



# Town of Lexington

## Special Town Meeting 2020-2

### **Article 2: Short Term Rental Impact Fee**

The purpose of this article is to allow the Town to adopt the two local option impact fees on Short Term Rentals authorized by the Act Regulating and Insuring Short-term Rentals, c. 337 of the Acts of 2018. The Act requires that thirty-five percent (35%) of the impact fee must be dedicated to affordable housing or local infrastructure projects.

The two votes under this article will impose a 3% impact fee on each Short Term Rental occupancy within two-family or three-family dwellings that includes the operator's primary residence, and each "professionally" managed short term rental in the Town. Note that the Town must adopt this by two votes, the first is prerequisite to the second. For this reason, even though the Town is not proposing to allow "professionally managed" Short Term Rentals, we may not adopt the 3% impact fee relevant to the short term rental operations proposed in article 10 without first adopting the impact fee for "professionally managed" units.

The Select Board unanimously supports passage of this article.