

May 2026

# Vermont League of Cities and Towns

## Short Term Rental Policy Discussion

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# Of the 251 municipalities represented by VLCT:

- 8 have Mayors (only 2 are "strong mayor")
- 66 have City, Town or Village Managers
- 73% have a population under 2,500, and most of these municipalities are governed by volunteers.
  
- 200 Municipalities with an adopted Municipal Plan
- 142 "10 Acre Towns" with adopted Zoning and Bylaw
- 89 Chartered Cities, Towns and Villages
- 43 Municipalities operate water and sewer

# Municipal Authority

- All municipalities can regulate STR's by ordinance authority
- By the same authority, they may set fees and fees may be punitive - cannot be revenue generating
- An increasing number of Vermont communities have adopted, reformed STR ordinances recently
  - [Stowe](#)
  - [Burlington](#)
  - [Dorset](#)

Over the last decade, the number of estimated STRs in Vermont has increased from less than 7,000 to more than 11,000



# What enforcement issues arise with STRs?

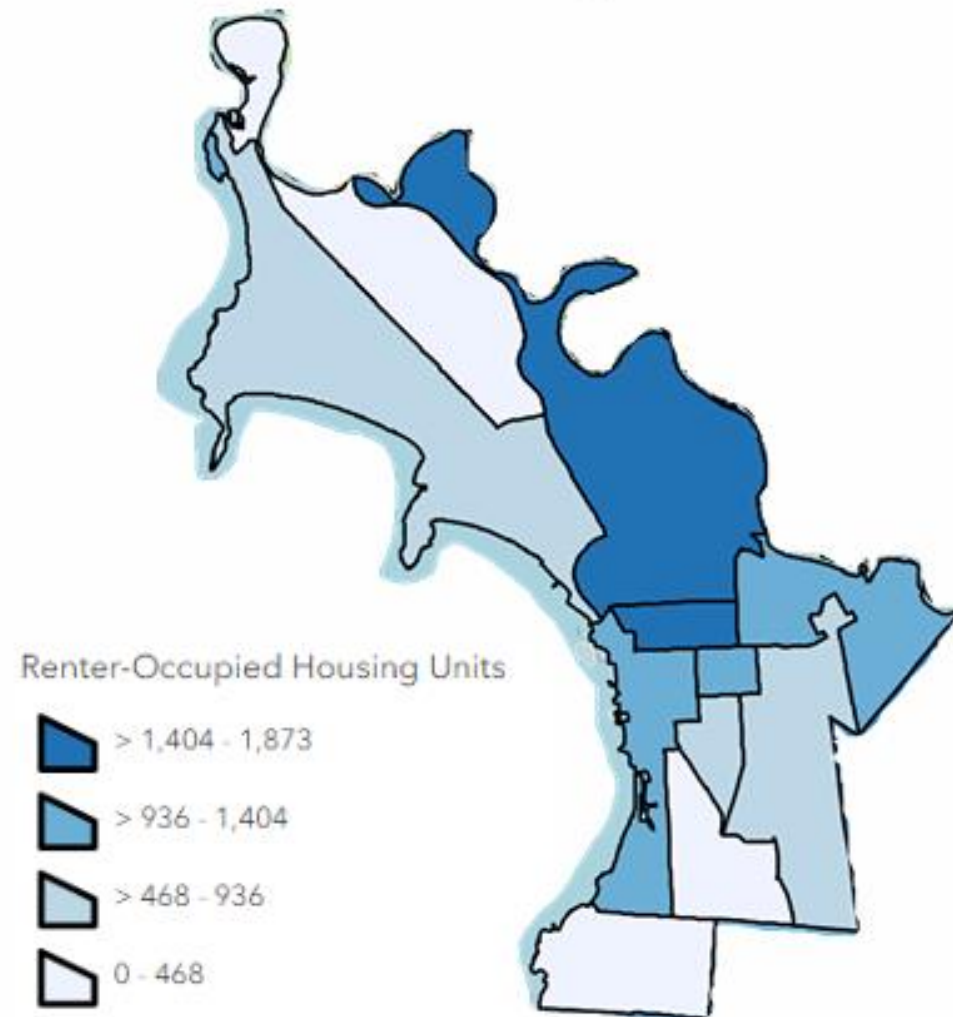
1. Registration & compliance
2. Wastewater capacity, bedroom units
3. Public safety, nuisance; emergency contacts
4. Fire code, fire hazards (open fireplaces)
5. Solid waste removal
6. Occupancy, affordability requirements



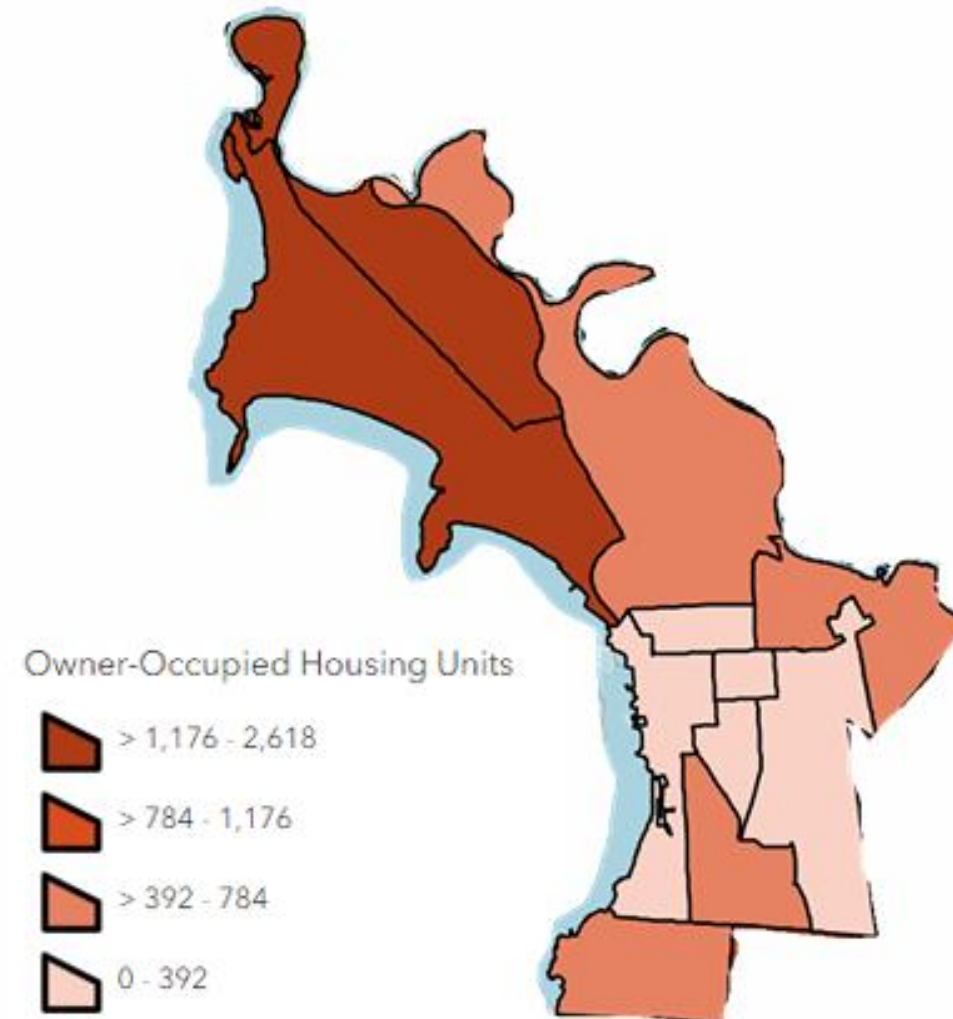
# Understanding the Effect of STRs on Housing Inventory: Burlington Example

18,282 Total housing units in Burlington

**21,405** People in  
Renter-Occupied Units



**15,721** People in  
Owner-Occupied Units



**7,520** People in Group  
Quarters



# Burlington Short-Term Rental Registrations Over Time: Burlington Example

*Regulations have not decreased prevalence of STRs, but eclipse lodging has distorted the policy impact.*



## Understanding the Effect of STRs on Housing Inventory: Stowe Example

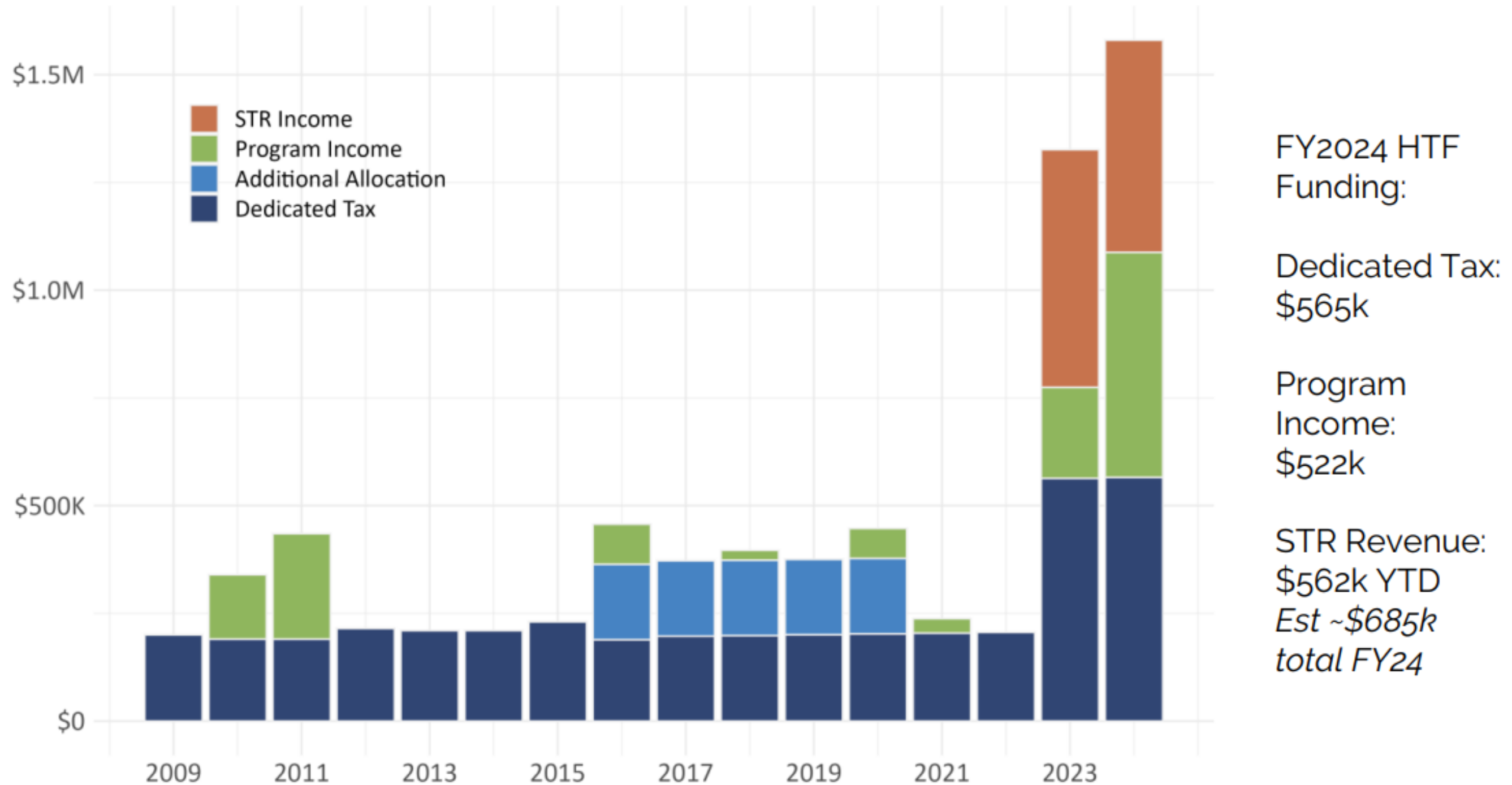
In Stowe, 78% of 890 STR's registered are owned as second homes from out-of-state owners

- 196, or 22%, listed their “owner mailing address” in Stowe
- 86 registrants have mailing addresses listed in Vermont
- 64 of them own two or more of those (STR) properties, but few own more than five

# Local Regulation of Short-Term Rentals

Allow for new municipal authority to impose taxes and raise fees to regulate short-term rentals.

Burlington STR Tax Revenues for Affordable Housing Trust Fund FY24



May 2025

# Questions???



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# Links and Resources, Municipal Planning & Zoning

- [Municipal Charters](#)
- [Title 24 Chapter 117: Municipal Planning and Development](#)
- [Municipal Plans and Bylaws Database](#)
- [TROC Town Plan Adoption and Manual](#)
- [Essentials of Local Land Use Planning and Regulation Handbook](#)
- [10 Acre Towns List](#)
- [10 Acre Town Check List](#) (required zoning bylaws)



# Links and Resources, Act 181

- [Future land use map viewer](#)
- [Tier 1a guidelines](#)
- [Tier 3 draft rule 2.1](#)
- [Tier 3 map viewer](#)
- [VLCT webinar, Road Rule & Tier 3 \(recorded\)](#)



# Who creates and administers municipal regulatory systems?

1. Advisory Body: Often, the municipal plan and new bylaw processes begin with a citizen advisory committee such as the Planning Commission. Some communities have additional advisory bodies such as Electric or Energy Commissions or Housing Committees.
2. Legislative Body: The City Council, Selectboard, Board of Alderman, or Board of Trustees. The legislative function involves not only drafting and approval of the municipal plan, bylaws, and ordinance but also conducting public hearings. Actions of the legislative body are governed by numerous laws that ensure public access and transparency including Ethics Law, Public Records Law, and Open Meeting Law.
3. Appropriate Municipal Panel: A citizen layboard that serves a quasi-judicial role to interpret local law and serve as the local appellate body, such as the Design and Review Board or Zoning Board.
1. Administrator: Typically, a municipal staff person responsible for permitting, enforcement, inspection, and educating and assisting applicants. Most often this would be a Zoning Administrator, but could be a permit specialist, technician, or compliance officer.



# Writing the Rules

Zoning Bylaws may be created to enforce the municipal plan within the authorities prescribed by state law.

- The Municipal Plan: is developed through a citizen led process, adopted by the legislative body, shared with statutory parties, and then must be approved by the RPC and DHCD. Each action of a local body and subsequent amendments require a public hearing. The Plan must contain 12 elements required by state law.
- Zoning and Bylaw: Many state preemptions exist to limit bylaw authority. Some charters require additional process. For substantial zoning changes additional outreach, long drafting and periods of deliberation, research, feasibility study, assessing infrastructure capacity, joint hearings, etc. are typical
- At a minimum, to adopt or amend a bylaw the appropriate municipal panel must:
  - Publish a public report, consistent with municipal plan
  - Hold a public hearing
  - 15-day notice period and statutory notices

