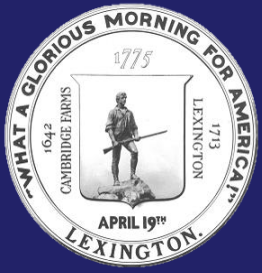


Special Town Meeting 2020-2

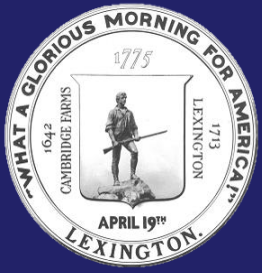
Article 10: Amend Zoning Bylaw -
Short Term Rentals (STR)



Amend Zoning Bylaw - Short Term Rentals (STR)

Problem

The Land Use Health & Development Department was asked to develop a regulation in response to concerns from residents in neighborhoods experiencing impacts where STR operate.



Amend Zoning Bylaw Short Term Rentals (STR)

Solution

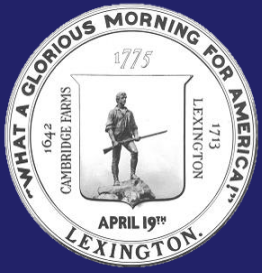
The Building/Zoning, Public Health, Economic Development, and Planning Offices cooperated on the STR Bylaw to protect residents' public safety, public health and quality of life, while allowing an avenue for residents to operate STR businesses in homes in Lexington.



Amend Zoning Bylaw - Short Term Rentals (STR)

Common STR Concerns

- Visitors don't know or follow the local rules
- Renters may be less considerate of neighbors
- Increased occupancy can have a negative impact on parking and traffic
- Unregulated STRs are less likely to meet safety codes
- The increase in the number of strangers in a neighborhood can make some feel unsafe
- STRs can reduce the available housing stock for residents



Amend Zoning Bylaw - Short Term Rentals (STR)

Potential STR Benefits

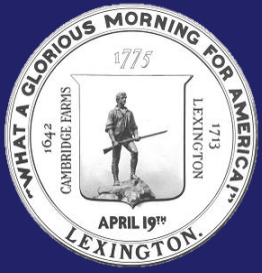
- STR income can help residents afford their mortgage
- STRs can promote cultural exchange
- STRs can bring tourism dollars to local businesses
- STRs help provide more overnight options for Lexington visitors
- STR registration process will increase public safety, decrease impacts of public health, and improve quality of life for neighbors



Amend Zoning Bylaw - Short Term Rentals (STR)

Our Goals with the STR Registration Process

- Prevent much-needed housing from being turned into permanent short-term rentals
- Allow homeowners to make extra income and promote town-wide economic growth
- Ensure that STRs are safe for renters, owners, and neighborhoods



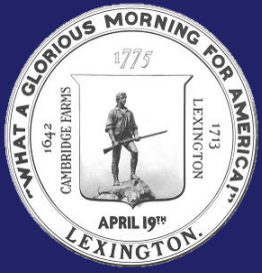
Amend Zoning Bylaw- Short Term Rentals (STR)

Overview

STR refers to the rental of any dwelling unit or bedroom as residential accommodation for a duration of less than 30 consecutive days.

Registration

- Annual Registration
- Inspection by Building Dept. prior to Certificate being issued



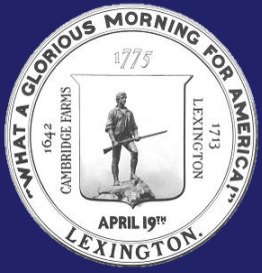
Amend Zoning Bylaw- Short Term Rentals (STR)

Operator-Occupied

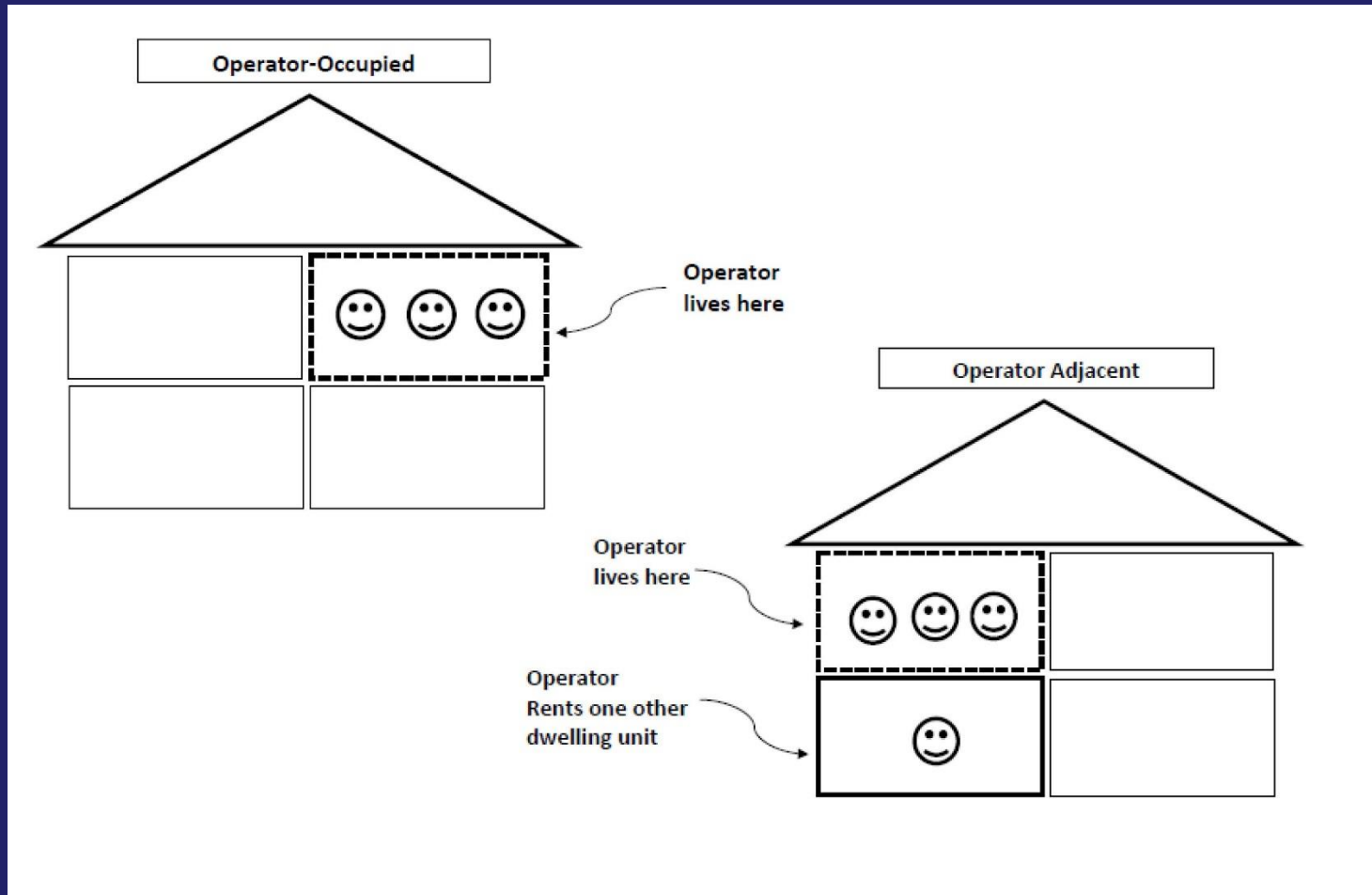
- Rent the whole dwelling unit or up to 3 bedrooms in your own dwelling unit where you live as a primary residence.

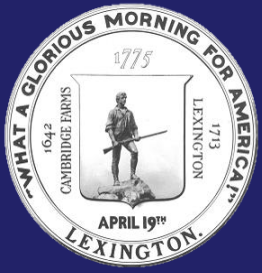
Operator-Adjacent

- If you are the owner of an entire building containing a maximum of 4 dwelling units, one of which is your primary residence, then you can operate a STR in one of the other dwelling units.
- You may separately rent up to 3 bedrooms in your own unit as an Operator-Occupied STR.



Amend Zoning Bylaw - Short Term Rentals (STR)

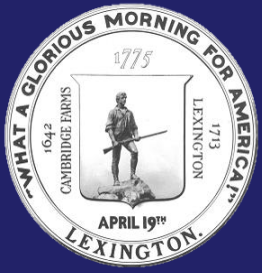




Amend Zoning Bylaw - Short Term Rentals (STR)

What cannot be a STR?

- Designated Affordable Housing
- Accessory Apartments
- Any property in violation of State Sanitary Code



Amend Zoning Bylaw - Short Term Rentals (STR) Requirements

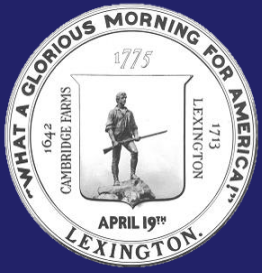
- STRs cannot be rented more than 120 consecutive or nonconsecutive days per year when Operator not present.
- STR limited to 10 total guests or 2 adult guests per bedroom, whichever is fewer
- Unit can only be rented to one party of renters when Operator not present.
- STR not to be used for commercial events or meetings



Amend Zoning Bylaw - Short Term Rentals (STR)

Building Department Regulations

- Compliance with Fire & Safety Regulations
- Life Safety Systems in place
- Emergency and Egress openings must be in conformance with State Building Code
- Address posted in a visible location from street



Amend Zoning Bylaw - Short Term Rentals (STR)

Procedural Requirements

- Information must be posted in all STRs:
 - Instructions for Town's waste disposal and recycling programs
 - Emergency exit diagram
 - Contact information for operator, or when not present, contact information for a locally available contact to respond to emergencies
 - Information regarding the Town's parking regulations
 - Certificate of Registration for the STR



Amend Zoning Bylaw - Short Term Rentals (STR)

Room Occupancy Excise and Community Impact Fees

Short-term rentals subject to the provisions of this bylaw are subject to the Room Occupancy Excise under G.L. c. 64G and short-term rental community impact surcharge.

Operators shall comply with the provisions of said statutes and are responsible for ensuring proper payment to the Commonwealth and the Town of Lexington.