

(4)(A) “Long-term rental” means:

(i) a dwelling unit for which the owner will be required to provide a landlord certificate pursuant to section 6069 of this title;

(ii) a dwelling unit that is rented from a natural person, or from an entity created for a business purpose, to a natural person; and

(iii) the amount of rent paid is equal to, or more than, 75 percent of fair market rent for the municipality in which the dwelling unit is located.

(B) “Long-term rental” also means a dwelling unit used by an employer to house the employer’s employees for at least six calendar months, which need not be consecutive, in the current calendar year. As used in this section, “employee” means an individual who is reported by an employer for purposes of complying with Vermont unemployment compensation law pursuant to 21 V.S.A. chapter 17 or a farm employee as defined by 9 V.S.A. § 4469a(a)(1), without regard for whether the farm employee is reported pursuant to 21 V.S.A. chapter 17.