

Short Term Rental Registration in Burlington

House General & Housing
Committee

January 31, 2025



Hello!

Brian Pine

Director

Community & Economic Development Office

City of Burlington

bpine@burlingtonvt.gov



History of Burlington's Short Term Rental Regulation

Summer 2022 City Council Ordinance

September 2022 Registration and Tax Collection

May 2023 Owner-Occupancy Requirement



Burlington Short-Term Rental Requirements

- May be partial unit or whole unit
- At or on host's primary residence
 - *Exceptions:* seasonal home, affordable housing units
- Annual registration
- Monthly tax remittance
 - 9% city tax
 - 9% state tax
- 1 registration per host
- Meet minimum housing standards

Revenue for Affordable Housing

- Short-term rentals in Burlington pay a 9% city tax
- Tax is paid directly by the vendor (Airbnb) or by individual STR hosts
- 9% total city tax
 - 7% Burlington Housing Trust Fund
 - 2% Standard Gross Receipts Tax (general funds)



\$1,932,075

Total Revenue (September 2022 – November 2024)

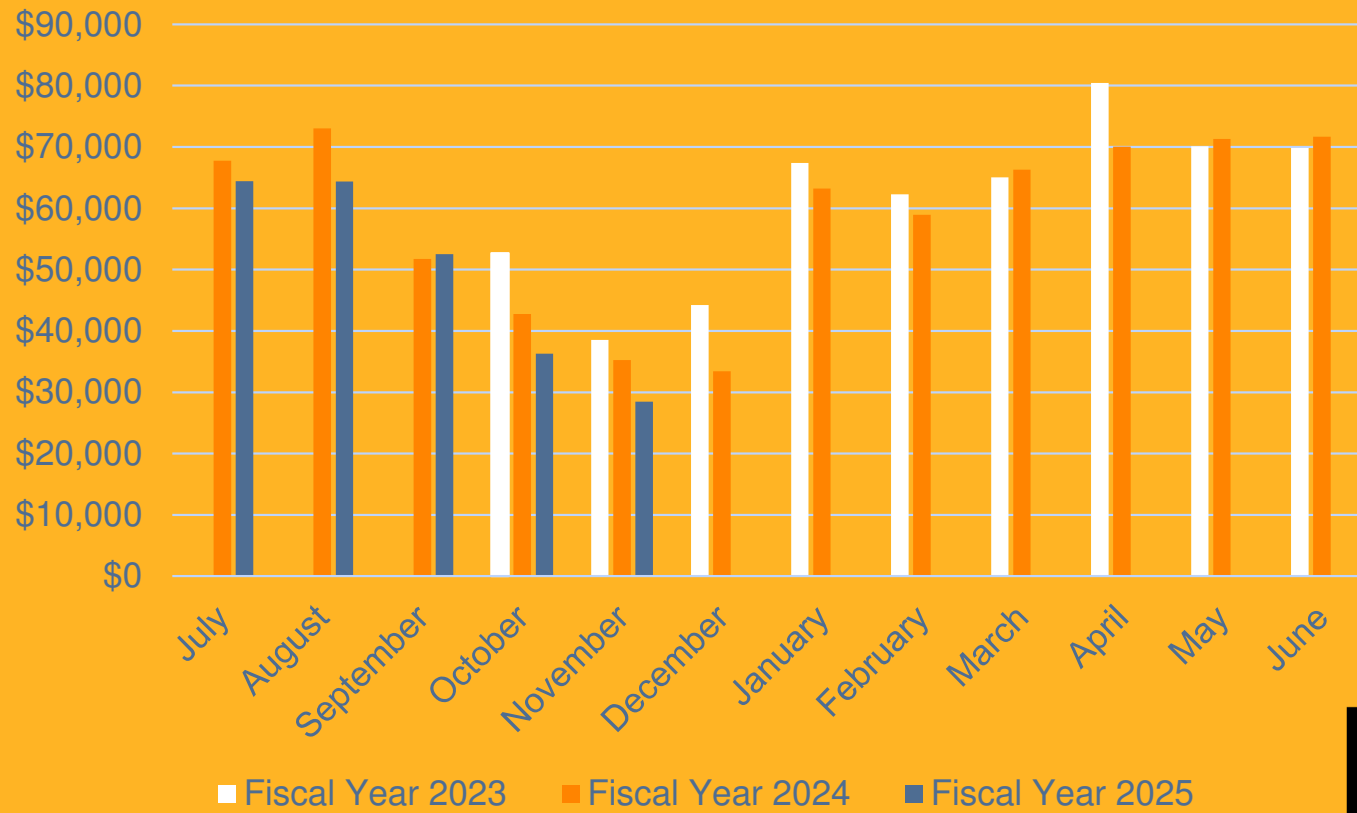
\$1,502,725

Total Housing Trust Fund Revenue

\$57,765

Monthly Average

Housing Trust Fund Revenue by Month



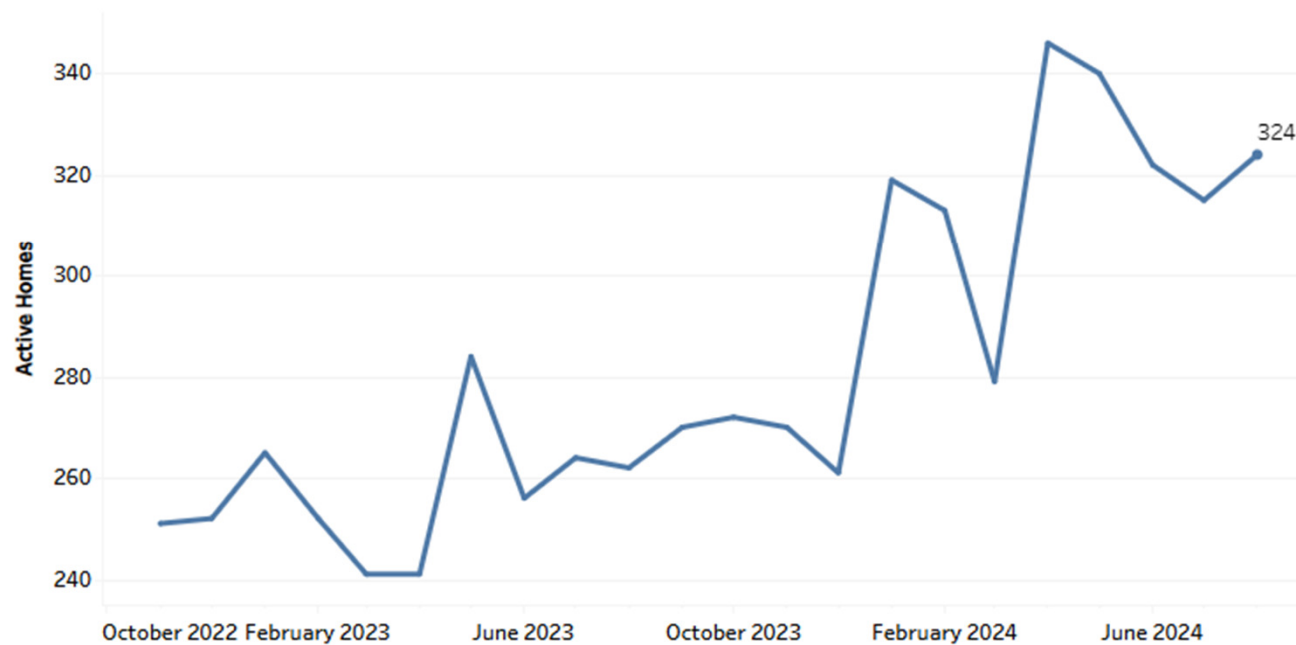
Monitoring STRs

- Department of Permitting and Inspections
- *Host Compliance* STR tracking vendor
 - De-duplicates
 - Tracks locations
 - Determines eligibility (i.e. fewer than 14 days)
- Annual registration
 - Current City Registry: 204 units
 - Annual notification for registration
 - Annual fee \$110/unit (or \$80 for owner-occupied duplex)
- Tracking exact location can be challenging



Short-term rentals

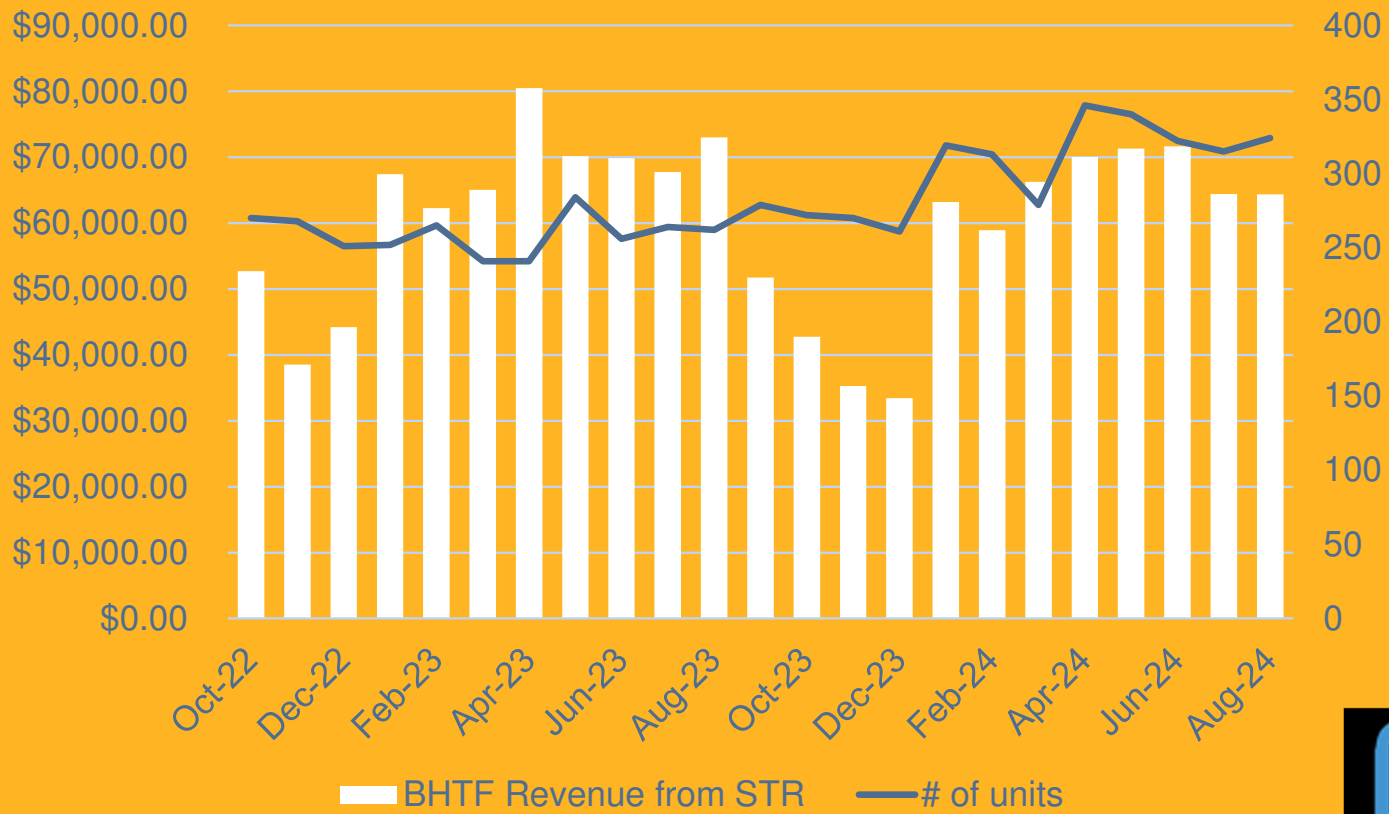
Entire homes listed as short term rentals



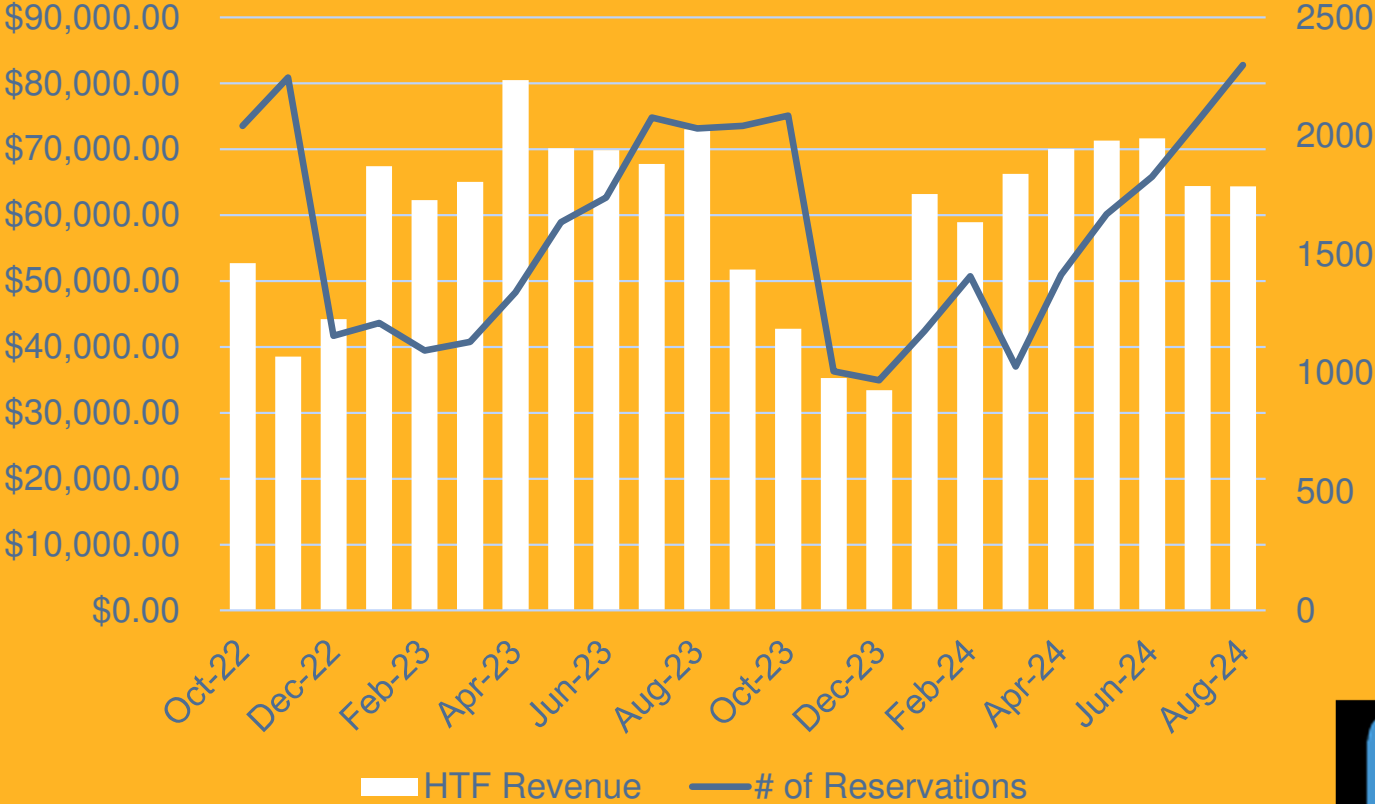
- AirDNA shows more than 324 active units.
- City of Burlington list is 204
- Duplication?
- Less than 14 days/year
- Missing specific address
- Inactive listing

From VHFA's HousingData.org with information from AirDNA.co

Revenue vs. # of Units



Revenue vs. # of Reservations



Burlington Housing Trust Fund

Capacity Grants:

- Spectrum Youth Shelter
- Cathedral Square E-sign Program
- COTS Housing Resource Center
- Champlain Housing Trust Operating
- *And Others*

Project Grants:

- Habitat for Humanity Duplex
- CHT Post Apartments
- CHT Cambrian Rise
- CSC Internet Access at Ruggles House
- *And Many More*

Thank you

Brian Pine

Director

Community & Economic Development Office

City of Burlington

bpine@burlingtonvt.gov

