

S.204; Applicable definitions

18 V.S.A. § 4301 (Definitions):

(a) As used in this subchapter:

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(9) “Lodging establishment” means a place where overnight accommodations are regularly provided to the transient, traveling, or vacationing public, including hotels, motels, inns, and bed and breakfasts. “Lodging establishment” shall not include short-term rentals.

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(14) “Short-term rental” means a furnished home, condominium, or other dwelling 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.

Department of Health’s Licensed Lodging Establishment rule:

4.17 “Lodging establishment” means any establishment renting three or more guest rooms or units, that is regularly used, maintained, advertised or held out to the transient traveling and vacationing public as a place where sleeping accommodations are furnished including, all buildings and structures on the premises or any part thereof. The term includes, but not by way of limitation, hotels, motels, inns, and any bed and breakfasts (tourist homes) regardless of the number of rooms if prepared food is served.

The term lodging establishment includes the following:

- **4.17.1** “Bed and breakfast (Tourist home)” means a unique eating and lodging establishment where meals are provided only to lodging patrons, or occasional functions such as weddings, and has a capacity of twenty-five (25) or fewer. These facilities must comply with Department of Health, regulations for Food Service Establishments;
- **4.17.2** “Hotels,” “Inns,” and “Motels” means any business establishments where multiple sleeping accommodation units or rooms are regularly furnished to the transient, traveling, or vacationing public;
- **4.17.3** “Self-catered cottage” means a self-contained, single-unit, furnished property offering accommodations to transient, traveling, or vacationing public, which provides minimal housekeeping, linens, and a furnished kitchen for meal preparation by the guest. This does not include rustic cabins or tent facilities without indoor plumbing.