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H.242

Introduced by Representatives Satcowitz of Randolph, Sheldon of
Middlebury, and Logan of Burlington

Referred to Committee on

Date:

Subject: housing; health; food and lodging establishments; short-term rentals

Statement of purpose of bill as introduced: This bill proposes to impose
operation restrictions on short-term rentals, including host-occupancy and
numerical restrictions; to authorize municipalities to exempt from application
to short-term rentals located within the municipality any of the short-term
rental operation restrictions; and to create a statewide registration of short-term
rentals.

13 An act relating to regulating short-term rentals

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

15 Sec. 1. 18 V.S.A. § 4301 is amended to read:

16 § 4301. DEFINITIONS

17 (a) As used in this chapter:

18 * * *

19 (14) “Short-term rental” means a furnished house, condominium, or
20 other dwelling room or self-contained dwelling unit rented to the transient,

1 traveling, or vacationing public for a period of fewer than 30 consecutive days
2 and for more than 14 days per calendar year.

3 (15) “Long-term resident” means, for a short-term rental, a person
4 whose primary residence is located on the same premises as the short-term
5 rental.

6 * * *

7 Sec. 2. 18 V.S.A. §§ 4469–4470a are added to read:

8 § 4469. OPERATION RESTRICTIONS

9 Except as provided in section 4470 of this title, no person shall offer for rent
10 a short-term rental unless the following conditions are met:

11 (1) Host-occupancy restriction. A long-term resident shall reside on the
12 same premises as the short-term rental.

13 (2) Numerical restriction. A person may offer for rent not more than
14 one short-term rental per parcel.

15 § 4470. EXEMPTION FROM OPERATION RESTRICTIONS

16 (a)(1) A municipality that has enacted regulations of short-term rentals
17 under 24 V.S.A. § 2291 may exempt from application to short-term rentals
18 located within the municipality the operation restrictions provided under
19 section 4469 of this title by majority vote of those present and voting by
20 Australian ballot at an annual or special meeting warned for that purpose.

1 (2) A vote to exempt from application to short-term rentals located
2 within the municipality the operation restrictions provided under section 4469
3 of this title shall remain in effect until rescinded by majority vote of those
4 present and voting by Australian ballot at a subsequent annual or special
5 meeting warned for that purpose.

6 (b) Upon petition of not less than five percent of the legal voters of any
7 municipality, filed with the town clerk in conformance with 17 V.S.A. § 2642,
8 the warning of the annual or special meeting shall contain an article providing
9 for a vote upon the following questions:

10 Shall this municipality exempt from application to short-term rentals in
11 this municipality the host-occupancy restriction provided under 18 V.S.A.
12 § 4469(1)?

13 Shall this municipality exempt from application to short-term rentals in
14 this municipality the numerical restriction provided under 18 V.S.A.
15 § 4469(2)?

16 The vote under the article shall be by ballot in the following form:

17 Shall this municipality exempt from application to short-term rentals in
18 this municipality the host-occupancy restriction provided under 18 V.S.A.
19 § 4469(1)?

20 Yes No

1 Shall this municipality exempt from application to short-term rentals in
2 this municipality the numerical restriction provided under 18 V.S.A.
3 § 4469(2)?

4 Yes No

5 (c) During a vote authorized by this section, the municipality shall make
6 available to the voters of the municipality present and voting a copy of the
7 language of section 4469 of this title.

8 § 4470a. REGISTRATION OF SHORT-TERM RENTALS

9 (a) Not later than September 1 each year, a short-term rental owner or
10 operator shall register each short-term rental with the Department of Housing
11 and Community Development on a form provided by the Department of
12 Housing and Community Development. The form shall include the following
13 information:

14 (1) the name, address, phone number, and email address of the owner or
15 owners of the short-term rental;

16 (2) the identity of any corporation or partnership associated with the
17 short-term rental, including the name, address, phone number, and email
18 address of any principals of the corporation or partners of the partnership;

19 (3) the name, address, phone number, and email address of any long-
20 term resident;

21 (4) the address of the short-term rental;

- 1 (5) the number of dwelling units at that address;
2 (6) the number of rental units at that address;
3 (7) the number of sleeping rooms in each rental unit;
4 (8) the maximum number of residents or guests in each rental unit;
5 (9) the number of parking spaces dedicated for the rental units at that
6 address; and
7 (10) and other relevant information requested by the Department of
8 Housing and Community Development.

9 (b) The Department of Housing and Community Development shall
10 maintain a database of the information provided and make that information
11 available to municipalities upon request.

12 Sec. 3. EFFECT ON CURRENT MUNICIPAL REGULATION OF SHORT
13 TERM RENTALS

14 Notwithstanding the requirements in 18 V.S.A. § 4470, a municipality that
15 has enacted regulations of short-term rentals under 24 V.S.A. § 2291 as of July
16 1, 2025 shall be treated as though the municipality has opted out of the
17 operation restrictions provided under 18 V.S.A. § 4469 and shall not be
18 required to hold a vote as required by 18 V.S.A. § 4470. The municipality may
19 vote to rescind the exemption as outlined in 18 V.S.A. § 4470.

20 Sec. 4. EFFECTIVE DATE

21 This act shall take effect on July 1, 2026.