out which of the determinants were responsible for past changes in the dependent variables. For instance, Fig. 19 shows that the user cost of capital has a significant negative effect on house prices. But while house prices may be sensitive to changes in the user cost of capital, if there was no (or little) change in the user cost over the study period, then this variable will not have influenced house prices during that period.

The “contribution” of a given variable in explaining changes in house prices or rents is therefore a combination of both the estimated sensitivities and the change in that variable over the period under analysis.

Fig. 19. Models results

Rental price model <i>Dep var: Log real median rents</i>	Short-run coefficients
Lagged log real median rents	0.706***
STR density	0.0002**
Log median income	0.259***
Log housing units per household	-0.144*
Log household size (rental)	0.076*

House price model <i>Dep var: Log real median house prices</i>	Short-run coefficients
Lagged log real median house prices	0.719***
Lagged STR density	0.0004*
Lagged log mean income	0.091***
Lagged user cost of capital	-0.161***
Log housing units per household	-0.531***
Lagged unemployment rate	-0.663***
Lagged tourism GDP per household	6.345**
Permits per household	-1.929***

legend: * p < 0.1; ** p < 0.05; *** p < 0.01

Models with interactions

Is the impact of STRs on prices and rents different in traditional vacation markets? The model coefficients described so far measure the average impact of STRs on the dependent variables (prices and rents). Our baseline model looks as follows (in the example of prices):

$$\text{house prices}_{it} = \alpha \times \text{STR}_{it} + \beta X_{it} + \gamma \text{house prices}_{it-1}$$

However, in order to isolate vacation markets, we added an interaction term to our models, using the percentage of seasonal housing as a proxy to define these areas.⁴¹ The model is now specified as follows:

$$\text{house prices}_{it} = \alpha_1 \times \text{STR}_{it} + \alpha_2 \times \text{STR}_{it} \times \text{vacation}_i + \beta X_{it} + \gamma \text{house prices}_{it-1}$$

Without the interaction term, α would be interpreted as the total effect of STRs on prices. But the interaction means that the effect of STRs on prices is different for vacation markets and less touristic areas. The effect of STRs on prices in non-touristic counties is equal to α_1 . However, in vacation markets the effect is equal to $\alpha_1 + \alpha_2$.

In both the house prices and the rental model, the interaction term for vacation markets is negative and statistically significant, suggesting that the effect of STRs on the dependent variable is weaker in these highly seasonal areas.

We run a similar model replacing the vacation dummy variable with an urban dummy variable.⁴² In this case, however, the interaction term for urban centers is not statistically significant, suggesting that the long run effect of STRs on the dependent variable (either house prices or rents) does not depend on the level of urbanization.

⁴¹ The vacation variable is a dummy taking value 1 if the county's % of seasonal housing is above average, and 0 otherwise.

⁴² The urban variable is a dummy taking value 1 if the county's % of urban population is above average, and 0 otherwise.

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November 2019

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ORDINANCE TO REGULATE THE OPERATION OF SHORT-TERM RENTALS
Town of Londonderry, Vermont

ARTICLE 1. AUTHORITY. Under authority granted in 24 V.S.A. § 2291(29) and 24 V.S.A. § 1971 *et seq.*, and other such general enactments as may be material hereto, it is hereby ordained by the Selectboard of the Town of Londonderry that the following civil ordinance requiring the annual registration of all short-term rentals operating within the town (which may also be referred to as the "Short-Term Rental Ordinance") is adopted for the Town of Londonderry, Vermont.

ARTICLE 2. PURPOSE. The purpose of this Ordinance is to promote and protect the public health, safety, welfare, and convenience of the town, to preserve residents' rights to quiet enjoyment of homes and properties, and to ensure the safety of occupants of short-term rentals. The Londonderry Selectboard hereby find that unregulated short term (i.e., less than 30 day) transient occupancy of dwelling units in residential neighborhoods presents a threat to the public welfare relating to compatibility with residential uses and preservation of the character of the neighborhoods in which they are located, and to the availability of housing stock in the town. Unregulated short-term rentals have negative secondary effects on residential areas, with such areas experiencing heightened adverse impacts from parking, garbage, noise and outdoor/nighttime activities. These negative effects, when left unchecked, injure and degrade the community as a whole and constitute a public nuisance. The purposes of this Ordinance are: (a) to balance the desire of property owners to rent their residential properties to short term rental guests for compensation against the desire of residents to preserve the traditional peace and quiet of their residential neighborhoods; (b) to preserve and protect residential neighborhood character and livability from the nuisance impacts that are often associated with short term rentals; (c) to limit or prevent long term rentals from being replaced with short term rentals; (d) to ensure the safety of occupants of short term rentals and the well-being of the community; and (e) to promote the public health, safety and welfare of the Town, its residents and visitors.

ARTICLE 3. DEFINITIONS

- A. "Operator" means a person who operates or manages a short-term rental. The operator/person shall be defined as an individual, a married couple, one or more family members living in the same household, a corporation, a partnership, or Limited Liability Company ("LLC") or other LLCs with overlapping members, all of which shall be deemed an operator, but which shall exclude from the definition any tenant or lessee of a lease.
- B. "Short-term rental" or "STR" means a dwelling unit rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year, and is either:
1. "Hosted" meaning a room or group of rooms located within an Operator's primary residence or an accessory dwelling or cabin on the premises of the Operator's primary residence; or,

- 2. "Unhosted" meaning a furnished house, condominium, apartment, or an accessory dwelling or cabin that is not the Operator's primary residence or located on the premises or property of the Operator's primary residence.
- C. "Dwelling unit" means a room or rooms connected together containing cooking, sanitary and sleeping facilities that constitute a separate, independent housekeeping establishment. It shall include prefabricated modular units and mobile homes, but shall not include a motel, boarding house, shelter or similar structure.
- D. "STR Administrator" means a person or persons designated by the Selectboard of the Town of Londonderry to administer and enforce this Ordinance.
- E. "Bed and Breakfast", "Boarding House", "Motel" and "Inn" shall have the same definitions as contained in the Town of Londonderry Zoning Bylaw as amended from time to time. This Short-Term Rental Ordinance shall not apply to Bed and Breakfasts, Boarding Houses, Motels and Inns which have zoning permits issued pursuant to the Town of Londonderry Zoning Bylaw and Ordinance.
- F. "Lot" means a parcel of land undivided by any street or road, and occupied or to be occupied by only one primary structure or principal use and the accessory buildings or uses customarily incidental to such structures or uses. A lot shall be of sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yard and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or other means of access approved by the Planning Commission. In no case shall the division or combination of land result in the creation of a parcel which does not meet the requirements of this Bylaw.

ARTICLE 4. SHORT TERM RENTAL REGISTRATION.

- A. The short-term rental of a dwelling unit requires the annual issuance of a Short-Term Rental Registration from the STR Administrator. A person shall not commence the use of a dwelling unit as a short-term rental unless and until the STR Administrator issues the requisite Short-Term Rental Registration.
- B. Any application made by a person other than a single individual must detail the other members of any Corporation, LLC, or Partnership ("Common Ownership"), and any out-of-state entity must provide a valid and current copy of the articles of organization for the entity.
- C. All STRs must be offered via an STR rental platform to satisfy any reporting requirements and the payment of any municipal, state and federal taxes. The operator must also have a Vermont Meals and Rooms Tax account and post the number on any advertisements for the STR.
- D. Operators of three or more STRs must show proof of registration with the Corporations Division of the office of the Vermont Secretary of State.
- E. The dwelling unit overnight capacity of a short-term rental shall be a maximum of two occupants for every bedroom indicated in the Town Listers property database for the

dwelling unit, plus an additional two occupants. For example, a three-bedroom dwelling unit shall have a dwelling unit capacity of eight persons ((3 bedrooms X 2) + 2) when used as a short-term rental. An owner shall not advertise or permit occupancy by more than the capacity set forth in this section.

- F. An operator shall provide the following information in an application for Short-Term Rental Registration for dwelling units with an occupancy of 8 or less, on a form provided by the Town:
1. The number of bedrooms to be rented and the requested dwelling unit capacity to be approved in the Short-Term Rental Registration.
 2. The Operator's name, mailing address, email, and a cell phone number or other number (such as a property management company) that will be answered 24 hours a day during the time that the short-term rental unit is being rented.
 3. The property owner's and, if applicable, tenant's name, address, phone number, email, date of birth, driver's license and license state, and military status (active or not), and if the owner is a corporation, the registered corporate agent and president of the corporation and their name and address, and if the owner is a partnership, the registered partnership agent and the names and addresses of the general partners (information that is needed to enforce a municipal complaint before the Judicial Bureau).
 4. Property owners who are not in residence at the property the entire time it is being rented shall designate and provide the name and contact information of a designated agent located in Windsor, Bennington or Windham Counties who shall be responsible for responding to emergency situations occurring at the Short-term rental dwelling unit.
 5. The Posting of Contact Information required by 18 V.S.A. § 4467 within the Short -term rental dwelling unit.
 6. The education materials required by 18 V.S.A. § 4468(a), including without limitation the self-certification form pertaining to health and safety precautions that Operators must take into consideration prior to renting a dwelling unit required by 18 V.S.A. § 4468(b).
 7. Confirmation of liability insurance of not less than \$1,000,000 to cover each short-term rental unit, unless such short-term rental is offered through a hosting platform that maintains equal or greater coverage, and that the liability insurance policy that covers the dwelling unit extends bodily injury and property damage insurance coverage that occurs during or as a result of the use of the dwelling unit as a short-term rental.
 8. Proof, satisfactory to the Town, that the Operator has obtained and performed all necessary licensing and registrations with the State of Vermont Department of Health, Division of Fire Safety and Department of Taxes necessary to operate a Short-term rental. A short-term rental is a "public building" as defined by 20 V.S.A. § 2730, subject to inspection and regulation by the Vermont Division of Fire Safety. An owner shall provide to the STR Administrator proof of satisfactory inspection results for the most recent inspection required by the Vermont Division of Fire Safety prior to the first

- occupancy by an occupant as defined in this Ordinance, and with each annual registration of the short-term rental.
9. Annually, beginning with the first renewal of said registration, the Operator shall file with the Town an accounting/printout of the total number of days the property was rented on a short-term basis during the previous year. Failure to submit said accounting/printout will result in the renewal registration being denied.
- G. An application for Short-Term Rental Registration, for dwelling units with a capacity of greater than 8 occupants, shall require compliance with subsection D above, plus the following:
1. Confirmation that the septic capacity is at least equal to the requested short-term rental dwelling unit capacity. This shall be evidenced by a) a valid State of Vermont Wastewater and Water Supply Permit for the property for dwelling units or wastewater and water supply systems constructed, modified or occupied after June 30, 2007, OR, b) a local zoning or septic permit for dwelling units constructed before July 1, 2007 indicating the number of bedrooms permitted, OR, c) by the number of bedrooms indicated in the listers property database if a local zoning or septic permit does not exist for dwelling units constructed before July 1, 2007.
 2. An inspection report with occupancy approved from the State of Vermont Division of Fire Safety for the requested short-term rental dwelling unit capacity.
- H. No registration for the short-term rental of a dwelling unit shall be issued unless the applicant has complied with subsection D above (for dwelling units with an occupancy of 8 or less) or has complied with subsection E above (for dwelling units with a capacity of greater than 8 occupants).
- I. Short-Term Rental Registrations shall expire on June 30 of each year and require renewal to continue use of a dwelling unit as a short-term rental. In the event that a property for which a Short-Term Rental Registration has been filed is transferred or conveyed to a new property owner, the new owner/operator shall file a new application for a new Short Term Rental registration.
- J. The number of lessees, guests, or other persons using a dwelling unit pursuant to the short-term rental lease or other agreement with the Operator shall not exceed the approved dwelling unit capacity on the Short-Term Rental Registration.
- K. This occupancy standard is for overnight guests and is not intended to unreasonably limit visitors to the property.

ARTICLE 5. FEES. A fee shall be paid to the Town of Londonderry with the submission of any Short-Term Rental Registration application or annual renewal, regardless of date of registration. The fee shall be in an amount as determined by the Selectboard which may, from time to time, modify this fee and may establish and adopt other fees related to the administration and enforcement of this Ordinance, and may incorporate all such fees into a duly adopted fee schedule.

ARTICLE 6. RESERVED.

ARTICLE 7. ENFORCEMENT. A short-term rental shall be made available by the owner for inspection within one week of a request by the STR Administrator. Any person who violates a provision of this Ordinance shall be subject to a civil penalty of up to \$800 per day for each day that a violation continues. Each day the violation continues shall constitute a separate offense. The STR Administrator and the Londonderry Zoning Administrator, along with the Selectboard and Town Administrator, shall all be designated and authorized to act as Issuing Municipal Officials to issue and pursue complaints before the Judicial Bureau, or other court having jurisdiction.

ARTICLE 8. WAIVER FEES. An Issuing Municipal Official is authorized to recover waiver fees, in lieu of a civil penalty, in the following amount, for any person who declines to contest a municipal complaint and pays the waiver fee:

	1 st Offense	2 nd Offense	3 rd Offense	4 th Offense
Waiver fee for advertising a property for short-term rent (online or offline) without first having obtained a permit or complying with local listing requirements.	\$125 per day	\$250 per day	\$500 per day	\$650 per day plus revocation for twelve months before a new Short-Term Rental Registration application may be submitted. The revocation can be appealed.
Waiver fee for all other violations.	\$150 per day	\$350 per day	\$600 per day	

Offenses for the purpose of calculating waiver fees shall be counted on a twelve-month basis, beginning on July 1 and ending on June 30 of each year. An Issuing Municipal Official shall have authority to issue a written warning, without recovering a waiver fee, for any First Offense violation. In such instance, the written warning shall be counted as a First Offense for calculating annual offenses.

ARTICLE 9. PENALTIES. An Issuing Municipal Official is authorized to recover civil penalties in the following amounts for each violation:

	1 st Offense	2 nd Offense	3 rd Offense	4 th Offense
Fine for advertising a property for short-term rent (online or offline) without first having obtained a permit or complying with local listing requirements.	\$200 per day	\$400 per day	\$650 per day	\$800 per day plus revocation for twelve months before a new Short-Term Rental Registration application may be submitted. The revocation can be appealed.
Fine for all other violations.	\$250 per day	\$500 per day	\$750 per day	

Offenses for the purpose of calculating penalties shall be counted on a twelve-month basis, beginning on May 1 and ending on April 30 of each year. An Issuing Municipal Official shall have authority to issue a written warning, without recovering a civil penalty, for any First Offense violation. In such instance, the written warning shall be counted as a First Offense for calculating annual offenses. Failure to timely pay a penalty upon entry of judgment under 24 V.S.A. § 1981 shall result in the automatic suspension until paid of any approved Short-term rental registration(s) registered to the person against whom the civil judgment has been entered including registrations for any other Short-term dwelling units owned or operated by the person and located within Londonderry.

ARTICLE 10. OTHER RELIEF. In addition to the enforcement procedures available under Chapter 59 of Title 24, the Londonderry Town Administrator is authorized to commence civil action in the Civil Division of the Vermont Superior Court to obtain injunctive and other appropriate relief, to request revocation or suspension of any Short-Term Rental Registration on behalf of the Londonderry Selectboard, or to pursue any other remedy authorized by law.

ARTICLE 11. OTHER AUTHORITIES NOT PREEMPTED. This Ordinance is not intended to preempt or be exclusive with regard to any other permitting or regulatory law or authorities that pertain to the ownership, operation, management or use of property or dwelling units engaged in Short-term rentals.

ARTICLE 12. SEVERABILITY. The provisions of this ordinance are declared to be severable and if any provisions hereof be adjudged invalid such judgment shall not affect the validity of any other provisions.

ARTICLE 13. DESIGNATION. This ordinance is hereby designated as a civil ordinance pursuant to Title 24, Vermont Statutes Annotated Section 1971(b), and may be referred to as the Short-Term Rental Ordinance and in a prosecution hereunder a copy of such ordinance, certified by the Londonderry Town Clerk shall be prima facie evidence thereof. An allegation that the act constituting the offense charged is contrary to a specified provision of this ordinance shall be a sufficient reference hereto.

ARTICLE 14. PUBLICATION AND POSTING. This Ordinance and any subsequent amendment of this ordinance, or a concise summary thereof, shall be published in a newspaper of general circulation in Londonderry, within fourteen (14) days of its adoption, and shall be filed with the Town Clerk and posted at five (5) conspicuous places within the community.

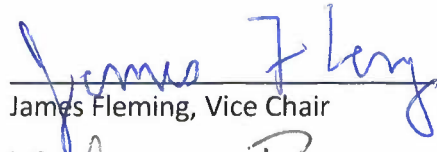
ARTICLE 15. RIGHT OF PETITION. Notice is hereby given of the right to petition for a permissive referendum vote on this ordinance at an annual or special meeting as provided for in 24 V.S.A. § 1973. Such petition for a permissive referendum must be signed by not less than five (5) percent of the qualified voters of the Town of Londonderry and shall be presented to the Selectboard or the Town Clerk within forty-four (44) days following the date of adoption.


ARTICLE 16. EFFECTIVE DATE. Unless a petition is filed in accordance with 24 V.S.A. § 1973, the Ordinance shall become effective sixty (60) days after its adoption. However, the Short-Term Rental registration requirements under Article 4 shall not take effect until July 1, 2024, though registration applications may be accepted by the STR Administrator beginning April 1, 2024.

Adopted by the Town of Londonderry Selectboard at its meeting held on the 19th day of December, 2023.

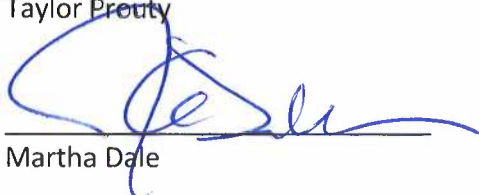
Town of Londonderry, Selectboard


Thomas Cavanagh, Chair


James Fleming, Vice Chair


Taylor Prouty


Melissa Brown


Martha Dale

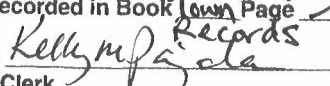
* * *

Posted on December 27, 2023 at:

- Town of Londonderry Website (www.londonderryvt.org)
- Londonderry Town Office
- Londonderry Transfer Station
- Londonderry Post Office
- South Londonderry Post Office
- South Londonderry Free Library



Shane O'Keefe, Town Administrator

Londonderry, VT Town Clerk's Office
Received for Record
December 27th A.D. 2023
at 12 o'clock 15 minutes PM
and Recorded in Book Town Page ✓
Attest 
Town Clerk



Village of Manchester, Vermont

PO Box 482
Manchester, Vermont 05254-0482
(802) 362-1515

NOTICE

Pursuant to State of Vermont statute 24 V.S.A. § 1972, the Village of Manchester is required to post the attached Board of Trustee approved Ordinance within 14 days of the Board of Trustee approval. The Board of Trustees approved the Short-Term Rental Ordinance on Monday, December 4, 2023. The approval is part of the minutes for this meeting.

This Ordinance was posted in five (5) places in the Village of Manchester on Thursday, December 7, 2023.

Village voters may petition for a vote on this Ordinance to take place at an annual or special meeting as provided in 24 V.S.A. § 1973.

Should no petition be filed according to 24 V.S.A. § 1973 by January 20, 2024, the attached Ordinance will become effective on February 5, 2024.

Please phone the Village Office with questions.

Respectfully submitted,
Missy Johnson
Assistant Clerk

SHORT-TERM RENTAL ORDINANCE

The Trustees of the Village of Manchester, Vermont, acting under the authority of 24 V.S.A. 2291(29), hereby adopt and ordain this ordinance regulating certain Short-Term Rentals in the Village of Manchester.

SECTION 1: PURPOSE

- 1.1. This Ordinance is adopted to protect and preserve the character of the Village of Manchester; to promote health, safety, and welfare; and to further the purposes of the Village Plan and 24 V.S.A. Chapter 117.
- 1.2. This Ordinance may be referred to as the "Short-Term Rental Ordinance" for the Village of Manchester, Vermont.
- 1.3. This Ordinance is designated as a civil ordinance under 24 V.S.A. § 1971 and shall be enforced in accordance with the provisions of 24 V.S.A. § 1974a and other applicable provisions of law.

SECTION 2: DEFINITIONS

As used in this Ordinance:

- 2.1. "Short-term rental" means in accordance with 24 V.S.A. § 2291(29) "a furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year."
- 2.2. "Owner" means an owner of a property meeting the definition of a short-term rental stated in this Ordinance.
- 2.3. "Occupant" means (i) a person who rents a property as a short-term rental, and (ii) each person who is present at a short-term rental by permission or invitation of a person renting the property as a short-term rental.
- 2.4. "STRO" means the Short-Term Rental Officer serving pursuant to Section 3 of this Ordinance.

SECTION 3: SHORT-TERM RENTAL OFFICER

The Short-Term Rental Officer ("STRO") of the Village of Manchester shall be appointed by the Board of Trustees ("BOT") and may be removed at-will by action of the Trustees at any time, with or without cause.

SECTION 4: REGISTERING A SHORT-TERM RENTAL

- 4.1. Every short-term rental shall be registered by its owner with the STRO on or before the later of (i) 90 days after the effective date of this Ordinance; or (ii) 60 days before the first day the short-term rental is occupied by an occupant. Thereafter, the owner shall register the short-term

rental annually, no later than April 1 in every calendar year in which the property is occupied as a short-term rental. Registrations shall be completed on a form approved by the Trustees.

4.2. The fee for registration shall be \$300 or such other amount as approved from time to time by the Trustees.

SECTION 5: RULES FOR SHORT-TERM RENTALS

5.1. Fire Safety. A short-term rental is a “public building” as defined by 20 V.S.A. § 2730, subject to inspection and regulation by the Vermont Division of Fire Safety.

(a) The owner shall provide to the STRO proof of satisfactory compliance with inspections as may be required by the Vermont Division of Fire Safety prior to the first occupancy by the occupant.

(b) Additionally, each owner shall provide to the STRO a copy of the Vermont Division of Fire Safety, Short Term Rental Safety, Health, and Financial Obligations Form which has been completed by the owner and posted at the rental location.

5.2. Trash and Waste.

(a) An owner shall provide for disposal of trash, food waste, and recyclable material utilizing bear proof receptacles, and shall provide one or more adequate metal containers for disposal of ash and coals if there is a fireplace, fire pit, wood burning stove, wood or charcoal grill, or other source of ash or coals at the short-term rental.

(b) An occupant shall dispose of all trash, food waste, recycling materials, ash, and coals in receptacles provided for such purposes in accordance with this subsection, and in a reasonably safe and secure manner.

5.3. Maximum Occupancy.

(a) An owner shall not advertise or permit occupancy in a short-term rental by more than (a) two persons per bedroom plus (b) an additional two persons (the “occupancy limit”).

(b) Each occupant who remains overnight in a short-term rental in excess of the occupancy limit imposed by this subsection shall be in violation of this Ordinance and shall be subject to separate and individual liability.

5.4. Caretakers. An owner shall provide for a caretaker who is available (a) 24 hours per day (or two or more caretakers who together provide 24 hour per day coverage) during the occupancy period of each short-term rental, and (b) located within a 30 minute drive of the short-term rental. An owner shall provide all occupants and the STRO with contact information for the caretaker. An owner shall provide updated caretaker’s contact information to the STRO upon any change in such information, prior to any subsequent occupancy of the short-term rental.

5.5. Inspection. A short-term rental shall be made available by the owner for inspection by the STRO within one week of a request by the STRO.

5.6. Required Information to Occupants. An owner shall prominently display at least one poster containing the following information at the short-term rental:

(a) The caretaker’s contact information and, if more than one caretaker is used, a schedule showing the dates and hours at which each caretaker may be contacted.

- (b) Phone numbers and directions to at least two of the nearest hospitals to the property.
- (c) Instructions on the location and proper use of bear-proof trash receptacles, use of containers for ash and coals, and reasonable instructions for parking consistent with any applicable law. The instructions required by this paragraph shall include a notice in substantially the following form:

Be advised that any person who violates Vermont State Law against unnecessary and offensive noise between sunset and sunrise MAY BE FINED under 13 V.S.A. § 1022. Any occupant of this short-term rental property MAY BE LIABLE FOR A CIVIL PENALTY for violation of applicable provisions of the Short-Term Rental Ordinance and/or the Noise Ordinance of the Village of Manchester, including, without limitation, restrictions on the placement of trash, food waste, recyclable materials ash and coal, and restrictions on maximum occupancy limits. The Ordinance is available at www.villageofmanchester.com.

5.7. Violation of Ordinance. The STRO may revoke or deny the registration of a short-term rental if, within the preceding twelve-month period, three or more violations of any Village of Manchester Ordinance. For purposes of this subsection, a violation shall be deemed to have occurred if a person is charged with a violation of such ordinance and (i) the person waives a hearing on the charge or otherwise responds in a manner not contesting the charge; or (ii) the Vermont Judicial Bureau, or another court or tribunal having jurisdiction, enters a judgment or decision against the person on such charge and such judgment or decision becomes final.

A short-term rental owner may contest a determination by the STRO to revoke or deny registration of the short-term rental under this subsection at any time by applying to the Zoning Administrator for the Village of Manchester to grant or reinstate registration of the short-term rental. Upon receipt of such an application, the Zoning Administrator shall review the determinations of the STRO de novo and shall otherwise apply the provisions of this Ordinance to the application. The decision of the Zoning Administrator shall be appealable in accordance with Title 24, Chapter 117, Subchapter 11 of the Vermont Statutes.

SECTION 6: PENALTIES; ENFORCEMENT

6.1. Civil Penalty. This is a civil ordinance. Pursuant to 24 V.S.A. § 1974a, a civil penalty of up to \$800 may be imposed for a violation of this ordinance. Each day the violation continues shall constitute a separate violation.

6.2. Multiple Owners or Occupants.

(a) In the event that a short-term rental has more than one owner, each owner shall be subject to individual and separate liability and enforcement action for any violation of a requirement or restriction imposed by this Ordinance on an owner or owners, in an amount up to the full penalty authorized by Section 6.1 of this Ordinance.

(b) In the event of a violation of a requirement or restriction imposed by this Ordinance on an occupant or occupants, each occupant of the short-term rental who (i) is present at the short-term rental at a time that the violation exists or occurs, or (ii) knows or should reasonably know that a violation exists or has occurred and fails to take reasonable action to remedy the

violation, shall be subject to individual and separate liability and enforcement action for the violation in an amount up to the full penalty authorized by Section 6.1 of this Ordinance.

(c) The individual and separate liability imposed by paragraphs (a) and (b) of this subsection 6.2 shall not be affected by whether liability or enforcement action is imposed, prosecuted, or proven against one or more other owners or occupants for the same violation.

6.3. Complaints. The STRO is designated and authorized as a “municipal official” to sign a complaint for violation of this Ordinance in accordance with 24 V.S.A. § 1977.

6.4. Order to Cease Violation. In addition to any other remedy provided in this Ordinance or available at law or in equity, the Village may apply to the Judicial Bureau under 24 V.S.A § 1974a(c) for an order that a violation of this Ordinance cease.

SECTION 7: CONSTRUCTION WITH OTHER LAW

This Ordinance shall not be construed as waiving the Village’s rights of enforcement with regard to any State statute or any bylaw, regulation, rule, ordinance or other provision of law. This Ordinance is in addition to and not a substitution for, and shall not operate to the exclusion of, any such other law.

This action is taken by the Trustees of the Village of Manchester and shall be printed in full in the minutes of the Trustees, posted in 3 (3) conspicuous places within the Village of Manchester and a summary published in the Bennington Banner within fourteen (14) days of its adoption and shall become in full force and affect sixty (60) days after the date of adoption to the right of petition provided by law.

_____ Tom Deck President	_____ Date
_____ Trustee	_____ Date
_____ Trustee	_____ Date
_____ Trustee	_____ Date
_____ Trustee	_____ Date

Trustee Signatures for this document are on file at the Village Office and approval is part of the official record of the Regular Meeting held on December 4, 2023.

ORDINANCE TO REGULATE THE OPERATION OF SHORT-TERM-RENTALS

VILLAGE OF WOODSTOCK, VERMONT
31 The Green
Woodstock, VT 05091

Sec. 1. AUTHORITY

Under the authority granted in 24 V.S.A. § 2291(29) and §§1971 et seq., Trustees for the Village of Woodstock (“Trustees”) hereby adopt the following civil ordinance requiring the annual registration and regulation of all short-term rentals advertising or operating within the Village of Woodstock, Vermont.

Sec. 2. PURPOSE

(A) The purpose of this ordinance is to enact simple, appropriate, and enforceable mechanisms that:

(1) Promote and protect the public health, safety, welfare, and convenience of Woodstock’s residents and visitors;

(2) Preserve Woodstock’s sense of place;

(3) Allow a limited number of short-term rentals to contribute to the local tourism economy in a way that does not adversely impact the availability of long-term rental housing;

(4) Balance the needs and rights of property owners and neighbors; and

(5) Incentivizes the conversion of short-term housing to long-term housing.

Sec. 3. SHORT TITLE

This ordinance shall be known and may be cited as the “ Village of Woodstock Short-Term-Rental Ordinance.”

Sec. 4. DEFINITIONS

As used in this ordinance:

(A) “Accessory dwelling unit” means a building that is clearly subordinate to a residential building and has facilities for independent living, including sleeping, food preparation, and sanitation.

(B) “Advertising” means any method used to promote the existence or availability of a short-term rental. Advertising includes but is not limited to the use of websites, short-term rental platforms, search engines, emails, signs, displays, radio and television broadcasts, newspapers, periodicals, direct mail, other printed forms, and any electronic media.

(C) “Bed and breakfast” means a building that offers lodging for transient occupancy with at least three (3) but no more than nine (9) distinct and individually rentable units, not to exceed a total of eighteen (18) sleeping spaces within the building. Bed and breakfasts must:

(1) Be licensed by the Vermont Department of Health to operate a food and/or lodging facility;

(2) Provide breakfast for guests in a common dining area;

(3) Not provide individualized cooking facilities for guests; and

(4) Have a caretaker who resides on-site.

(D) “Building” means a structure whose use or occupancy requires the construction or modification of a potable water supply or wastewater system.

(E) “Department” means the Woodstock Planning & Zoning Department.

(F) “Dwelling unit” means a building or the part of a building that is used as a home, residence, or sleeping space by one or more persons and has facilities for independent living, including sleeping, food preparation, and sanitation. This definition does not include hotels, inns,

1 motels, or bed and breakfasts.

2 (G) “Existing permit holders” means any short-term rental operator who applied for and received
3 a zoning permit prior to September 1, 2023, as determined by the Short-term Rental Officer.

4 (H) “Existing registration holders” means any short-term rental operator who has an active and in
5 good standing Short-term Rental Registration at the time of renewal for the upcoming short-
6 term rental year.

7 (I) “Hotels,” “Inns,” and “Motels” means any business establishments that offer furnished
8 lodging to the transient, traveling, or vacationing public with ten (10) or more distinct and
9 individually rentable units.

10 (J) “Initial short-term rental year” means the initial period under this ordinance which runs from
11 12 January 1, 2025, to December 31, 2025.”

12 (K) “Issuing Municipal Official” means the Short-term Rental Officer, Municipal Manager,
13 Village of Woodstock Police Officers, or the Town of Woodstock Fire Chief.

14 (L) “Maximum occupancy” means the maximum number of short-term rental guests allowed per
15 unit as determined by the certificate of occupancy, issued by the State of Vermont Fire
16 Marshal.

17 (M) “Natural person” means a living human being as distinguished from a person created by
18 operation of law.

19 (N) “Multi-household parcel” means a parcel that has five or more distinct and individually
20 rentable dwelling units on the same parcel and no unit is an accessory dwelling unit.

21 (O) “Non-owner-occupied” means any property that is not considered a Vermont “homestead,”
22 as determined by the Vermont Department of Taxes in accordance with 32 V.S.A. §5410.

23 (P) “Owner” means the person who is the owner of record of real property as documented by

1 deed or other document evidencing ownership recorded in the Woodstock Land Records.

2 (Q) “Owner-occupied” means any parcel that meets the definition of a Vermont “homestead” as
3 determined by the Vermont Department of Taxes in accordance with 32 V.S.A. §5410.

4 (R) “Person” means a natural person, partnership, association, company, corporation, limited
5 liability company, organization, or a member, manager, agent, owner, director, officer, or
6 employee thereof.

7 (S) “Preexisting multiple unit operator” means any existing permit holder who is in good
8 standing and has continuously owned and operated more than one short-term rental prior to
9 September 1, 2023.

10 *For guidance on how to qualify, please contact the Planning & Zoning Department.*

11 (T) “Short-term rental” or “STR” means a furnished house, condominium, other dwelling unit, or
12 sleeping space within a dwelling unit that is rented to the transient, traveling, or vacationing
13 public for a period of fewer than 30 consecutive days and for more than 14 days per calendar
14 year.

15 *The short-term rental of a dwelling unit in a building qualifies the building as a “public building” subject to*
16 *the jurisdiction of the State of Vermont Division of Fire Safety, pursuant to 30 V.S.A. §2730(a)(1)(D).*

17 (U) “Short-term rental guest” means any person who rents, licenses, occupies or has the right to
18 occupy a dwelling unit, in whole or in part, for less than 30 consecutive days, such definition
19 is to be interpreted broadly to prohibit subleases, occupancies or assignments designed to
20 circumvent the purposes of this Ordinance.

21 (V) “Short-term rental operator” means the person designated to manage the short-term rental
22 property and communications.

23 *This person could be the property owner, short-term rental registrant, employee of a management company, or*
24 *independent contractor.*

1 (W) “Short-term rental registrant” means a natural person who is authorized by law to receive
2 service of process and can attest that the property owner does not operate more than one (1)
3 short-term rental in the Village of Woodstock under the pains and penalties of perjury.

4 (X) “Short-term rental year” means a calendar year (January 1 to December 31) in which a
5 registered short-term rental is permitted to operate in accordance with this Ordinance.

6 *For example, the 2025 Short-term rental year is January 1, 2025, to December 31, 2025. The 2026 Short-term*
7 *rental year is January 1, 2026, to December 31, 2026.*

8 (Y) “Sleeping space” means a space that is designed or designated to sleep one person.

9 *For example, a single or twin bed equals one sleeping space, and a double bed equals two sleeping spaces.*

10 **Sec. 5. ADMINISTRATION.**

11 (A) The Short-term Rental Officer is the administrator of the Short-Term Rental Ordinance in the
12 Village of Woodstock.

13 (B) Appointment. The Trustees shall appoint a Short-term Rental Officer. Unless and until the
14 Trustees appoint a Short-term Rental Officer, the Village Administrative Officer serves as
15 the Short-term Rental Officer.

16 (C) Removal. The Short-term Rental Officer may be removed for cause at any time by action of
17 The Trustees.

18 (D) In the administration of and in accordance with this Ordinance, the Short-term Rental Officer
19 is expressly authorized to:

20 (1) Issue, revoke, or suspend Short-term Rental Registrations;

21 (2) Establish rules and forms; and

22 (3) Conduct or delegate inspection and enforcement authority to Department staff or other

23 Municipal Issuing Officials.

Section 6. SHORT-TERM RENTAL ANNUAL REGISTRATION.

(A) Short-Term Rental Registry. There is hereby established a short-term rental registry.

Effective January 1, 2025, the advertisement or operation of a short-term rental requires a Short-Term Rental Registration. No person may advertise or operate a short-term rental in the Village of Woodstock without a Short-term Rental Registration, issued by the Short-term Rental Officer.

(1) A Short-Term Rental Registration:

(a) Is valid for one short-term rental year and must be renewed annually in accordance with subsection (6)(D) of this Ordinance; and

(b) Attaches to an individual owner and cannot be assigned upon the transfer of the property.

(2) Only one (1) Short-Term Rental Registration is allowed per short-term rental registrant unless the registrant qualified as a “preexisting multiple unit operator” prior to September 1, 2023.

(3) Only one (1) Short-Term Rental Registration is allowed per property unless:

(a) The registrant qualified as a “preexisting multiple unit operator” prior to September 1, 2023; or

b) The parcel has more than five (5) distinct and individually rentable dwelling units. No more than 15% of the total number of units on any multi-household parcel may be registered as short-term rentals.

(4) The Short-term Rental Officer is only authorized to issue:

(a) Fifty-five (55) Owner-occupied Short-Term Rental Registrations per short-term rental year;

(b) Fifty-five (55) Non-owner-occupied Short-Term Rental Registrations per short-term rental year.

(5) The Short-term Rental Officer is authorized to issue Short-Term Rental Registrations that do not count toward the limitations established by Section (6)(A)(4) if the short-term rental registrant qualified as a “preexisting multiple unit operator” prior to September 1, 2023.

(B) Application.

A Short-term Rental Registration application is deemed complete once the Short-term Rental Officer receives the following:

(1) A completed Short-term Rental Registration application form, signed by all persons and entities that have an ownership interest in the property. This form must include the name, address, telephone number, mailing address, and email address of the person or company designated as the short-term rental operator;

(2) The accurate Short-term Rental Registration fee according to the duly adopted Short-term Rental Fee Schedule;

(3) Building floor plan, specifying the location of all proposed sleeping spaces and fire exits, including egress windows;

(4) Current photographs of short-term rental unit that matches or will match any advertisement of the property as a short-term rental;

(5) A site plan showing the proposed guest parking areas, specifying the number of available on-site parking spaces;

(6) Self-certification of compliance affidavit, signed by the short-term rental registrant, attesting that the property owner does not own or operate more than one (1) short-term

rental in the Village of Woodstock, Vermont, under the pains and penalties of perjury;

(7) A valid change of use permit and certificate of occupancy, issued by the State of

Vermont Fire Marshal;

For existing permit holders, a change of use permit and certificate of occupancy is considered valid if issued after May 1, 2023.

(8) Proof of registration of a Vermont Meals and Rooms Tax account;

If the operator uses an internet platform which has an agreement with the Vermont Department of Taxes to collect and remit tax on behalf of its operators (i.e. Airbnb), then the short-term rental registrant must provide the proof of registration as provided by the platform.

(9) Proof of short-term rental insurance or homeowners' insurance with short-term rental endorsement; and

(10) A statement of knowledge and compliance, signed by the short-term rental registrant, attesting that the owner, short-term rental registrant, and short-term rental operator agrees to manage the short-term rental in compliance with this Ordinance and acknowledge that non-compliance may result in civil penalties, revocation of an existing Short-term Rental Registration, or the disallowance to apply for a Short-term Rental Registration pursuant to Section 10 of this Ordinance.

(C) Procedure Upon Filing a Complete Application.

(1) Within sixty (60) days of receiving a completed Short-term Rental Registration application, the Short-term Rental Officer must provide written notification of decision to the applicant of record.

(2) In reviewing the application for compliance with this Ordinance, the Short-term Rental Officer may:

(a) Inspect the property and short-term rental unit, after obtaining the express consent of

the owner, short-term rental registrant, or short-term rental operator;

(b) Attach reasonable conditions as deemed necessary to fulfill the intent of this

Ordinance;

(c) Deny a Short-term Rental Registration application for any of the following reasons:

(1) The application is deemed incomplete because information required by subsection

(6)(B) of this Ordinance was not included with the application;

(2) The applicant failed to pay the full permit fee, in an acceptable form of payment,

within 15 days of the request for payment as required by the duly adopted Short-

term Rental Fee Schedule;

(3) Within the previous twelve (12) months, the Short-term Rental Officer has revoked

a Short-term Rental Registration from any of the owners associated with the

application for cause; or

(4) The owner, short-term rental registrant, or short-term rental operator denies the

Short-term Rental Officer, the Fire Marshal, or their designee access to the

property for the purposes of an inspection.

(D) Short-Term Rental Registration Application Windows.

(1) Initial Short-term Rental Year Application Windows.

(a) Application Window. The application window opens on November 1, 2024, and

closes on June 30, 2025, or until the authorized number of registrations has been

(2) Ongoing and Renewal of Short-term Rental Application Windows. Following the initial

short-term rental year, the application windows will be as follows:

(a) Application Window One (1). This application window is for all “existing registration

holders” that are in good standing and applying to renew their Short-term Rental

Registration. After the initial short-term rental year, this application window opens annually on August 1 and closes on August 31.

(b) Application Window Two (2). This application window opens annually on November 1 and closes on June 30, or until the authorized number of registrations has been issued. This application window includes any short-term rental operator that does not qualify as an “existing registration holder” prior to June 30 of the previous short-term rental year.

Sec. 7. OPERATING STANDARDS AND RULES.

The operation or advertisement of a short-term rental is only allowed if it complies with the following operating standards and rules:

(A) Maximum Occupancy. The advertised or actual operating occupancy must not exceed the maximum occupancy, as determined by the State of Vermont Fire Marshal;

(B) Tax Remittance. The owner, short-term rental registrant, or their registered platform must collect and remit all applicable state and municipal taxes, including, but not limited to the State of Vermont 9% Meals and Rooms Tax and the 1% local options tax on every short-term rental reservation;

(C) Fire and Life Safety. Every registered short-term rental unit must:

(1) Display a valid certificate of occupancy, issued by the State of Vermont Fire Marshal, in a conspicuous place inside the dwelling unit; and

(2) Complete a fire & life safety inspection at least every five (5) years.

Any change of ownership, occupancy, or construction requires a new fire & life safety inspection from the Vermont Fire Marshal.

(D) Parking. The Property must provide at least one (1) on-site parking space for every four (4) permitted short-term rental guests, as determined by the maximum occupancy.

1 *For example, if the maximum occupancy for a short-term rental unit is eight (8), the Property must be able to*
2 *provide at least two (2) 9' X 18' on-site parking spaces.*

3 (E) All registered short-term rentals must designate a short-term rental operator. Short-term
4 rental operators must be able to respond to incidents and provide interior and exterior access
5 to the short-term rental within thirty (30) minutes.

6 (F) Good Neighbor Policy. Display a completed copy of the “Good Neighbor Policy,” signed by
7 the short-term rental registrant.

8 **Sec. 8. PROHIBITED ACTIVITIES.**

9 The following activities are prohibited under this Ordinance:

10 (A) The advertisement or operation of a short-term rental without a valid Village-issued Short-
11 term Rental Registration Number included in the advertisement;

12 (B) The sublease, sublicense or assignments of any or all portions of the short-term rental by the
13 short-term rental guests to another person during the rental period;

14 (C) Use of the short-term rental where the number of vehicles parked off site exceeds or is
15 reasonably anticipated to exceed the maximum allowable number of short-term guests; and

16 (D) The preparation or service of food to any short-term rental guests by the short-term rental
17 operator that would require a license to operate as a food service establishment, according to
18 the Vermont Department of Health.

19 **Sec. 9. FEES.**

20 The Selectboard and Trustees may, from time to time, establish and adopt fees related to the
21 administration of this Ordinance, including STR registration and renewal fees, and may
22 incorporate all such fees into a duly adopted fee schedule, which may be amended at the sole
23 discretion of the Selectboard and Trustees.

Sec. 10. VIOLATION AND ENFORCEMENT.

Any person who violates any provision of this Ordinance is subject to a civil penalty of not more than \$800 per day for each day that such violation continues. Each day the violation continues is a separate offense.

(A) Issuing Municipal Officials. The Short-term Rental Officer, Municipal Manager, Village of Woodstock Police Officers, and the Town of Woodstock Fire Chief are designated and authorized to act as Issuing Municipal Officials to issue and pursue civil penalties before the Vermont Judicial Bureau, or other court having jurisdiction over a municipal complaint.

(B) Civil Penalties. An Issuing Municipal Official is authorized to issue citations to recover civil penalties up to the following amounts for each violation:

(1) The advertisement or operation of a short-term rental without a valid Short-term Rental Registration number – \$800 per offense.

(2) All other violations:

(a) First offense – \$500

(b) Second offense – \$500, plus the Short-term Rental Officer must provide a written warning that the existing registration and the future eligibility to apply or operate a short-term rental under this Ordinance may be revoked.

(c) Third offense – \$800, plus the Short-term Rental Officer may revoke any existing Short-term Rental Registration and institute up to a twelve (12) month ban on the eligibility to apply for a Short-term Rental Registration under this Ordinance.

(d) Fourth and subsequent offenses – \$800, plus the Short-term Rental Officer may revoke any existing Short-term Rental Registration and institute up to a twenty-

four (24) month ban on the eligibility to apply for a Short-term Rental
Registration under this Ordinance.

Sec. 11. SEVERABILITY.

If any provision of this Ordinance is deemed by a court of competent jurisdiction to be
unconstitutional, invalid, or unenforceable, that provision shall be severed from the Ordinance
and the remaining provisions that can be given effect without the severed provision shall
continue in effect.

Sec. 12. EFFECTIVE DATE.

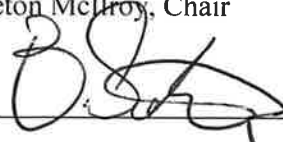
Unless a petition is filed in accordance with 24 V.S.A. §1973, this Ordinance shall become
effective 60 days after the date of its adoption, or at such time following the expiration of 60
days from the date of its adoption as is determined by the legislative body.

ADOPTED at Woodstock, Vermont, this 8th day of October 2024 by the Woodstock Village

Board of Trustees:

**Trustee members who voted in the
affirmative were:**

Seton McIlroy, Chair



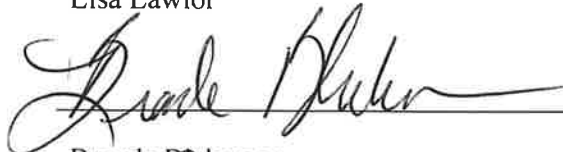
Jeffrey Kahn, Vice Chair



Frank Horneck



Lisa Lawlor



Brenda Blakeman



ORDINANCE TO REGULATE THE OPERATION OF SHORT-TERM-RENTALS

VILLAGE OF WOODSTOCK, VERMONT
31 The Green
Woodstock, VT 05091

Sec. 1. AUTHORITY

Under the authority granted in 24 V.S.A. § 2291(29) and §§1971 et seq., Trustees for the Village of Woodstock (“Trustees”) hereby adopt the following civil ordinance requiring the annual registration and regulation of all short-term rentals advertising or operating within the Village of Woodstock, Vermont.

Sec. 2. PURPOSE

(A) The purpose of this ordinance is to enact simple, appropriate, and enforceable mechanisms that:

(1) Promote and protect the public health, safety, welfare, and convenience of Woodstock’s residents and visitors;

(2) Preserve Woodstock’s sense of place;

(3) Allow a limited number of short-term rentals to contribute to the local tourism economy in a way that does not adversely impact the availability of long-term rental housing;

(4) Balance the needs and rights of property owners and neighbors; and

(5) Incentivizes the conversion of short-term housing to long-term housing.

Sec. 3. SHORT TITLE

This ordinance shall be known and may be cited as the “ Village of Woodstock Short-Term-Rental Ordinance.”

Sec. 4. DEFINITIONS

As used in this ordinance:

(A) “Accessory dwelling unit” means a building that is clearly subordinate to a residential building and has facilities for independent living, including sleeping, food preparation, and sanitation.

(B) “Advertising” means any method used to promote the existence or availability of a short-term rental. Advertising includes but is not limited to the use of websites, short-term rental platforms, search engines, emails, signs, displays, radio and television broadcasts, newspapers, periodicals, direct mail, other printed forms, and any electronic media.

(C) “Bed and breakfast” means a building that offers lodging for transient occupancy with at least three (3) but no more than nine (9) distinct and individually rentable units, not to exceed a total of eighteen (18) sleeping spaces within the building. Bed and breakfasts must:

(1) Be licensed by the Vermont Department of Health to operate a food and/or lodging facility;

(2) Provide breakfast for guests in a common dining area;

(3) Not provide individualized cooking facilities for guests; and

(4) Have a caretaker who resides on-site.

(D) “Building” means a structure whose use or occupancy requires the construction or modification of a potable water supply or wastewater system.

(E) “Department” means the Woodstock Planning & Zoning Department.

(F) “Dwelling unit” means a building or the part of a building that is used as a home, residence, or sleeping space by one or more persons and has facilities for independent living, including sleeping, food preparation, and sanitation. This definition does not include hotels, inns,

1 motels, or bed and breakfasts.

2 (G) “Existing permit holders” means any short-term rental operator who applied for and received
3 a zoning permit prior to September 1, 2023, as determined by the Short-term Rental Officer.

4 (H) “Existing registration holders” means any short-term rental operator who has an active and in
5 good standing Short-term Rental Registration at the time of renewal for the upcoming short-
6 term rental year.

7 (I) “Hotels,” “Inns,” and “Motels” means any business establishments that offer furnished
8 lodging to the transient, traveling, or vacationing public with ten (10) or more distinct and
9 individually rentable units.

10 (J) “Initial short-term rental year” means the initial period under this ordinance which runs from
11 12 January 1, 2025, to December 31, 2025.”

12 (K) “Issuing Municipal Official” means the Short-term Rental Officer, Municipal Manager,
13 Village of Woodstock Police Officers, or the Town of Woodstock Fire Chief.

14 (L) “Maximum occupancy” means the maximum number of short-term rental guests allowed per
15 unit as determined by the certificate of occupancy, issued by the State of Vermont Fire
16 Marshal.

17 (M) “Natural person” means a living human being as distinguished from a person created by
18 operation of law.

19 (N) “Multi-household parcel” means a parcel that has five or more distinct and individually
20 rentable dwelling units on the same parcel and no unit is an accessory dwelling unit.

21 (O) “Non-owner-occupied” means any property that is not considered a Vermont “homestead,”
22 as determined by the Vermont Department of Taxes in accordance with 32 V.S.A. §5410.

23 (P) “Owner” means the person who is the owner of record of real property as documented by

1 deed or other document evidencing ownership recorded in the Woodstock Land Records.

2 (Q) “Owner-occupied” means any parcel that meets the definition of a Vermont “homestead” as
3 determined by the Vermont Department of Taxes in accordance with 32 V.S.A. §5410.

4 (R) “Person” means a natural person, partnership, association, company, corporation, limited
5 liability company, organization, or a member, manager, agent, owner, director, officer, or
6 employee thereof.

7 (S) “Preexisting multiple unit operator” means any existing permit holder who is in good
8 standing and has continuously owned and operated more than one short-term rental prior to
9 September 1, 2023.

10 *For guidance on how to qualify, please contact the Planning & Zoning Department.*

11 (T) “Short-term rental” or “STR” means a furnished house, condominium, other dwelling unit, or
12 sleeping space within a dwelling unit that is rented to the transient, traveling, or vacationing
13 public for a period of fewer than 30 consecutive days and for more than 14 days per calendar
14 year.

15 *The short-term rental of a dwelling unit in a building qualifies the building as a “public building” subject to*
16 *the jurisdiction of the State of Vermont Division of Fire Safety, pursuant to 30 V.S.A. §2730(a)(1)(D).*

17 (U) “Short-term rental guest” means any person who rents, licenses, occupies or has the right to
18 occupy a dwelling unit, in whole or in part, for less than 30 consecutive days, such definition
19 is to be interpreted broadly to prohibit subleases, occupancies or assignments designed to
20 circumvent the purposes of this Ordinance.

21 (V) “Short-term rental operator” means the person designated to manage the short-term rental
22 property and communications.

23 *This person could be the property owner, short-term rental registrant, employee of a management company, or*
24 *independent contractor.*

(W) “Short-term rental registrant” means a natural person who is authorized by law to receive service of process and can attest that the property owner does not operate more than one (1) short-term rental in the Village of Woodstock under the pains and penalties of perjury.

(X) “Short-term rental year” means a calendar year (January 1 to December 31) in which a registered short-term rental is permitted to operate in accordance with this Ordinance.

For example, the 2025 Short-term rental year is January 1, 2025, to December 31, 2025. The 2026 Short-term rental year is January 1, 2026, to December 31, 2026.

(Y) “Sleeping space” means a space that is designed or designated to sleep one person.

For example, a single or twin bed equals one sleeping space, and a double bed equals two sleeping spaces.

Sec. 5. ADMINISTRATION.

(A) The Short-term Rental Officer is the administrator of the Short-Term Rental Ordinance in the Village of Woodstock.

(B) Appointment. The Trustees shall appoint a Short-term Rental Officer. Unless and until the Trustees appoint a Short-term Rental Officer, the Village Administrative Officer serves as the Short-term Rental Officer.

(C) Removal. The Short-term Rental Officer may be removed for cause at any time by action of The Trustees.

(D) In the administration of and in accordance with this Ordinance, the Short-term Rental Officer is expressly authorized to:

(1) Issue, revoke, or suspend Short-term Rental Registrations;

(2) Establish rules and forms; and

(3) Conduct or delegate inspection and enforcement authority to Department staff or other

Municipal Issuing Officials.

Section 6. SHORT-TERM RENTAL ANNUAL REGISTRATION.

(A) Short-Term Rental Registry. There is hereby established a short-term rental registry.

Effective January 1, 2025, the advertisement or operation of a short-term rental requires a Short-Term Rental Registration. No person may advertise or operate a short-term rental in the Village of Woodstock without a Short-term Rental Registration, issued by the Short-term Rental Officer.

(1) A Short-Term Rental Registration:

(a) Is valid for one short-term rental year and must be renewed annually in accordance with subsection (6)(D) of this Ordinance; and

(b) Attaches to an individual owner and cannot be assigned upon the transfer of the property.

(2) Only one (1) Short-Term Rental Registration is allowed per short-term rental registrant unless the registrant qualified as a “preexisting multiple unit operator” prior to September 1, 2023.

(3) Only one (1) Short-Term Rental Registration is allowed per property unless:

(a) The registrant qualified as a “preexisting multiple unit operator” prior to September 1, 2023; or

b) The parcel has more than five (5) distinct and individually rentable dwelling units. No more than 15% of the total number of units on any multi-household parcel may be registered as short-term rentals.

(4) The Short-term Rental Officer is only authorized to issue:

(a) Fifty-five (55) Owner-occupied Short-Term Rental Registrations per short-term rental year;

(b) Fifty-five (55) Non-owner-occupied Short-Term Rental Registrations per short-term rental year.

(5) The Short-term Rental Officer is authorized to issue Short-Term Rental Registrations that do not count toward the limitations established by Section (6)(A)(4) if the short-term rental registrant qualified as a “preexisting multiple unit operator” prior to September 1, 2023.

(B) Application.

A Short-term Rental Registration application is deemed complete once the Short-term Rental Officer receives the following:

(1) A completed Short-term Rental Registration application form, signed by all persons and entities that have an ownership interest in the property. This form must include the name, address, telephone number, mailing address, and email address of the person or company designated as the short-term rental operator;

(2) The accurate Short-term Rental Registration fee according to the duly adopted Short-term Rental Fee Schedule;

(3) Building floor plan, specifying the location of all proposed sleeping spaces and fire exits, including egress windows;

(4) Current photographs of short-term rental unit that matches or will match any advertisement of the property as a short-term rental;

(5) A site plan showing the proposed guest parking areas, specifying the number of available on-site parking spaces;

(6) Self-certification of compliance affidavit, signed by the short-term rental registrant, attesting that the property owner does not own or operate more than one (1) short-term

rental in the Village of Woodstock, Vermont, under the pains and penalties of perjury;

(7) A valid change of use permit and certificate of occupancy, issued by the State of

Vermont Fire Marshal;

For existing permit holders, a change of use permit and certificate of occupancy is considered valid if issued after May 1, 2023.

(8) Proof of registration of a Vermont Meals and Rooms Tax account;

If the operator uses an internet platform which has an agreement with the Vermont Department of Taxes to collect and remit tax on behalf of its operators (i.e. Airbnb), then the short-term rental registrant must provide the proof of registration as provided by the platform.

(9) Proof of short-term rental insurance or homeowners' insurance with short-term rental endorsement; and

(10) A statement of knowledge and compliance, signed by the short-term rental registrant, attesting that the owner, short-term rental registrant, and short-term rental operator agrees to manage the short-term rental in compliance with this Ordinance and acknowledge that non-compliance may result in civil penalties, revocation of an existing Short-term Rental Registration, or the disallowance to apply for a Short-term Rental Registration pursuant to Section 10 of this Ordinance.

(C) Procedure Upon Filing a Complete Application.

(1) Within sixty (60) days of receiving a completed Short-term Rental Registration application, the Short-term Rental Officer must provide written notification of decision to the applicant of record.

(2) In reviewing the application for compliance with this Ordinance, the Short-term Rental Officer may:

(a) Inspect the property and short-term rental unit, after obtaining the express consent of

the owner, short-term rental registrant, or short-term rental operator;

(b) Attach reasonable conditions as deemed necessary to fulfill the intent of this

Ordinance;

(c) Deny a Short-term Rental Registration application for any of the following reasons:

(1) The application is deemed incomplete because information required by subsection

(6)(B) of this Ordinance was not included with the application;

(2) The applicant failed to pay the full permit fee, in an acceptable form of payment,

within 15 days of the request for payment as required by the duly adopted Short-

term Rental Fee Schedule;

(3) Within the previous twelve (12) months, the Short-term Rental Officer has revoked

a Short-term Rental Registration from any of the owners associated with the

application for cause; or

(4) The owner, short-term rental registrant, or short-term rental operator denies the

Short-term Rental Officer, the Fire Marshal, or their designee access to the

property for the purposes of an inspection.

(D) Short-Term Rental Registration Application Windows.

(1) Initial Short-term Rental Year Application Windows.

(a) Application Window. The application window opens on November 1, 2024, and

closes on June 30, 2025, or until the authorized number of registrations has been

(2) Ongoing and Renewal of Short-term Rental Application Windows. Following the initial

short-term rental year, the application windows will be as follows:

(a) Application Window One (1). This application window is for all “existing registration

holders” that are in good standing and applying to renew their Short-term Rental

Registration. After the initial short-term rental year, this application window opens annually on August 1 and closes on August 31.

(b) Application Window Two (2). This application window opens annually on November 1 and closes on June 30, or until the authorized number of registrations has been issued. This application window includes any short-term rental operator that does not qualify as an “existing registration holder” prior to June 30 of the previous short-term rental year.

Sec. 7. OPERATING STANDARDS AND RULES.

The operation or advertisement of a short-term rental is only allowed if it complies with the following operating standards and rules:

(A) Maximum Occupancy. The advertised or actual operating occupancy must not exceed the maximum occupancy, as determined by the State of Vermont Fire Marshal;

(B) Tax Remittance. The owner, short-term rental registrant, or their registered platform must collect and remit all applicable state and municipal taxes, including, but not limited to the State of Vermont 9% Meals and Rooms Tax and the 1% local options tax on every short-term rental reservation;

(C) Fire and Life Safety. Every registered short-term rental unit must:

(1) Display a valid certificate of occupancy, issued by the State of Vermont Fire Marshal, in a conspicuous place inside the dwelling unit; and

(2) Complete a fire & life safety inspection at least every five (5) years.

Any change of ownership, occupancy, or construction requires a new fire & life safety inspection from the Vermont Fire Marshal.

(D) Parking. The Property must provide at least one (1) on-site parking space for every four (4) permitted short-term rental guests, as determined by the maximum occupancy.

1 *For example, if the maximum occupancy for a short-term rental unit is eight (8), the Property must be able to*
2 *provide at least two (2) 9' X 18' on-site parking spaces.*

3 (E) All registered short-term rentals must designate a short-term rental operator. Short-term
4 rental operators must be able to respond to incidents and provide interior and exterior access
5 to the short-term rental within thirty (30) minutes.

6 (F) Good Neighbor Policy. Display a completed copy of the “Good Neighbor Policy,” signed by
7 the short-term rental registrant.

8 **Sec. 8. PROHIBITED ACTIVITIES.**

9 The following activities are prohibited under this Ordinance:

10 (A) The advertisement or operation of a short-term rental without a valid Village-issued Short-
11 term Rental Registration Number included in the advertisement;

12 (B) The sublease, sublicense or assignments of any or all portions of the short-term rental by the
13 short-term rental guests to another person during the rental period;

14 (C) Use of the short-term rental where the number of vehicles parked off site exceeds or is
15 reasonably anticipated to exceed the maximum allowable number of short-term guests; and

16 (D) The preparation or service of food to any short-term rental guests by the short-term rental
17 operator that would require a license to operate as a food service establishment, according to
18 the Vermont Department of Health.

19 **Sec. 9. FEES.**

20 The Selectboard and Trustees may, from time to time, establish and adopt fees related to the
21 administration of this Ordinance, including STR registration and renewal fees, and may
22 incorporate all such fees into a duly adopted fee schedule, which may be amended at the sole
23 discretion of the Selectboard and Trustees.

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(B) Civil Penalties. An Issuing Municipal Official is authorized to issue citations to recover civil penalties up to the following amounts for each violation:

(1) The advertisement or operation of a short-term rental without a valid Short-term Rental Registration number – \$800 per offense.

(2) All other violations:

(a) First offense – \$500

(b) Second offense – \$500, plus the Short-term Rental Officer must provide a written warning that the existing registration and the future eligibility to apply or operate a short-term rental under this Ordinance may be revoked.

(c) Third offense – \$800, plus the Short-term Rental Officer may revoke any existing Short-term Rental Registration and institute up to a twelve (12) month ban on the eligibility to apply for a Short-term Rental Registration under this Ordinance.

(d) Fourth and subsequent offenses – \$800, plus the Short-term Rental Officer may revoke any existing Short-term Rental Registration and institute up to a twenty-

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Sec. 11. SEVERABILITY.

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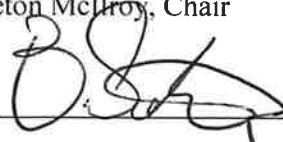
Unless a petition is filed in accordance with 24 V.S.A. §1973, this Ordinance shall become
effective 60 days after the date of its adoption, or at such time following the expiration of 60
days from the date of its adoption as is determined by the legislative body.

ADOPTED at Woodstock, Vermont, this 8th day of October 2024 by the Woodstock Village

Board of Trustees:

**Trustee members who voted in the
affirmative were:**

Seton McIlroy, Chair



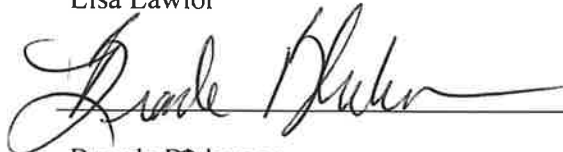
Jeffrey Kahn, Vice Chair



Frank Horneck



Lisa Lawlor



Brenda Blakeman



Town of Pawlet

Short -Term Rental Ordinance

Purpose:

To promote the health, safety and welfare of the Town of Pawlet, its residents, and visitors.

To ensure the safety of occupants of Short-Term Rentals and the wellbeing of the community/neighborhood

To preserve the character of the neighborhood, guests shall not have an adverse effect on the character of the neighborhood and surrounding property

Section 1: Authority

a. This ordinance is enacted pursuant to the authority granted to the Town under 20 V.S.A. 2736 & 24 V.S.A. Chapter 59.

Section 2: Definitions

a. "Short-Term Rental" is defined, in accordance with 24 V.S.A. 1971 "Short-Term Rental" means a furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year.

Section 3: STR Requirements

a. Short -Term Rental (STR) of a property in all Districts is permitted. STR does not run with the land. A change of ownership shall require a new STR registration.

b. The contact information required by 18 V.S.A. 4467 shall be displayed in plain sight within the STR.

c. The owner of the STR or the owner's designated manager must be geographically proximate and available and on call 24 hours a day, seven days a week to respond in the event of an incident.

d. The Vermont Short-Term Rental Safety, Health and Financial Obligations Form, as required by 18 V.S.A. 4468(b), shall be completed and displayed in plain sight within the STR.

e. The owner shall obtain the educational information packet regarding Short-Term Rentals provided by the Vermont Division of Fire Safety, as required by 18 V.S.A. 4468(a).

f. The owner of the STR is responsible for the collection and payment of applicable Vermont Taxes.

g. Provisions must be in place for timely trash removal after each rental.

Section 4: Permit Application Requirements

- a. Submission of Vermont Short Term Rental Safety, Health and Financial Obligations Form, as required by 18 V.S.A. 4468(b).
- b. The Owner of the STR is responsible for completing The Town of Pawlet Short Term Registration Form and payment of registration fee.
- c. Meals and Rooms Tax ID Number from the Vermont Department of Taxes as required by 32 V.S.A. 9282.
- d. Any owner of a STR who fails or refuses to complete a Short-Term Rental Registration form shall be in violation of this ordinance.

Section 5: Enforcement

- a. The Pawlet Zoning Administrator shall be responsible for identifying violations of this ordinance.
- b. Penalty – This is a civil ordinance, 24 V.S.A. 1974a, a penalty of up to \$200/day may be imposed for a violation of this ordinance. Each day the violation continues shall constitute a separate violation.

Effective date of this ordinance: April 16,2024

Town of Pawlet, VT

DRAFT SHORT TERM RENTAL ORDINANCE FOR TOWN OF WARREN VT

July 19, 2024 version

§ 1. Authority

§ 2. Purpose

§ 3. Definitions

§ 4 Regulations

§ 5. Permit application requirement

§ 6. Standards

§ 7. Procedure upon filing application

§ 8. Inspection

§ 9 Recordkeeping Requirements

§ 10. Compliance, hearings and penalties

§11. Expiration

§ 1. Authority.

This Ordinance is adopted pursuant to the authority set forth in Chapters 59 and 61 of Title 24 of the Vermont Statutes Annotated, including specifically 24 VSA § 2291(29). This Ordinance is a civil ordinance under 24 V.S.A. § 1971(b).

§ 2. Purpose.

Given the rise in popularity of online platforms like Airbnb and HomeAway/ VRBO, the Town of Warren (the “Town”) is examining the economic and social impacts of short-term rentals.

STRs provide property owners with the opportunity to earn income. STRs also benefit Warren’s and the whole Mad River Valley’s tourism economy and provide guests with a convenient, and sometimes more affordable, place to stay when traveling. However, along with the benefits of STRs, there may be associated negative impacts, such as reducing the number of dwelling units available for long-term occupancy and impacts on neighbors and the character of a neighborhood. By establishing a permitting process for short-term rental properties, the Town of Warren seeks to:

- (a) Gather Data: Collect information about STRs in Warren to inform future decisions; and
- (b) Ensure Safe and Responsible Operation by collecting emergency contact information, promoting good neighbor practices, and ensuring safety standards are met.

§ 3 Definitions.

(1) “Short-Term Rental (STR)” means a furnished residence rented for fewer than 30 consecutive days and for more than 14 days per calendar year, excluding commercial lodging establishments (e.g., hotels, motels, inns and bed and breakfasts).

- (2) “Property Owner” means the individual(s) or entity/entities that hold legal title to the STR property.
- (3) “Local Host” means an individual designated by the property owner who can respond on-site to the STR property within one hour (by automobile) in case of emergencies.
- (4) “Zoning Administrator” means the Town official responsible for administering and enforcing this ordinance.

§ 4 Regulations.

Property owners must obtain a permit whenever a dwelling unit is to be used as a short-term rental.

- (a) A short-term rental permit shall be obtained prior to using the unit as a short-term rental.
- (b) The Zoning Administrator may inspect the short-term rental for compliance with Town and state codes. The short-term rental shall not operate unless it is in full compliance with Town and state codes.
- (c) A short-term rental permit shall be valid for one calendar year, shall expire on December 31 of the year it is in effect, and must be renewed upon expiration as long as the unit is to be continued to be used as a short-term rental.
- (d) The short-term rental permit is transferable to a new owner, so long as the new owner registers with the Town, updates the short-term rental permit application and agrees in writing to comply with the requirements of the short-term rental permit and these regulations within 30 days of sale.

§ 5. Permit application requirement.

An application for (or renewal of) a short-term rental permit shall be submitted to the Town Zoning Administrator. The application/renewal must be completed on the form provided by the Town. It must be accompanied by payment of a permit fee, as determined by the Town Select Board. If relevant circumstances on the property change or for any reason the certification is or becomes inaccurate, a new certification shall be submitted.

The application shall provide the following information:

- (a) List of all the property owners of the short-term rental including names, residential addresses, telephone numbers and email addresses. Each property owner must also provide the address of their principal residence if it is different from that of the short-term rental. (In the event the property is owned by an entity such a trust or LLC, the ultimate owners and/or beneficiaries of such entity shall provide the information required by this paragraph.)
- (b) Completion of a signed affidavit by the property owners certifying the following:
 - (1) The number of sleeping rooms within the short-term rental, as defined in this section.
 - (2) The number of parking spaces on the property that meet the standard set forth below.
 - (3) The septic capacity of the STR property.
 - (4) Compliance with the following standards:
 - A. The Short-Term Rental Safety, Health and Financial Obligations of the Vermont Departments of Health and Fire Safety [See the Vermont Division of Fire Safety at: [Safety Consideration sort term rentals.pdf](https://www.vermont.gov/division-of-fire-safety/safety-considerations-for-short-term-rentals.pdf) ([vermont.gov](https://www.vermont.gov))

- B. All exterior doors shall be operational and all passageways to exterior doors shall be clear and unobstructed.
 - C. Electrical systems shall be serviceable with no visual defects or unsafe conditions.
 - D. All solid fuel-burning appliances (i.e., a chimney-connected device that burns solid fuel designed for purposes of heating, cooking, illumination, decoration or ambiance, including but not limited to wood stoves and heaters, fireplace inserts, masonry chimneys or fireboxes and pellet stoves) must be inspected in accordance with the Town of Warren Solid Fuel Burning Appliance Ordinance (<https://www.warrenvt.org/wp-content/uploads/2018/03/Solid-Fuel-Burning-Ordinance.pdf>)
- (c) A property map showing the location of buildings, required parking and, if not served by a public sewer, the location of the septic system and leach field. An accurate, suitable plan need not be prepared by a professional.
 - (d) For owner-occupied short-term rentals, the owner must provide their name, address, telephone number and email address. For non-owner-occupied short-term rentals, the owner must designate a local (i.e., within 60 minutes by automobile) host and provide the name, address, telephone number and email address of the local host, who shall be responsible, and authorized, to act on the owner's behalf to promptly remedy any violation of these standards or the permit. The host may be the owner, or a local host or agent designated by the owner to serve as a contact person.
 - (e) A declaration of insurance coverage specific to the renting of short-term vacation rentals is required
 - (f) Payment of a fee which has been set by the Town Selectboard.

§ 6. Standards.

All short-term rentals must meet the following standards:

- (a) The maximum occupancy for each short-term rental unit shall be the number of people calculated based on two persons per sleeping room (unless the room size is below 100 square feet) plus an additional two persons. In all cases, maximum occupancy must be within the septic capacity of the short-term rental unit.

For this purpose, a "sleeping room" is defined as fully enclosed habitable space of at least 70 square feet for one person and 100 square feet for two persons, with an emergency escape or rescue opening.
- (b) The property must have sufficient off-street parking spaces to accommodate the maximum occupancy.
- (c) Tenants and guests shall park in the off-street parking spaces.
- (d) A house number visible from the street or road shall be maintained.
- (e) Provisions shall be made for weekly garbage removal during rental periods. Garbage containers shall be animal proof and always secured with tight-fitting covers to prevent leakage, spilling or odors.
- (f) Advertisements for the short-term rental must conform to what is allowed under these regulations and the short-term rental permit.

- (g) In the event of a federal, state or local disaster declaration, all owners and guests must comply with federal, state and/or local disaster orders.

§ 7. Procedure upon filing application.

- A. Upon the filing with the Town Zoning Administrator of the permit application, permit fee, and all documents and information required by this ordinance, the Town Zoning Administrator shall have 45 days to review the application and then either issue the permit, with or without conditions, or notify the applicant in writing that the application has been denied along with the reason or reasons for denial.
- B. The Town Zoning Administrator may decline an application for any of the following reasons:
 - (1) If the application is incomplete, the documentation required by this ordinance was not included with the application or the application or the full permit fee, in payment form acceptable to the Town Treasurer, was not included with the application.
 - (2) If the Town of Warren issued a short-term rental permit to any of the owners needing to sign the short-term rental permit application and any of such owners had a short-term rental permit revoked within the previous year.
- C. Short-term rental permits issued pursuant to this section shall state the following:
 - (1) The names, addresses and phone numbers of every person or entity who has an ownership interest in the short-term rental property and the host who shall be available during the entire time the short-term rental property is being occupied.
 - (2) The maximum occupancy and vehicle limits for the short-term rental unit.
 - (3) Identification of the number of and location of parking spaces available.
 - (4) A statement that no outdoor fires are allowed, except as permitted by local and state law. Outdoor barbecues and supervised fires in fire pits are permitted.
 - (5) No tents will be allowed as overnight quarters.
 - (6) Any animals which are pets of guests shall not leave the subject parcel except when under control by leash.
 - (7) A statement that no noise beyond normal levels shall emanate between 10:00 p.m. and 9:00 a.m.
 - (8) A statement that the short-term rental permit may be revoked for violations.

§ 8. Inspection

The Zoning Administrator may inspect any property before issuing a permit, or at any time thereafter. The Town reserves the right to validate via inspection or otherwise any information contained in the permit application.

§ 9. Recordkeeping Requirements

- A. Owners and operators of short-term rentals are required to keep written (including electronic) records of advertising information and rental activity (i.e., number of

bookings, name of booking guest, number of people, length of stay, amount collected, amount of tax collected or remitted) for a minimum of three years.

- B. In the event of a dispute with the owner(s) of a short-term rental as to the need for a permit or as to compliance with this ordinance, the Zoning Administrator shall have the right to inspect the written records upon reasonable notice.

§ 10. Compliance, hearings and penalties.

- A. Owners of short-term rental units must obey all applicable laws, ordinances and regulations of the Town of Warren, Washington County, Vermont, and the United States of America, and shall be subject to the enforcement and penalty proceedings contained in this ordinance.
- B. If the Town Zoning Administrator determines a violation of the permit or of this Ordinance or the Town's Land Use and Development Regulations, the Zoning Administrator may do any of the following depending on the circumstances:
- (1) Issue a Notice to Remedy;
 - (2) Impose a fine or suspension pursuant to the Schedule below;
 - (3) Initiate a hearing before the Selectboard; and/or
 - (4) Attach reasonable conditions to the existing short-term rental permit.

Fine Schedule

	1 st violation	2 nd violation	3 rd violation	
Fine for advertising a property for short-term rent (online or offline) without first having obtained a permit or complying with local listing requirements	\$300	\$600	\$900	Upon the fourth or subsequent violation in any twenty- four-month period, the Town may suspend or revoke any permit. The suspension or revocation can be appealed
Fine for violating any other requirements of this short-term rental regulation	\$150	\$300	\$450	

Notes:

- a. Any person found to be in violation of this ordinance shall be ordered to remit all illegally obtained short-term rental revenue proceeds to the Town.
- b. Any unpaid fine will be subject to interest from the date on which the fine became due and payable to the Town until the date of payment.
- c. The remedies provided for in this fine schedule are in addition to, and not in lieu of, all other legal remedies, criminal or civil, which may be pursued by the Town to address any violation or other public nuisance.

§11. Expiration

This ordinance will expire in two years after its initial adoption to allow for a period of data gathering and analysis. Upon expiration of this ordinance, the Selectboard will revisit the issue of STRs and adopt a new ordinance to replace this one.

**Town Zoning Regulations
Adopted: February 11, 2020
Section 526; Short Term Rentals**

The Town recognizes the benefit of Short Term Rentals to homeowners, visitors and the community. However, it is important not to create a nuisance or change the residential character of the area. A permit is not required during foliage season (September 15 - October 21) when the owner or primary tenant is in residence throughout the rental period and provisions "C. - I." are met.

The following provisions shall apply to ensure that the commercial use of residential property does not adversely affect the neighborhood in which short-term rentals are located. In addition, homeowners have the responsibility to comply with the Vermont Department of Taxes re: rooms and meals tax rules and regulations.

- A. Conditional Use Approval is required for rental periods of fewer than thirty (30) days.
- B. Short Term Rentals are allowed no more than ten (10) times in a calendar year with a two-night minimum stay, excluding foliage season. When the owner is in residence, five (5) additional rentals are allowed for up to a total of 15 rentals per calendar year.
- C. In Residential Five Acre and Forestry zones, Short Term Rentals are allowed no more than 15 times in a calendar year with a two-night minimum stay. When the owner is in residence, Short Term Rentals are unlimited.
- D. All Short Term Rental units shall be inspected and approved by the Fire Chief before the use is allowed.
- E. Only one Short Term Rental use is allowed per property.
- F. Occupancy shall be restricted to two persons per bedroom, with a six person maximum per household.
- G. All associated parking shall be on-site in designated spaces and comply with Section 521 Off-street Parking.
- H. Rubbish service shall be provided, and containers shall be maintained out-of-sight, not viewed from the street.
- I. Prohibitions:
 - 1. Weddings, parties, catered events, and similar events.
 - 2. Signs and other outside indications the dwelling is used as a short term rental.
 - 3. Outdoor activities between 9 PM and 7 AM.
- J. Notice to renters of house rules pertaining to parking, rubbish, noise, parties etc. shall be visibly displayed in the dwelling.
- K. Name, address and telephone number of a manager shall be filed with the application and kept up to date. The manager shall live within 30 minutes of the property and shall be able to respond 24 hours per day 7 days per week.
- L. A Section 526 report shall be filed by the permit holder with the Planning & Zoning Office by January 31 of each year. Failure to file the annual report and failure to meet the above standards shall require revocation of permit. After revocation of permit, a property owner shall not be able to reapply for one year. One may appeal a revocation notice to the TDRB via Section 817 Appeals from Decisions of Administrative Officer.