

S.204: An act relating to the registration of short-term rentals

Section by Section Summary

	As Passed House General	As Proposed by House Ways and Means
Definitions 18 V.S.A. § 4301(a)(14)	<ul style="list-style-type: none"> • Definition of “short-term rental” in Title 18 (Health Title) is amended to: <ul style="list-style-type: none"> ○ Replace “home” with “house” ○ Modify “dwelling” to include “dwelling room or self-contained dwelling unit” 	[Same]
Meals & Rooms Tax 32 V.S.A. chapter 225	<ul style="list-style-type: none"> • § 9202(3): Definition of “hotel” includes “short-term rentals” • § 9271: Rooms & meals tax application must specify what license is sought for, including specifying if it is sought for a short-term rental • Short-term rental operators must post the corresponding meals & rooms tax account number on any advertisement for a short-term rental • Short-term rental operators submitting an application must self-certify that their unit is in compliance with the following: <ul style="list-style-type: none"> ○ Unit does not have any known violations of local fire, life safety, and zoning laws/rules, and has smoke/carbon monoxide detectors required by 20 V.S.A. chapter 173; ○ Unit is free of evidence of pests/rodents/other pests; ○ If unit uses water from a nonpublic supply system, it does not have any know violations of Vermont water rules; ○ If applicable, all sewage is disposed of through an approved facility, including either a public sewage treatment plant or individual sewage disposal system that does not have any known violations of DEC’s rules or other applicable sanitation requirements; ○ Any advertisement contains the operator’s meals & rooms tax account number; and ○ Within each unit is posted the telephone number for the person responsible for the unit, AG’s Consumer 	[Same] [Not Present]

	<p style="text-align: center;">Assistance Program, and DPS' Division of Fire Safety</p> <ul style="list-style-type: none"> • Department of Taxes is to use existing IT system to maintain information about each short-term rental that has a meals & rooms tax account number, including the operator's name and contact information and self-certification form • The following data maintained by the Department of Taxes shall be available to the Department of Health and DPS' Division of Fire Safety pursuant to § 3102(d)(4): <ul style="list-style-type: none"> ○ Name of the operator; ○ Address of the operator's primary residence or mailing address; ○ Operator's primary telephone number and email address; ○ Short-term rental address; and ○ Meals & rooms tax account number associated with a short-term rental unit 	
<p>Obligations of Short-Term Rental Operators 32 V.S.A. § 9282</p>	<p style="text-align: center;">[Not present]</p>	<ul style="list-style-type: none"> • Short-term rental operators must post the corresponding meals & rooms tax account number on any advertisement for a short-term rental • Within each unit, operators shall post the telephone number for the person responsible for the unit, AG's Consumer Assistance Program, and DPS' Division of Fire Safety • Dept. of Taxes shall prepare a packet of information pertaining to the financial & regulatory obligations of short-term rental operators, which shall be distributed when operators first register a unit

<p>Educational Materials; Short-Term Rentals</p>	<ul style="list-style-type: none"> • Commissioners of Tax & Health and Executive Director of DPS' Division of Fire Safety must jointly prepare & publish on the websites of the three Departments educational materials on short-term rentals, including: <ul style="list-style-type: none"> ○ An explanation of 32 V.S.A. chapter 225; ○ A description of health & safety precautions for short-term rental operators; and ○ Information regarding the importance of coverage options for liability insurance. • Department of Taxes must annually disseminate the educational materials to short-term rental operators; materials may be disseminated electronically 	<p>[Not present]</p>
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<p>Data Collection; Reports</p>	<ul style="list-style-type: none"> • The AG’s Consumer Assistance Program and DPS’ Division of Fire Safety shall maintain records on all complaints received about a short-term rental in Vermont or the licensure process between July 1, 2018 and July 1, 2020. Complaint information must be available to the Departments of Health & Taxes for the purpose of completing the reports described below • The Commissioner of Taxes, in collaboration with the Commissioner of Health and the Executive Director of Fire Safety, shall complete the following reports for the General Assembly: <ul style="list-style-type: none"> ○ Progress report due January 1, 2019; and ○ Report due January 1, 2020 addressing: <ul style="list-style-type: none"> ▪ Gaps/weaknesses related to regulation of short-term rentals; ▪ Data related to the number of licensed units & collection of taxes; ▪ Types of educational materials distributed to short-term rental operators and manner of distribution; ▪ Number of new short-term rental accounts due to this act; ▪ Manner and extent of the Departments of Tax and Health, and DPS’ Division of Fire Safety’s communication with municipalities and the public as a result of this act; and ▪ The number and nature of complaints received, entity receiving the complaints, and how complaints are processed 	<ul style="list-style-type: none"> • [Same] • The Commissioner of Health, in collaboration with the Executive Director of Fire Safety, shall submit a report to the General Assembly by Jan.15, 2020 addressing whether any complaints have been received, and if so, the nature of the complaints, name of the entity receiving the complaints, and process by which complaints are addressed • By Jan. 15, 2020, the Commissioner of Taxes shall present to the General Assembly information on the number of short-term rental units, the number of operators, and Department’s progress in improving compliance with 32 V.S.A. chapter 225
<p>Effective Dates</p>	<ul style="list-style-type: none"> • Act takes effect July 1, 2018, except Sec. 2 takes effect Jan. 1, 2019 	<ul style="list-style-type: none"> • Act takes effect July 1, 2018