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H.891

Introduced by Representatives Kornheiser of Brattleboro, Colburn of
Burlington, and Pajala of Londonderry

Referred to Committee on

Date:

Subject: Housing; short-term rentals

Statement of purpose of bill as introduced: This bill proposes to impose a
residency requirement for the owner of a short-term rental property.

An act relating to regulating short-term rentals

It is hereby enacted by the General Assembly of the State of Vermont:

Sec. 1. PURPOSE

The purpose of this act is to maintain and protect Vermont's residential
rental market, support property owners to stay in their homes, and prevent real
estate speculation.

Sec. 2. 18 V.S.A. chapter 85 is amended to read:

CHAPTER 85. FOOD AND LODGING ESTABLISHMENTS

Subchapter 1. Food and Lodging Establishments Generally

§ 4301. DEFINITIONS

* * *

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 § 4469. RESIDENCY REQUIREMENT

2 A person may not offer all or part of a dwelling unit as a short-term rental
3 unless the person has occupied the dwelling unit as his or her primary
4 residence for:

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 dwelling unit.

9 Sec. 3. EFFECTIVE DATE

10 This act shall take effect on July 1, 2020.