

“Riverstone Lodge”

- Unlicensed lodging property on Rt. 125 in Ripton, 0.5 miles from historic Chipman Inn

- Recorded in Ripton Town Office as 4 BD single family home

- Purchased by a Ferrisburg family and added to their rental property portfolio. Ownership subsequently transferred to Riverstone Lodge LLC.

- Grandfathered septic system is for 4 BD single family home.

- Advertised on multiple online short term rental platforms including AirBnB and Homeaway as:
 - 4500 sq ft, 4 floors
 - 6 BD (9 beds) 3.5 BAs, plus "a secret room"
 - Accommodates 17 guests
 - Outdoor hot tub
 - Marketed as great for group of friends, multiple families, corporate retreats, weddings and other events

- Property was brought to attention of VT Health Dept in June '17. Department responded "This establishment would be considered a single unit or a single self-catering cottage by our program. The scope of our lodging rule does not capture this type of establishment and would not require a license from our program."

- Property was also reported to VT Department of Environmental Conservation in June '17. Case was assigned in January '18 to a department regional engineer regarding septic system compliance.

- Property has also been brought to attention of VT Division of Fire Safety. Compliance investigation is pending.

- Sample of Riverstone Lodge online listings:
<https://www.airbnb.com/rooms/3718319>
<https://www.homeaway.com/vacation-rental/p3782397#amenities>
<https://escapetovermontrentals.myvr.com/>

