1	H.891
2	Introduced by Representatives Kornheiser of Brattleboro, Colburn of
3	Burlington, and Pajala of Londonderry
4	Referred to Committee on
5	Date:
6	Subject: Housing; short-term rentals
7	Statement of purpose of bill as introduced: This bill proposes to impose a
8	residency requirement for the owner of a short-term rental property.
9	An act relating to regulating short-term rentals
10	It is hereby enacted by the General Assembly of the State of Vermont:
11	Sec. 1. PURPOSE
12	The purpose of this act is to maintain and protect Vermont's residential
13	rental market, support property owners to stay in their homes, and prevent real
14	estate speculation.
15	Sec. 2. 18 V.S.A. chapter 85 is amended to read:
16	CHAPTER 85. FOOD AND LODGING ESTABLISHMENTS
17	Subchapter 1. Food and Lodging Establishments Generally
18	§ 4301. DEFINITIONS

* * *

BILL AS INTRODUCED 2020

1	(9) "Lodging establishment" means a place where overnight
2	accommodations are regularly provided to the transient, traveling, or
3	vacationing public, including hotels, motels, inns, and bed and breakfasts.
4	"Lodging establishment" shall does not include short-term rentals.
5	* * *
6	(14) "Short-term rental" means <u>all or part of</u> a furnished house,
7	condominium, or other dwelling room or self-contained dwelling unit that is:
8	rented to the transient, traveling, or vacationing public
9	(A) offered to the public for a rental period of fewer than 30
10	consecutive days; and
11	(B) is rented for more than 14 days per calendar year.
12	* * *
13	Subchapter 7. Short-term Rentals
14	§ 4466. INSPECTION
15	(a) The Commissioner may inspect through his or her duly authorized
16	officers, inspectors, agents, or assistants, at all reasonable times, a short-term
17	rental and the operator's records related to the short-term rental.
18	(b) Whenever an inspection demonstrates that the short-term rental is not
19	operated in accordance with applicable provisions of this chapter, the officer,
20	inspector, agent, or assistant shall notify the operator of the conditions found
21	and shall direct necessary changes.

1	(c) Nothing in this section shall be construed to supersede the authority and
2	responsibilities of the Division of Fire Safety. The Division's Executive
3	Director shall inform the Commissioner in a timely manner of any enforcement
4	actions that the Division has taken against the operator of a short-term rental.
5	§ 4467. POSTING CONTACT INFORMATION
6	A short-term rental operator shall post within the unit a telephone number
7	for the person responsible for the unit and the contact information for the
8	Department of Health and the Department of Public Safety's Division of Fire
9	Safety.
10	§ 4468. EDUCATIONAL MATERIALS
11	(a) The Department of Health, in collaboration with the Department of
12	Public Safety's Division of Fire Safety, shall prepare a packet of information
13	pertaining to the health, safety, and financial obligations of short-term rental
14	operators, including information regarding the importance of reviewing options
15	for property and liability insurance with the operator's insurance company.
16	(b) Included with the information packet set forth in subsection (a) of this
17	section shall be a self-certification form pertaining to health and safety
18	precautions that short-term rental operators must take into consideration prior
19	to renting a unit. The form shall be retained by the operator and need not be
20	filed with the Department.

- 1 <u>§ 4469. RESIDENCY REQUIREMENT</u>
- 2 A person may not offer all or part of a dwelling unit as a short-term rental
- 3 <u>unless the person has occupied the dwelling unit as his or her primary</u>
- 4 <u>residence for:</u>
- 5 (1) 270 days of the preceding year; or
- 6 (2) if the person has owned or leased the dwelling unit for less than a
- 7 year, more than 70 percent of the days that the person has owned or leased the
- 8 <u>dwelling unit.</u>
- 9 Sec. 3. EFFECTIVE DATE
- 10 This act shall take effect on July 1, 2020.