WINHALL POLICY RESOLUTION FOR SHORT-TERM RENTAL
REVISED DRAFT 6-6-2023

PURPOSE: The purpose of this Short Term Rental (STR) Resolution is to share with the community the current non binding consensus the Winhall Planning Commission (WPC) has come to in regard to STR.
The Town Plan encourages a diverse economy and accommodates changing needs while balancing between shared and individual rights.

DEFINITION: 18 VSA 4301(14)
"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."
In addition the following are noninclusive types of lodging that fall under the provisions of the law; accessory dwellings, cabin, cottage, lodge, barn, bunkhouse, tree house, camper or tent.

HISTORY: The WPC has been discussing how best to mitigate the impacts that STR is having on our community. It's a complex topic.

The WPC is committed to protecting our community by seeking the community must be at the forefront and finding a middle ground for STR regulation. The work of drafting an ordinance has begun.

The WPC is in the process of requesting a proposal for services to identify, confirm, contact, license, help with compliance and resolve complaints.

The WPC recognizes that STR provide for economic opportunity for owners of dwelling units and local businesses and that a diverse lodging base is important. There is also a realization that STR has contributed to the shortage of housing for people and families wanting to move into the area to start a business or take jobs that local employers want filled. The local economy is dependent on residents, homeowners and transient visitors.

This is the challenge the WPC is facing and is resolved to address.

ACTION PLAN: The WPC will develop an Ordinance within which the owners of STR dwelling units and the community can be assured that everyone acts in a responsible and neighborly way. The ordinance will allow STR that meet certain requirements while protecting our community from the impacts. This is the goal. Impacts on things like ..reduction in long term rentals...increase of transient activity in residential areas...residents quality of life...commercial use of dwelling units in residential zones...compliance with fire & safety requirements...numerous late night noise complaints...unauthorized parking on town roads... problems with trash disposal...and occupancy in excess of that allowed by waste water permits.

This is the challenge the WPC is facing and is resolved to address. The WPC will achieve these goals by establishing an ordinance and rules to ensure orderly development.