

Julie Marks, Founder & Director
Vermont Short-Term Rental Alliance Inc.
PO Box 282
Richmond, VT 05477
director@vtstra.org
802-829-4024

Supplemental Information re: S.79 and Short-Term Rentals

Prepared for the House Committee on General, Housing, and Military Affairs

The [Vermont Short-Term Rental Alliance Inc. \(VTSTRA\)](https://www.vtstra.org) is a coalition of homeowners, property managers, vacation rental operators, cleaning and concierge businesses, visitors, and others local folks who support a thriving short-term rental (STR) industry in Vermont. The www.vtstra.org website serves Vermont's short-term rental operators with [resources](#) related to compliance and best practices.

VTSTRA surveyed its members and found:

- 65% of VT STR operators are 50-years or older
- 70% of VT STR operators only operate 1 short-term rental in VT
- 87% of VT STR operators operate 3 or fewer STRs

Short-term rentals are an important component of our economy. They accommodate tens of thousands of visitors each year and contribute more than \$10 million in rooms & meals tax to the state, on top of economic activity that visitors generate during their time here.

Short-term rentals are also an important component of our housing stock. STRs have been incentivizing new housing construction, housing renovation, and providing a way for Vermont home owners to supplement their income. STRs also often convert to permanent housing because they provide furnished housing options for seasonal workers, traveling nurses, visiting professionals, and others who rent STRs for more than 30 consecutive days at a time. (For example: 100% of my STRs were built by my family, not the conversion of existing housing. In 2020, the ADU on my property was advertised for rent only on Airbnb but was rented through Airbnb as a long-term rental for 7 months of the year and a short-term rental for 59 nights. It was used by my non-paying family for 1 month of the year).

VTSTRA supports short-term rentals being included in the rental housing registry proposed in S.79. But we would like to participate in how the registry is designed and implemented moving forward because we are concerned about how our "type of rental" will be defined and categorized. This registry has a lot of potential to collect important information about Vermont's housing stock and how owners are choosing to use their properties over time. Our organization would like to help ensure the many nuances of short-term rentals are captured

and will be represented accurately in future data analysis. VTSTRA recommends the registry collect data that will elucidate the changes in a property's rental activity over time.

VTSTRA strongly supports this bill's initiatives that would result in improved housing, more housing, and better access to housing in Vermont—especially for the middle-class. The majority of STR operators do this to afford living in VT ourselves, whether they live here permanently or seasonally. Vermont is ranked as the least affordable state to live in. And the number of people entering the short-term rental industry because they need a second or third job, is evidence of that.

Thank you for your thoughtful work on this bill. We are here to provide insight on how short-term rentals operate, and answer questions about what's already being done within the short-term rental industry to [verify safety](#), [monitor noise](#), [track and receive complaints](#), [enforce occupancy limits](#), and connect operators with the appropriate [commercial insurance options](#).