



**VTSTRA**

**VERMONT SHORT TERM RENTAL ALLIANCE**

# The State of Short-Term Rentals in Vermont

Julie Marks  
Executive Director, VTSTRA

[www.VTSTRA.org](http://www.VTSTRA.org)  
[director@vtstra.org](mailto:director@vtstra.org)  
802-829-4024

# What I Will Cover Today

- About myself & VTSTRA
- History of the Vacation Rental Economy
- Current Regulatory Environment
- The Business of Renting in VT
- STR Industry Data & Impacts
- Community Regulation Impacts
- Questions





**Advancing a Responsible  
Vacation Rental & Homestay Industry  
in Vermont**



**Advocacy**



**Community**



**Education**

**Join us at [VTSTRA.org](https://VTSTRA.org)**

VTSTRA is a member-based 501(c)(6) nonprofit, nonpartisan business association for the vacation rental community of Vermont.

**VTSTRA is committed to:**

- Setting professional standards for responsible hosting
- Advocating for reasonable and consistent regulations
- Building partnerships to support economic opportunities for all
- Educating operators, communities, and lawmakers



**VTSTRA**

VERMONT SHORT TERM RENTAL ALLIANCE

**Advancing a Responsible  
Vacation Rental & Homestay Industry  
in Vermont**



**Advocacy**



**Community**



**Education**

**Join us at [VTSTRA.org](https://VTSTRA.org)**

Supported by 360+ members  
representing ~4,000 STR units:

Our members are:

- Homeowners
- Vacation Rental Management Companies & Their Employees
- Property Care Professionals
- Real Estate Agents
- Other Business Allies

# Evolution of the Vacation Rental Industry

- **1950s:** Post WWII, Vermonters started listing their homes as vacation rentals in newspaper ads
- **1960s:** Concept of timeshares or fractional ownership was introduced
- **1985:** The Vacation Rental Management Association (VRMA) was formed to put licensing in place
- **1995:** Vacation Rentals By Owner (VRBO) & VermontProperty.com launched - 1st online listings
- **2003:** Couch Surfing - social networking and hospitality exchange services
- **2008:** Airbnb launched - online marketplace for people to rent out rooms in their homes
- **2019:** Out of every 4 trips a person takes each year, 1 or 2 are spent in a vacation rental
- **2023:** Leading hotel chains expand into the vacation rental management
- **2026:** Vermont Tourism Summit reveals 1 in 4 visitors choose vacation rentals & 60% are located where hotels are not.



# Industry Terms

“**Vacation Home**” = Dwelling unit not declared as homestead & has no landlord certificate.

“**Vacation Rental**” = “Short-Term Rental” (STR)

“**Airbnb**” and “**VRBO**” ≠ “Short-Term Rental”

- **Online Travel Agents (OTAs) are websites** that allow individuals to list (or advertise) an accommodation for rent and manages reservation calendars, transactions, rental agreements, and communications between “host” and “guests”. The OTA is the merchant of record.
  - ◆ *Hotel rooms, cabins, campsites, long-term rentals, rooms within a owner-occupied home can all be listed for rent on Airbnb’s platform.*
  - ◆ *Only whole-home rentals are allowed to be listed on VRBO’s platform.*
- “**Direct Booking**” **websites** allow guests to make reservations directly with the owner or manager without paying commission fees to an OTA.



# Industry Terms

**“Seasonal Rental”/ “Mid-Term Housing”** = Rentals falling under VT Landlord-Tenant law

**“Host”** means the person responsible for managing the rental.

- Host can be the property owner.
- Host can be a property management company / non-owner.

**Property Management (PM) Companies ≠ Owner of STRs**

*More on this later!*



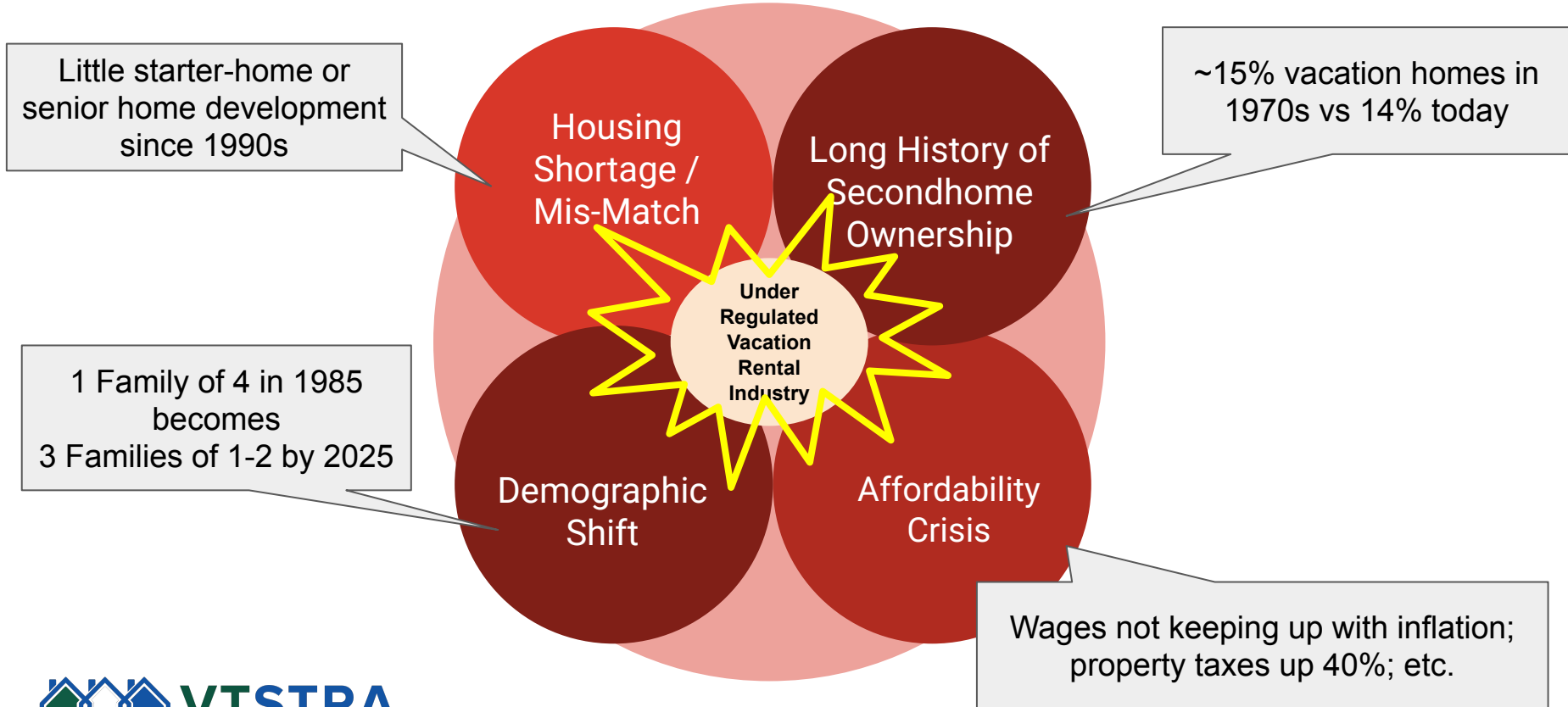
# Legal Distinctions Between Accommodations

	Lodging Establishment	Short-Term Rental	[Mid-Term] Rental	[Long-Term] Rental
<b>Rental Period</b>	< 30 days	< 30 days	30+ days	30+ days
<b>Furnished w/ Utilities</b>	Yes	Yes	Yes	No
<b>Food Service Provided</b>	Yes	No	No	No
<b>3+ Units Rented on Property</b>	Yes	No	Sometimes	Sometimes
<b>Pay 9% MRT (&amp; LOT)</b>	Yes	Yes	No	No
<b>Pay 3% STR Surcharge Tax</b>	No	Yes	No	No
<b>Dept of Health License</b>	Yes	No	No	No
<b>Safety Obligations Form</b>	No	Yes	No	No

# Data Sources



# Shared Realities Can Lead to Shared Solutions






# Current Regulation of STRs

## Act 10 (2018)

- Definition
- Authority to regulate = municipalities
- Authority to enforce rental code = Div. of Fire Safety
  - STR Obligations Form requirement
- Authority to tax = Dept of Taxes
  - Airbnb & Vrbo remitting taxes since 2018

## Act 181 (2024)

- Mandated DFS provide safety guidance to online travel agencies and STR operators
- Operators instructed to post guidance in advertisements & in rental units

  	
<b>Short Term Rental Safety, Health and Financial Obligations</b>	
<b>Contact Information</b> Department of Health: 802-863-7221 Division of Fire Safety: 802-479-7561	<b>Instructions</b> The short term rental operator shall post within the unit a telephone number for the persons responsible for the unit and the contact information for the Vermont Department of Health and the Vermont Division of Fire Safety. This form shall be completed by the short-term rental operator and retained on site. The form need not be filed with the department.
<b>SHORT TERM RENTAL OPERATOR INFORMATION</b>	
Operator(s) Name (Print):	Number of Rooms Rented:
Physical 911 Address of Property:	Type of Heating System:
Mailing Address:	Public or Private Water:
Call phone number:	E-Mail:
	Tax Account Number:
<b>Division of Fire Safety General Checklist (<a href="http://www.fire.safety.vermont.gov">www.fire.safety.vermont.gov</a>)</b>	
<input type="checkbox"/> Smoke and carbon monoxide alarms are provided in accordance with the attached fire safety info sheet.	
<input type="checkbox"/> GFI Outlets are provided in locations identified on the attached fire safety info sheet.	
<input type="checkbox"/> Every sleeping room is provided with a secondary means of escape (see attached fire safety info sheet).	
<input type="checkbox"/> Heating systems (fuel and wood) have been inspected by a certified fuel service technician (see info sheet).	
<input type="checkbox"/> Landings, decks, porches and balconies higher than 30 inches from grade are provided with guards and rails.	
<input type="checkbox"/> Stairs must be provided with graspable handrails (see attached fire safety info sheet).	
<b>Health Department General Checklist (<a href="http://www.health.vermont.gov">www.health.vermont.gov</a>)</b>	
<input type="checkbox"/> Appliances are operational and in good repair and hot and cold potable water have been supplied.	
<input checked="" type="checkbox"/> Guest rooms have been serviced and cleaned before each new guest.	
<input type="checkbox"/> Refuse containers are available and emptied at least once each week or more frequently, if necessary.	
<input type="checkbox"/> Swimming pools, recreational water facilities, and hot tubs are kept sanitary and in good repair.	
<input type="checkbox"/> Sewage systems and toilets function and are in good repair.	
<input type="checkbox"/> Toxic cleaning supplies are properly labeled, safely stored and used according to the manufacturer's directions.	
<input checked="" type="checkbox"/> Guest rooms are free of any evidence of insects, rodents, and other pests.	
<b>Tax Department General Checklist (<a href="http://www.tax.vermont.gov">www.tax.vermont.gov</a>)</b>	
<input type="checkbox"/> Meals and rooms taxes are filed and paid by a third party. I do not need a Vermont tax account.	
<input type="checkbox"/> Meals and rooms taxes are <b>NOT</b> filed and paid by a third party. I have a Vermont tax account.	
<input type="checkbox"/> The Vermont Meals and Rooms Tax license is displayed in each rental unit.	
<input type="checkbox"/> My income from these activities is included on my income tax return.	
<input type="checkbox"/> I file and pay Vermont Sales Tax for any tangible items I sell.	
Signature of Short Term Rental Operator _____ Date _____	

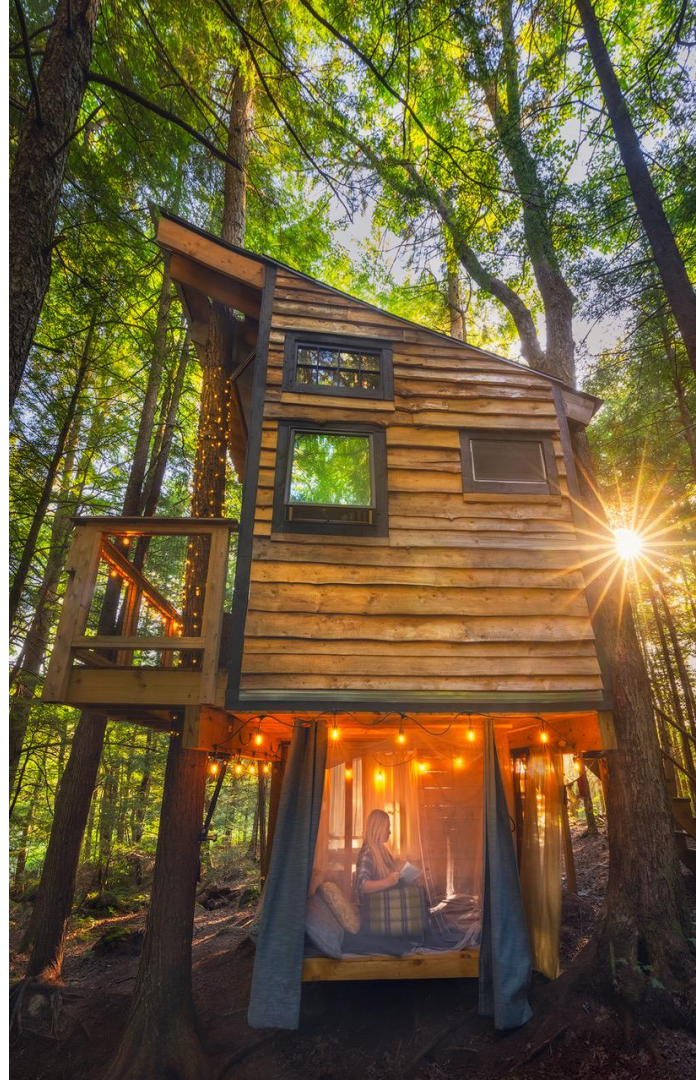
# Why do people host in Vermont?

# Demand for Vacation Rental Travel is Growing, not Slowing.

- Nearly **half of all travelers** today are choosing vacation rental accommodations over traditional lodging options nationwide
  - 1 in 4 visitors choose a vacation rental
- 23% of Americans report engaging with an STR booking platform:
  - Over 40% of travelers who book online are Millennials
  - Over 80% of Gen Z travelers have stayed in a vacation rental
- Travelers are searching for **amenities only offered by vacation rentals**:
  - Privacy
  - Pet-friendly & kid-friendly spaces
  - Suitable for larger families / Multi-generational families
  - Remote working spaces / Medium-term stays (for the “modern tenant”)

# STRs Fulfill Unique Visitor Needs

- **Large groups or families**
  - Avg. STR occupancy = 6 people
- **More privacy**
  - No housekeeping, no host interaction, no public lobbies, no shared spaces, etc.
- **Longer stays**
  - Avg Length of Stay = 4.2 days
  - 20% of reservations made thru Airbnb are for a month or longer
- **The space is their experience & reason for traveling**



# Why People Host: For the Money.... Right?

## STR investor requirements:

1. Occupancy rates at least 60-70%
2. Competitive nightly pricing
3. A location with consistent high-volume demand (stadiums, business hubs, etc.)
4. Ample & efficient management services
5. Cost controls & predictability

## Vermont's Reality:

1. Average occupancy ranges 22%-50%
2. Market saturation = less competitive pricing & lower occupancy
3. Vermont's tourist demand is localized and variable. Little to no business travel demand.
4. Few service providers with high costs
5. High property taxes, utilities costs, permitting & labor costs, etc.

# A Glimpse at the Costs of Owning a Short-Term Rental

- **Higher Purchase Prices** - Desirable STR locations have inflated real estate prices
- **Higher Interest Rates** - Lenders charge higher rates for investment STR properties
- **Higher Down Payments** - Conventional loans for investment properties require 20-25% down.
- **Furnishing & Setup Costs** - Typically \$10,000 to \$50,000 depending on property size and style.
- **Mortgage & Property Taxes** - Fixed costs that must be covered even in slow months
- **Insurance** - STR insurance costs 2-3 times more than regular coverage
- **Utilities** - Included in the rental price and covered by owner
- **Property Management Fees** - Professional STR management takes 20-40% of gross revenue.
- **Cleaning Fees** - Frequent professional cleanings costing \$5k-\$15k per year
- **Guest Supplies & Consumables** - Upwards of \$5,000 per year
- **Repairs & Wear-and-Tear** - Frequent repairs and furniture replacements
- **Meals & Rooms Taxes** - STR guests pay 12%-21% in taxes ← **Better to go to NH, ME, or NY!!!**
- **Platform Fees** - Airbnb and Vrbo charges STR hosts fees ranging from 3-15% per booking.
- **Registration Fees** - Towns charge permit fees, annual registration fees, inspections fees

# When Does a Short-Term Rental Generally Make Sense in Vermont? (financially)

- **High-end luxury properties** - Higher profit margins
- **Curated unique stays** - Higher demand
- **Owner-occupied** - Lower expenses
- **Inherited/legacy properties** - Low cost-basis
- **“Middle-class” vacation homes** - Breaking even

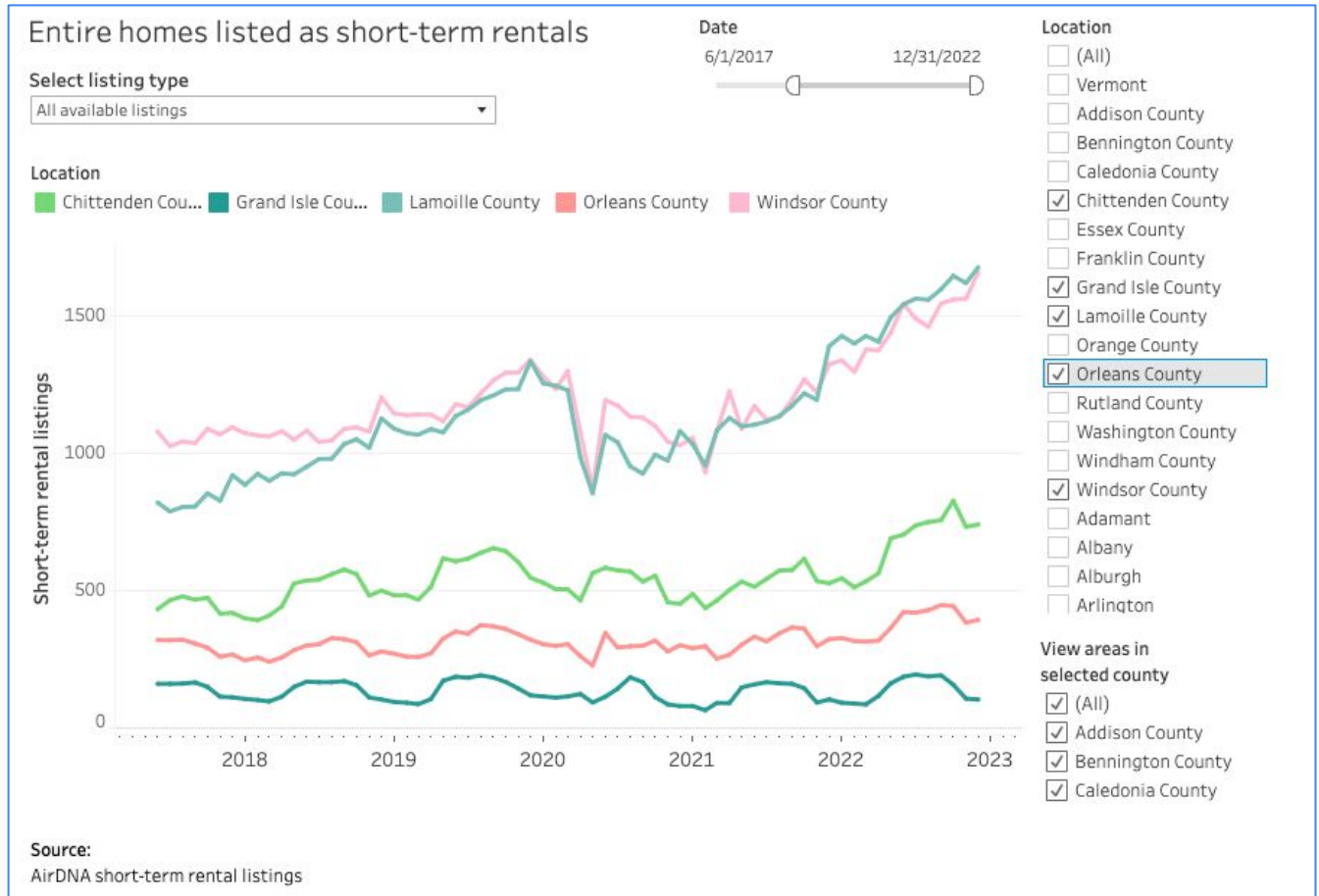


# Why Most People Choose to Rent Short-Term in Vermont:

1. Supplement a fixed income
2. Enjoy flexible & shared use of their property
3. Offset cost of owning and maintaining their actively used vacation home
4. Preserve a legacy asset for their children or grandchildren
5. Abandoned landlording due to bad experiences and limited protections under VT's Landlord-Tenant laws



# STR Activity Fluctuates by Season and Location



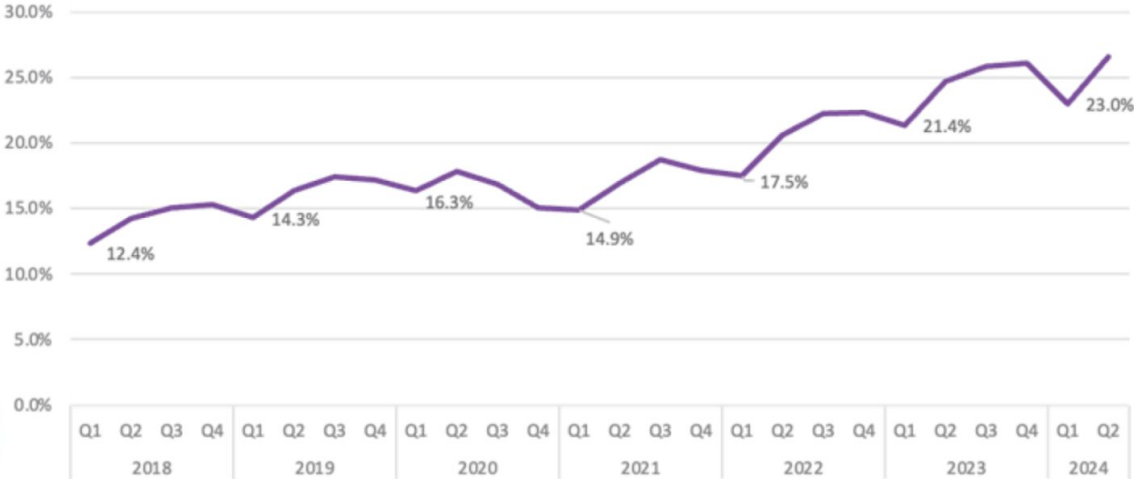
Source: [www.housingdata.org](http://www.housingdata.org)

# National Perspective



## More part-time use Homes are being Listed at STRs

U.S. Short-term Rental Listings as a Percent of Seasonal, Occ'l & Rec Use Housing



Note: Includes Only Entire Home/Apt Listings

Source: US Census, AirDNA



**UNLOCKING**  
THE FUTURE OF VACATION RENTALS

2024 VRMA International Conference October 14-17 • Phoenix, Arizona

#VRMAInternational

# Short-term rental use is innately low & limited

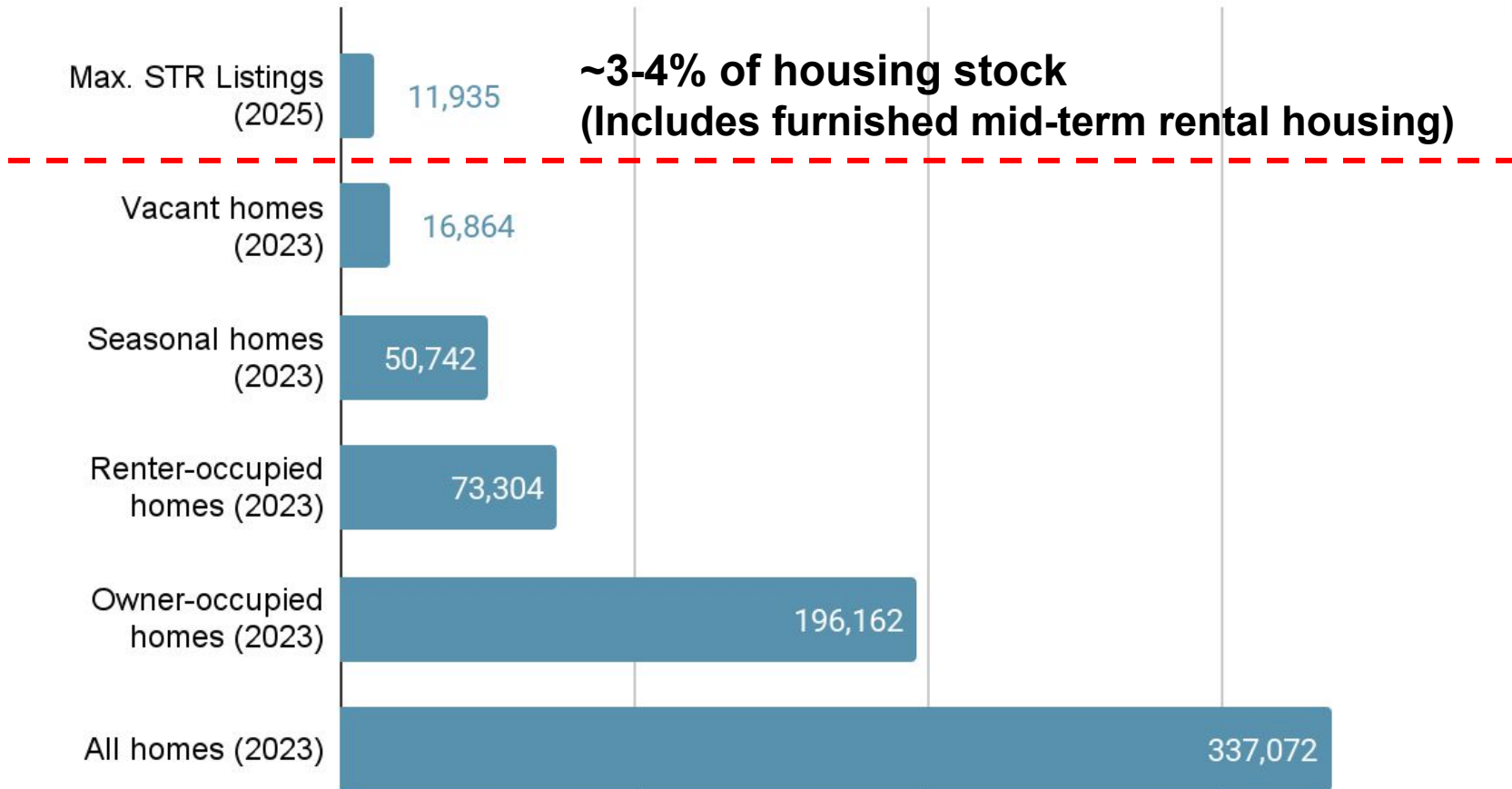
According to Airbnb data for the state:

- Approximately 85 percent of hosts have 1 listing
- The average listing is rented for 35 nights a year

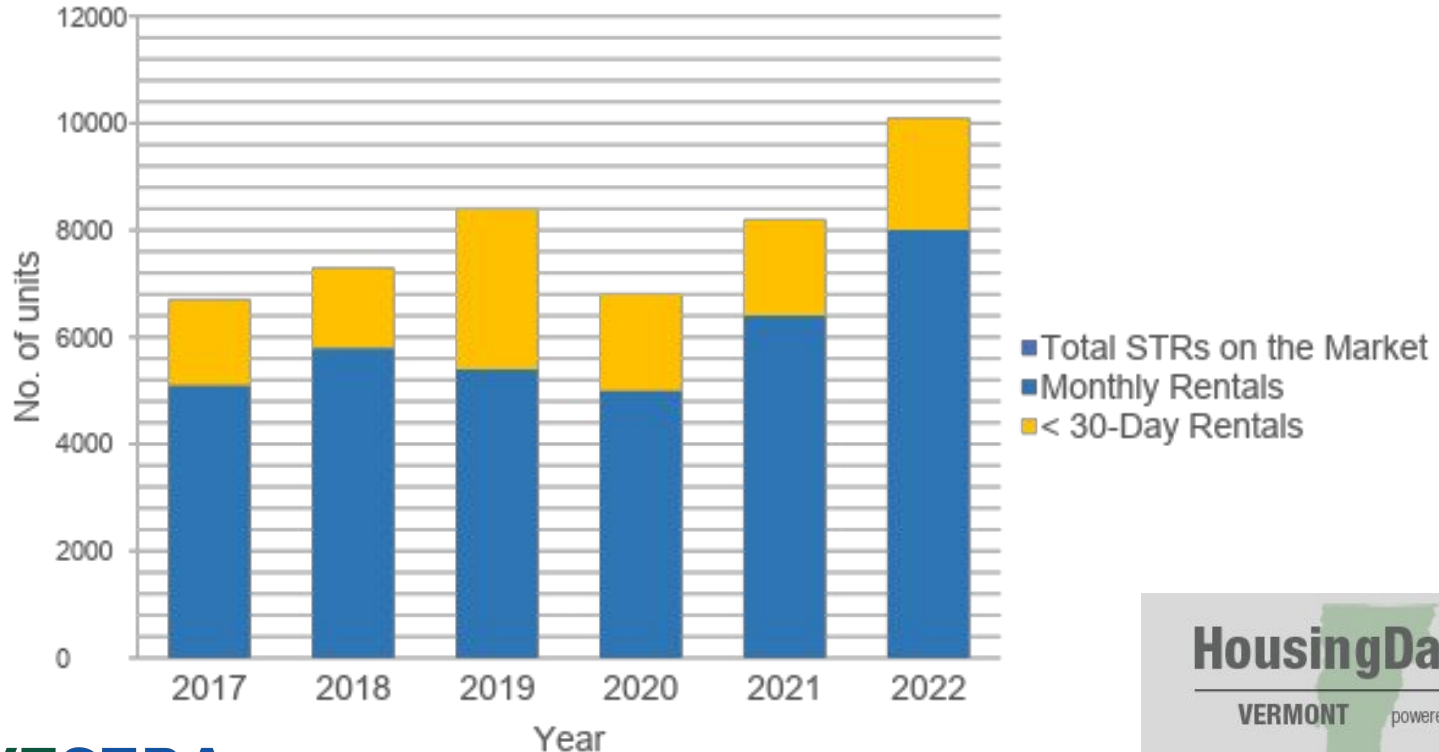


~90% of professionally managed STRs are occupied by their owner every year

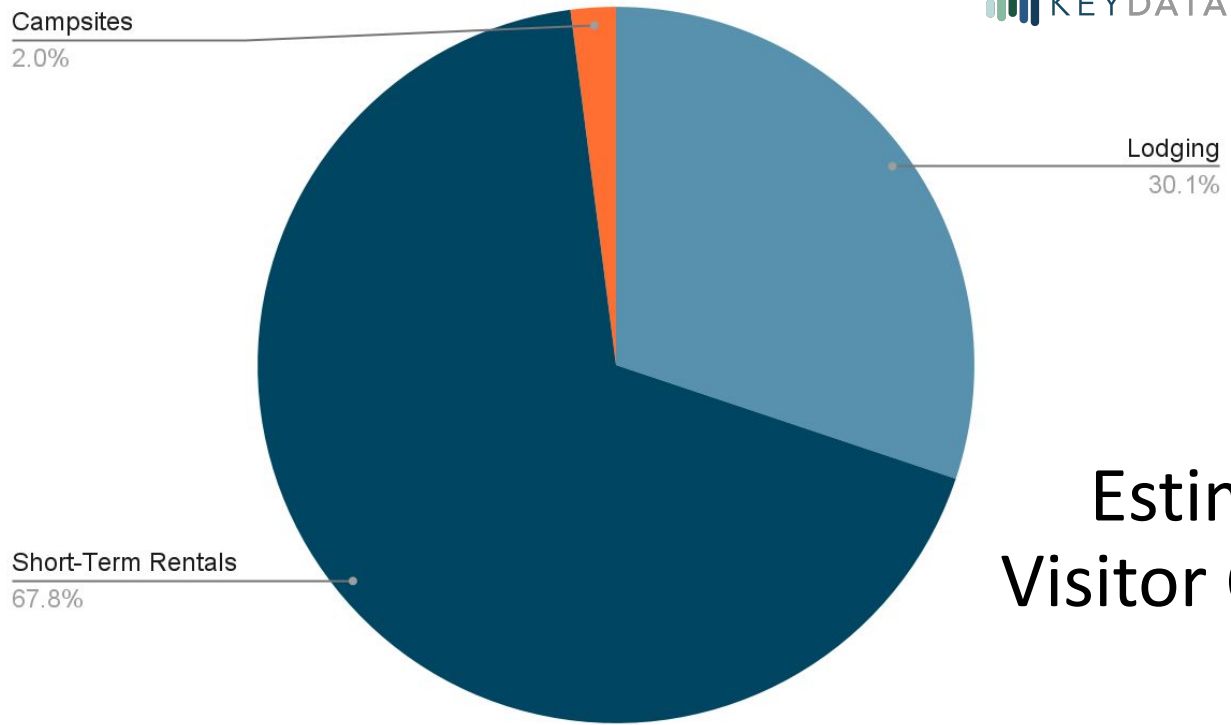




# 80% of whole-home STRs are also supplying furnished seasonal (mid-term) rental options



	Visitor Capacity (2023)	Avg. Monthly Paid Occupancy Rate (2023)	ADR (2023)
Lodging Establishments	~40,000	66%	\$188
Short-Term Rentals	~90,000	24-50%	\$230-328



Estimated Visitor Capacity



# Revenue for Vermont(ers)

## Meals & Rooms Tax Revenue from STRs (estimated)

2023 = \$34 million

2024 = \$42 million

**\*\*3% Surcharge on STRs began August 2024\*\***

2025 = \$52 million

Guests spend an average of ~**\$1,500 at local businesses** during their stay (4.3 days on average = 1.3 days longer than hotels).

Number of Stays x Avg. Spend =  
~**\$650 million into local businesses** annually



# Jobs for Vermont(ers)

- **25% of STR are professionally managed**, employing locals as property managers.
  - Vacasa & Evolve manage ~1,000 homes each employing ~400 caretakers & housekeepers
  - 104 Vermont-based businesses managing 10+ homes
- **STR homeowners directly provide jobs**
  - Estimated **~6,000 jobs supported**: managers, cleaners, landscapers, snowplowers, interior designers, photographers, suppliers, handymen, builders, concierge services, etc.





**LUXURY**



**ADU**



**CASTLE**



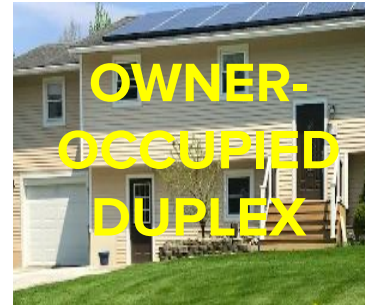
**TREEHOUSE**



**GLAMPING**



**SKI CONDO**



**OWNER-  
OCCUPIED  
DUPLEX**



**CAMP**



**TINY HOUSE**

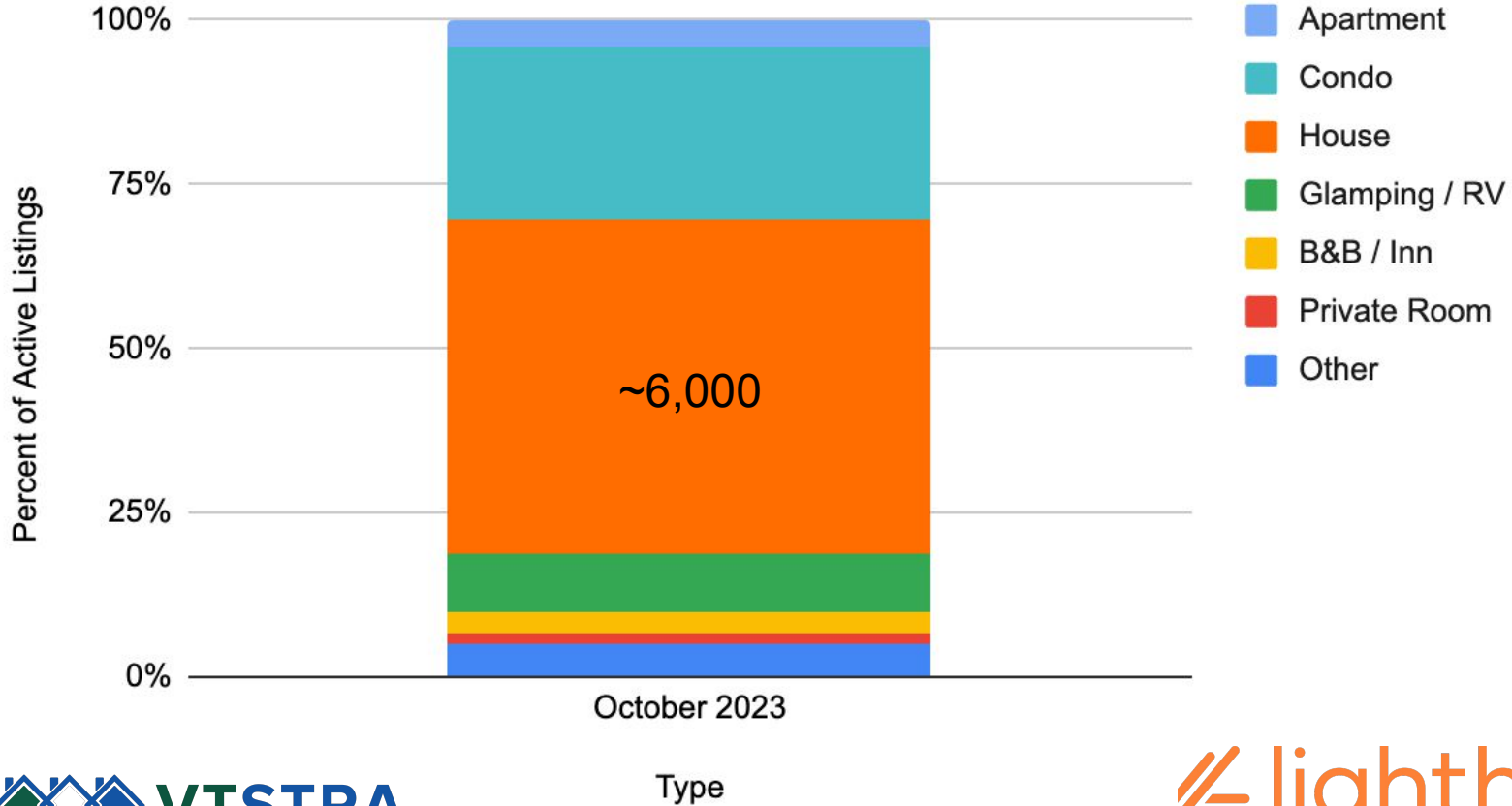


**FARM STAY**

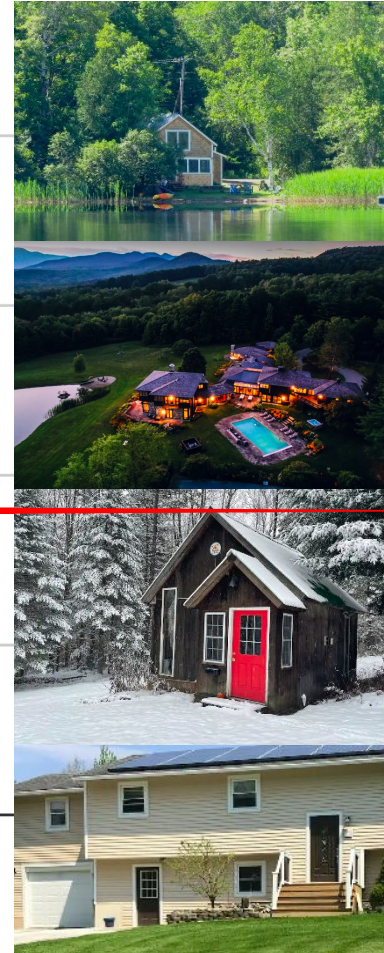
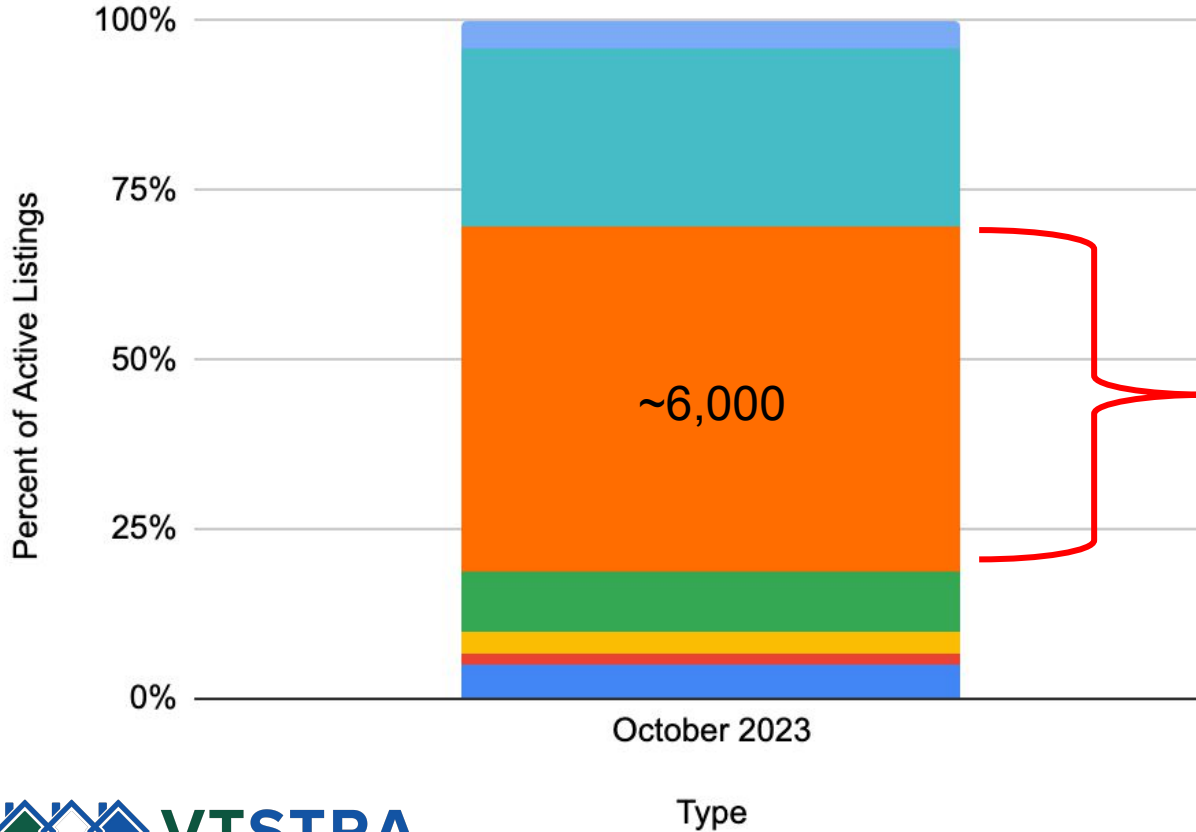


**VACATION  
HOME**

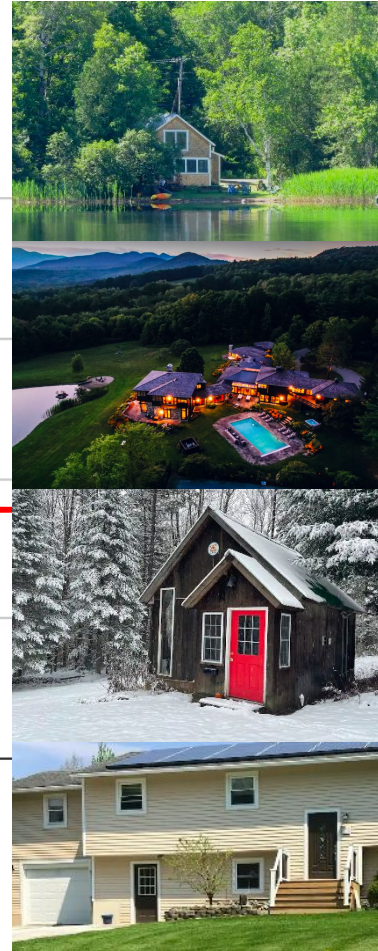
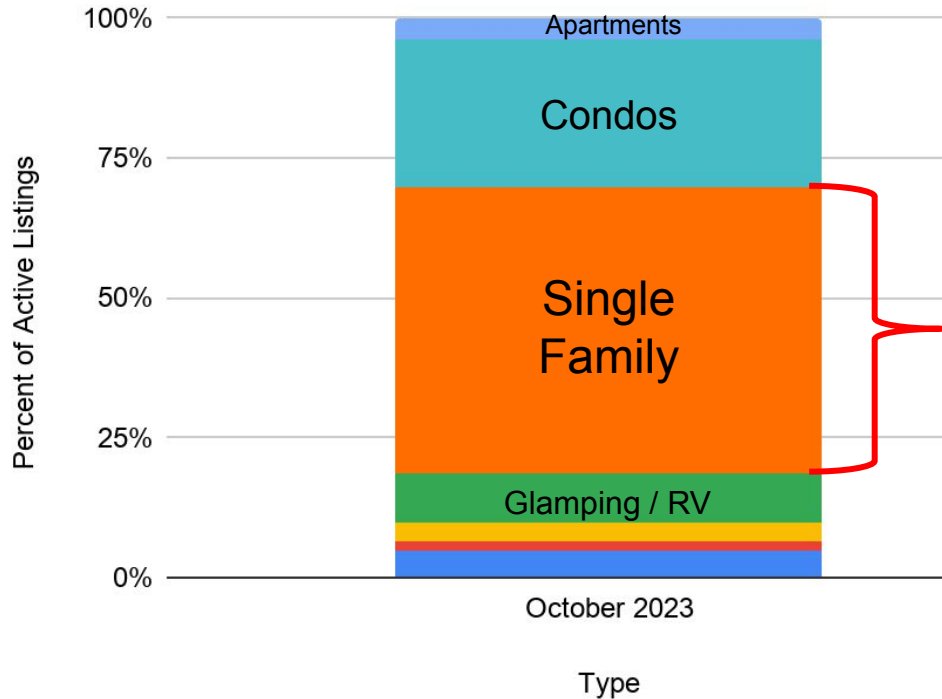
# STR Listings by Category (October 2023)



# STR Listings by Category (October 2023)



# STR Listings by Category (October 2023)



- Is it weatherized?
- What's the market value of the property?
- What % are owner-occupied?
- What % are only monthly rentals?
- What % are "snowbirder" homes?
- What % were purpose-built STRs?
- What was the property's use history?

# Bigger Picture: Community & Economy

The economic activity that STRs contribute to VT's every year:

- ~\$400M in gross revenue (taxable income)
- ~\$600M in visitor spending (STR guests only)
- ~\$50M in state MRT revenue (plus LOT)
- ~6,000 jobs sustained

The number of people who move to Vermont after spending time in a vacation rental....

**PRICELESS**

# Municipal Regulations in Vermont

1. **Highly variable**
2. **Hard to track**
3. **Geographically conflicting**
4. **Unchallenged in court**

- *Annual Registration Fees \$0 - \$3,000+*
- *Permit caps (absolute or %)*
- *Owner-occupancy requirements*
- *Caps on ownership*
- *Caps on rentable nights*
- *Manager response-time minimums*
- *Restrictions by bedroom count*
- *Restrictions by occupancy*
- *Restrictions by residency*
- *Minimum insurance requirements*
- *Fire safety inspections*
- *Knox Boxes*

# Educating Owners Prevents Problems

## Complaints:

- Noise
- Occupancy
- Parking
- Waste Mgmt
- Traffic
- Safety
- Communication
- Parties

## Mitigation Tools:

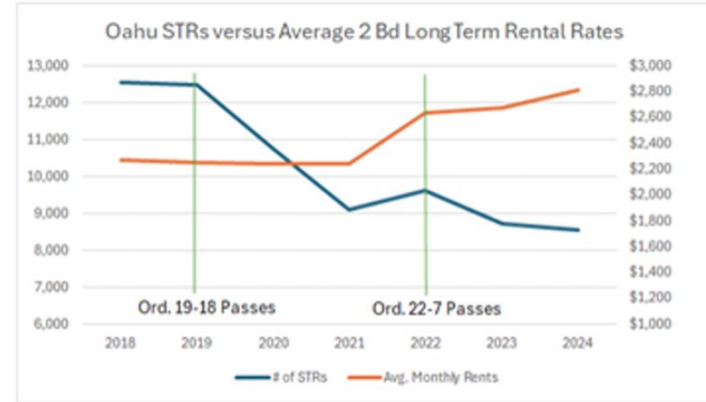
- Noise monitoring devices
- WIFI device monitoring systems
- Exterior security cameras
- Owner education
- Road infrastructure investments
- Owner education & inspections
- Registration programs
- 24/7 Complaint hotlines

Standards for Responsible Hosting >>>



# Hawai'i – STR Reduction Does Not Reduce Rent

## Examples from Oahu (OSTRA)



Regulations do not correlate with more affordable housing

### Oahu Reduction in STRs and Resulting Median Sales Prices & Rents

Sources: STR Units from AirDNA 9/1/2024, Median Sales Price from Honolulu Board of Realtors 9/5/2024

# NYC – De Facto Ban on STRs has No Effect on Rent

## New York City

One year later...

- Rental prices are up
- Vacancies are static
- Hotel prices have risen almost 8% y/y



The Conference  
Board of Canada



# Airbnb Activity and Rental Markets in Canada

Analyzing the Impact of Short-Term Rentals

Data briefing | October 11, 2023

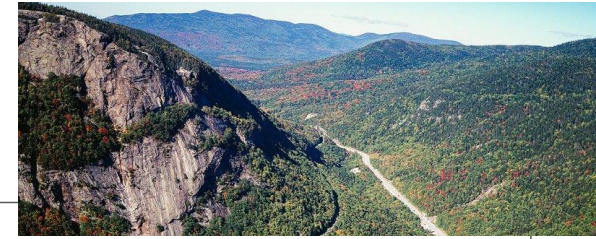
# Key findings

- We observe a correlation in Airbnb activity and rents across different neighbourhoods in Canadian cities, but this does not mean that Airbnb activity is the cause of rent increases.
- We tested for a causal link between Airbnb activity and rent increases between 2016 and 2022 across 330 neighborhoods in 19 Canadian cities. We find no compelling evidence that the level of Airbnb activity had a meaningful impact on rents.
- Out of the 30 per cent increase in rents observed in our sample of neighbourhoods between 2016 and 2022, at most less than 1 percentage point, or just under \$10, can be attributed to increased Airbnb activity.
- To assess the robustness of this result, we tested different combinations of the data, such as changing the time period, how we measure Airbnb activity, and varying the included neighbourhoods. In all cases, we found no evidence of a meaningful effect on rents.
- The fact that we fail to find evidence that Airbnb activity has contributed meaningfully to higher rents across Canada can be rationalized by the fact that the share of dwellings used for Airbnb activity is too small in most neighbourhoods—on average less than 0.5 per cent—to have a meaningful impact.
- When we allow the effect of Airbnb to vary by province, we find a small positive relationship in Quebec only, where a one percentage point increase in the share of high-use Airbnbs as a proportion of households increases rents by approximately 0.8 per cent.
- Policies implemented by cities and provinces to regulate short-term rentals have significantly reduced Airbnb activity, though we find no evidence that these policies have resulted in lower rents. Restrictions limiting short-term rentals to a host's principal place of residence are associated with a nearly 50 per cent reduction in the number of Airbnbs.

# NEW HAMPSHIRE HOUSING TECHNICAL REPORT

## SHORT-TERM RENTALS IN NEW HAMPSHIRE: AN ANALYSIS OF DATA FROM 2014 - 2023

OCTOBER 2023



Half are locally-owned →

No noticeable foreign investment →

No effect on median rent →

Minor effect on rental vacancy →

Long history as STR →

### CONCLUSIONS

This study makes the following findings:

- Almost half of STRs statewide were owned by hosts who lived in the same county as the property and one-third lived in the same town, though this varied widely from place to place.
- There have been no widespread acquisitions and conversions of properties to STRs by foreign investors.
- The increase in STRs was not found to have had a statistically significant effect on statewide median rent levels.
- STRs have had a minor but statistically significant impact on the statewide rental vacancy rate.
- The majority of properties listed on Airbnb, Vrbo, and similar sites were already short-term rentals or seasonal units.

# STR Activity Linked to Regulation Changes?

(Emerging indicators in Vermont - Has not been studied)

## Burlington - Goal: Reduce

- BEFORE: July 2022 = 189 STRs
- AFTER: Dec 2025 = 261 STRs



## Woodstock\* - Goal: Reduce

- BEFORE: Oct. 2019 = 99 STRs
- AFTER: Oct. 2025 = 96 STRs



## Killington - Goal: Improve Health & Safety

- BEFORE: Feb. 2018 = 805 STRs
- AFTER: Dec. 2025 = 941 STRs



## Model STR Ordinance

Each town's bylaws and ordinance take on different forms and formats. Use this as a basis for content and language that is recommended by VTSTRA.

### Section 1: Authority

a. This ordinance is enacted pursuant to the authority granted to the Town under 20 V.S.A. 2736 & 24 V.S.A. Chapter 59.

### Section 2: Definitions

a. Short-Term Rental: "Short term rental" means "a furnished house, condominium, or other dwelling room or self-contained dwelling unit 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" as defined in 18 V.S.A. 5 4301 and subject to 18 V.S.A. Chapter 85, subchapter 7.

### Section 3: STR Requirements

a. Short Term Rental (STR) of a property in all Districts is a permitted use in all zoning districts where residential or commercial uses are allowed and requires a zoning permit. An STR permit does not run with the land. A change of ownership shall require a new STR permit.

b. The contact information required by 18 V.S.A. 4467 shall be displayed in plain sight within the STR. The location of the STR of the premises designed and managed must be geographically proximate and available and on call 24 hours a day seven days a week to be used in the event of an emergency. There is an alternative rental.

d. The Vermont Short-Term Rental Safety, Health and Financial Obligations Form required by 18 V.S.A. 4467(c), shall be completed and displayed in plain sight within the STR.

e. The owner shall obtain the educational information packet regarding Short-Term Rentals provided by the Vermont Division of Fire Safety, as required by 18 V.S.A. 4468(a).

f. Accurate occupancy limits shall be included in all advertisements of the STR.

g. The owner of the STR is responsible for the collection and payment of applicable Vermont Taxes.

h. The owner of the STR is responsible for renter compliance with the Town's Noise Ordinance.

i. All vehicles associated with the STR of a property, including guests of the short-term renter(s), shall have designated off-road parking and not use shared private driveways, private roads, or public highways, unless public parking is readily available.

j. Provisions must be in place for timely trash removal after each rental.

k. The owner of the STR is responsible for the annual submission of the town's STR Registration Form.

### Section 4: Permit Application Requirements

a. Submission of Vermont Short Term Rental Safety, Health and Financial Obligations Form.

b. Submission of STR Registration Form, wherein the declared occupancy as advertised is either:  
1. as determined by a State Fire Safety Certification of Occupancy, or  
2. no more than 2x the number of approved bedrooms as determined by a Wastewater Permit or Lister Card, plus 2 (excluding children under the age of 2).



SCAN ME

See other recommendations from our 2021  
STR Policy Guide for Cities & Towns >>

## Model STR Registration Form

One registration form would be submitted for each rental unit being registered, and collect the following information:

- Property owner name, mailing address, email, phone number
- Property manager (if different), name, address, email, phone number
- STR property address & access instructions for 9-1-1 responders
- Property relationship to owner:
  - Primary residence / Homestead
  - Secondary residence / Vacation Home
  - Investment (no personal use by owner)
- Year purchased by owner
- Age of STR unit (year built)
- Expected rental activity this year
  - >180 rentable nights
  - 91-180 rentable nights
  - 15-90 rentable nights
  - <15 rentable nights (exempt from STR registration)
- Monthly rental of STR unit is allowed by owner: (Y/N)
- Type of structure:
  - Accessory Dwelling Unit, Attached
  - Accessory Dwelling Unit, Detached
  - Apartment building
  - Condo/townhouse
  - Single-family home
  - Duplex/triplex
  - 2-3 guests for unattached structure
  - 3-season or unattached structure
  - RV or trailer house
  - Campsite
  - Other:
- Size of rental:
  - Number of bedrooms
  - Number of bathrooms
  - Number of guests allowed
  - ADA accessibility (Y/N)
- Number of designated off-street parking spaces:
- Safety Features:
  - Number of smoke alarms:
  - Number of CO alarms:
  - Number of fire extinguishers:
  - Date of last fire safety inspection:
- Type of STR insurance:
  - Homeowners insurance with rental/business activity endorsement
  - Landlord insurance plus liability umbrella policy
  - Commercial STR insurance
  - Other:
- Type of wastewater management used by STR:
  - Municipal sewer system
  - Private septic system
  - Composting toilet / outhouse
  - Other:
- Pet-friendly rental: (Y/N)
- Property owner is a member of and receives educational materials from the Vermont Short-Term Rental Alliance: (Y/N)





# VTSTRA

VERMONT SHORT TERM RENTAL ALLIANCE

## Always Available for Questions

Website: [www.VTSTRA.org](http://www.VTSTRA.org)

Email: [director@vtstra.org](mailto:director@vtstra.org)

Phone: 802-829-4024

Facebook: @VermontSTRA

Instagram: @VTSTRA

# Appendix



# VTSTRA Policy Principles

**PROPERTY RIGHTS** VTSTRA supports the rights of property owners to buy, sell, rent, and enjoy the use of their properties.

**ZONING** VTSTRA maintains that vacation rental properties are residential in use, should be regulated as such, and any short-term rental use pre-dating new regulation be granted a grandfathered legal nonconforming use status.

**GOOD NEIGHBOR POLICIES** VTSTRA supports balanced rules and standards that protect the well-being of guests, neighbors, and communities without imposing restrictions on an owner's ability to rent short-term.

**INDUSTRY PROFESSIONALISM** VTSTRA encourages communities to embrace the professional and responsible short-term rental standards by which our members abide.

## **STATE UNIFORMITY**

VTSTRA prefers state-level registration and regulation to develop consistent standards instead of a patchwork of regulations across jurisdictions.

## **DIVERSITY, EQUITY, & INCLUSION**

VTSTRA supports policies that promote inclusivity so that all visitors, regardless of wealth, race, color, sex, religion, familial status, sexual orientation, or national origin, have access to vacation rental options in their destination of choice.

## **AFFORDABLE LIVING CONDITIONS**

VTSTRA supports policies that raise Vermont's minimum wage and reduce the costs of living so middle-class Vermonters can afford home and rent prices.

## **COMMUNITY & ENVIRONMENT**

VTSTRA supports policies that incentivize SMART Growth development to correct the deficiency in Vermont's housing supply while preserving our natural open spaces.

# VTSTRA Standards for Responsible Hosting:

## **PROVIDE GUESTS EMERGENCY CONTACT**

**INFORMATION** STRs must display a completed and signed copy of the "[Short Term Rental Obligations Form](#) in every rental unit, as required by Vermont Law under Act 10 (2018). As well as multiple methods for contacting an on-duty property manager.

**PAY ALL REQUIRED TAXES** STR owners are responsible for the complete collection and remittance of all applicable [state and municipal taxes](#), including, but not limited to, Vermont's 9% Meals and Rooms Tax, on every rental reservation shorter than 30 consecutive nights.

**RETAIN LIABILITY COVERAGE** STR owners should retain insurance coverage that includes STR activity and protects guests and hosts from injury and personal liability.

## **LIMIT OCCUPANCY**

STRs should limit the allowed occupancy to the legal limit determined by a State Fire Safety Certification, or limit occupancy to 2 people x number of legal bedrooms + 2 (excluding children under the age of 2) to prevent sewer/septic damage, control wastewater management, and prevent neighborhood disturbances.

## **ENSURE GUEST SAFETY**

STRs should complete a [fire & life safety inspection](#) every 5 years by a licensed professional to ensure the property meets current building codes and standards.

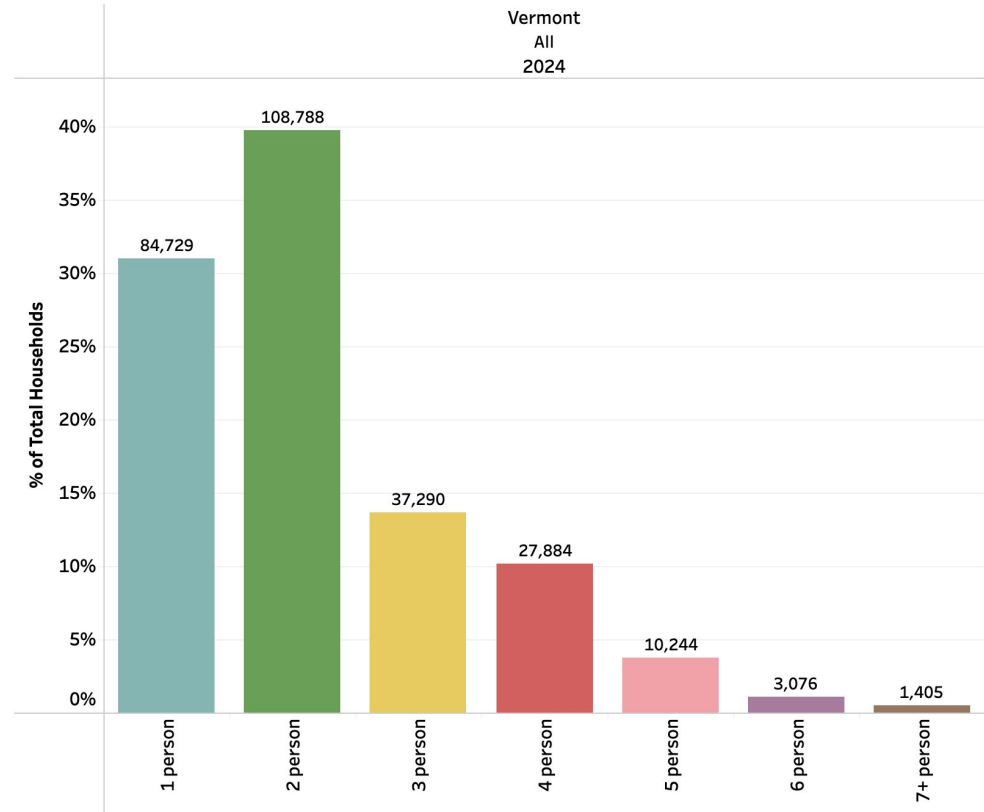
## **PREVENT PROBLEM GUESTS & NUISANCES**

STRs should comply with Rent Responsibly's "[Good Neighbor Policy](#)" to maintain a zero-complaint record with their neighbors by adequately mitigating the potential for noise, trash, and parking issues.

# Housing Mismatch

## Households by No. of People

- ~193k households 1 or 2
- ~80k households of 3+



# Housing Mismatch

## Size of Housing

- Average vacation rental in Vermont = 3-bedroom (6-person occupancy)

