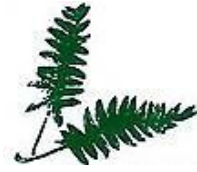


*Town of
Dorset, Vermont*



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East Dorset, VT 05253

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=====*Chartered 1761*=====

Town of Dorset

Short Term Rental Ordinance

Adopted - April 9, 2024

SHORT-TERM RENTAL ORDINANCE

The Selectboard of the Town of Dorset, Vermont, acting under the authority of 24 V.S.A. 2291(29), hereby adopts and ordains this Ordinance regulating Short-Term Rentals in the Town of Dorset.

SECTION 1: PURPOSE

1.1. This Ordinance is adopted to protect and preserve the character of the Town of Dorset; to promote health, safety, and welfare of occupants of short-term rentals; and to preserve residents' rights to quiet enjoyment of homes and properties

1.2. This Ordinance may be referred to as the "Short-Term Rental Ordinance" for the Town of Dorset, Vermont.

1.3. This Ordinance is designated as a civil ordinance under 24 V.S.A. § 1971 and shall be enforced in accordance with the provisions of 24 V.S.A. § 1974a and other applicable provisions of law.

SECTION 2: DEFINITIONS

As used in this Ordinance:

2.1. "Short-Term Rental" means in accordance with 24 V.S.A. § 2291(29) "a furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing public for a period of fewer than thirty (30) consecutive days and for more than fourteen (14) days per calendar year."

2.2. "Owner" means an owner of a Short-Term Rental.

2.3. "Occupant" means (i) a person who rents a property as a Short-Term Rental, and (ii) each person who is present at a Short-Term Rental by permission or invitation of a person renting the property as a Short-Term Rental.

2.4. "STRO" means the Short-Term Rental Officer serving pursuant to Section 3 of this Ordinance.

SECTION 3: SHORT-TERM RENTAL OFFICER

A Town of Dorset Short-Term Rental Officer ("STRO") shall be appointed by the Selectboard and may be removed by the Selectboard at any time, without cause.

SECTION 4: REGISTERING A SHORT-TERM RENTAL

4.1. Every Short-Term Rental shall be registered by its Owner with the Town on or before the later of (i) ninety (90) days after the effective date of this Ordinance; or (ii) sixty (60) days before the first day the Short-Term Rental is occupied by an Occupant. Thereafter, the Owner shall register the Short-Term

Rental annually, no later than April 1 in every calendar year in which the property is occupied as a Short-Term Rental. Registrations shall be completed on a form approved by the Selectboard.

4.2. The annual fee for registration shall be \$300 or such other amount as approved from time to time by resolution of the Selectboard.

SECTION 5: RULES FOR SHORT-TERM RENTALS

5.1. **Fire Safety.** A Short-Term Rental is a "public building" as defined by 20 V.S.A. § 2730, subject to inspection and regulation by the Vermont Division of Fire Safety.

(a) The Owner shall provide to the STRO proof of satisfactory compliance with inspections as may be required by the Vermont Division of Fire Safety.

(b) Additionally, the Owner shall provide the STRO a copy of the Vermont Division of Fire Safety, Short Term Rental Safety, Health, and Financial Obligations Form which has been completed by the Owner and posted at the rental location.

5.2. **Trash, Waste & Parking.**

(a) An Owner shall provide for disposal of trash, food waste, and recyclable material utilizing enclosed receptacles, and shall provide one or more adequate metal containers for disposal of ash and coals if there is a fireplace, fire pit, wood burning stove, wood or charcoal grill, or other source of ash or coals at the Short-Term Rental. Disposal of trash should occur in a timely fashion upon turning over the unit.

(b) An Occupant shall dispose of all trash, food waste, recycling materials, ash, and coals in receptacles provided for such purposes in accordance with this subsection, and in a reasonably safe and secure manner.

(c) Parking for the Short Term Rental unit shall not negatively impact neighbors and traffic on nearby town roads.

5.3. **Maximum Occupancy.**

(a) An Owner shall not advertise or permit occupancy in a Short-Term Rental by more than (a) two persons per bedroom plus (b) an additional two persons (the "occupancy limit").

(b) Each Occupant who remains overnight in a Short-Term Rental in excess of the Occupancy Limit imposed by this subsection shall be in violation of this Ordinance and shall be subject to separate and individual liability.

5.4. **Caretakers.** An Owner shall provide for a caretaker who is available (a) 24 hours per day (or two or more caretakers who together provide 24 hour per day coverage) during the occupancy period of each Short-Term Rental, and (b) located within a 30 minute drive of the Short-Term Rental. An Owner shall provide all Occupants and the STRO with contact information for the caretaker. An Owner shall provide updated caretaker's contact information to the STRO upon any change in such information, prior to any subsequent occupancy of the Short-Term Rental.

5.5. **Inspection.** A Short-Term Rental shall be made available by the Owner for inspection by the STRO within one week of a request by the STRO.

5.6. **Required Information to Occupants.** An Owner shall prominently display at least one poster containing the following information at the short-term rental:

(a) The caretaker's contact information and, if more than one caretaker is used, a schedule showing the dates and hours at which each caretaker may be contacted.

- (b) Phone numbers and directions to at least two of the nearest hospitals to the property.
- (c) Instructions on the location and proper use of enclosed receptacles, use of containers for ash and coals, and instructions for parking. The instructions required by this paragraph shall include a notice in substantially the following form:

Be advised that any person who violates Vermont State Law against unnecessary and offensive noise between sunset and sunrise MAY BE FINED under 13 V.S.A. § 1022. Any occupant of this short-term rental property. MAY BE LIABLE FOR A CIVIL PENALTY for violation of applicable provisions of the Short-Term Rental Ordinance of the Town of Dorset, including, without limitation, restrictions on the placement of trash, food waste, recyclable materials, ashes and coals, and restrictions on maximum occupancy limits. The Ordinance is available www.dorsetvt.org

5.7. Violation of Ordinance. The STRO may revoke or deny the registration of a Short-Term Rental if upon, three or more violations of any Town of Dorset Ordinance within the preceding twelve-month period. For purposes of this subsection, a violation shall be deemed to have occurred if a person is charged with a violation of such ordinance and (i) the person waives a hearing on the charge or otherwise responds in a manner not contesting the charge; or (ii) the Vermont Judicial Bureau, or another court or tribunal having jurisdiction, enters a judgment or decision against the person on such charge and such judgment or decision becomes final.

A Short-Term Rental owner may appeal a determination by the STRO to revoke or deny registration of the short-term rental under this subsection at any time by applying to the Town Manager. Upon receipt of such an application, the Town Manager shall review the determinations of the STRO de novo and shall otherwise apply the provisions of this Ordinance to the application.

SECTION 6: PENALTIES: ENFORCEMENT

6.1. Civil Penalty. An Owner who violates Section 4.1, 5.1, 5.2(a), 5.3(a), 5.4 or 5.6 of this Ordinance or an Occupant who violates Section 5.2(b) or 5.3(b) of this Ordinance shall be subject to a civil penalty of up to \$800 per day for each day that such violation continues. The STRO shall be authorized to issue and pursue a municipal complaint before the Judicial Bureau and recover civil penalties and waiver fees in the following amounts for each violation:

	Civil Penalty	Waiver Fee
First Offense	\$100	\$50
Second Offence	\$300	\$150
Third Offense and Subsequent	\$500	\$250

6.2. Multiple Owners or Occupants.

(a) In the event that a Short-Term Rental has more than one Owner, each Owner shall be subject to joint and several liability for any violation of a requirement or restriction imposed by this Ordinance on an Owner or Owners, in an amount up to the full penalty authorized by Section 6.1 of this Ordinance.

(b) In the event of a violation of a requirement or restriction imposed by this Ordinance on an Occupant, each Occupant who (i) is present at the short-term rental at a time that the violation exists or occurs, or (ii) knows or should reasonably know that a violation exists or has occurred and fails to take reasonable action to remedy the

violation, shall be subject to joint and several liability for the violation in an amount up to the full penalty authorized by Section 6.1 of this Ordinance.

(c)

6.3. Order to Cease Violation. In addition to any other remedy provided in this Ordinance or available at law or in equity, the Town may apply to the Judicial Bureau under 24 V.S.A § 1974a(c) for an order that a violation of this Ordinance cease.

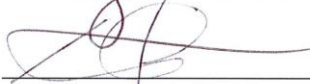
SECTION 7: CONSTRUCTION WITH OTHER LAW

This Ordinance shall not be construed as waiving the Town's rights of enforcement with regard to any State statute or any bylaw, regulation, rule, ordinance or other provision of law. This Ordinance is in addition to and not a substitution for, and shall not operate to the exclusion of, any such other law.

This action is taken by the Selectboard of the Town of Dorset and shall be printed in full in - the minutes of the Selectboard, posted in three (3) conspicuous places within the Town of Dorset and a summary published in the Bennington Banner within fourteen (14) days of its adoption and shall become in full force and affect sixty (60) days after the date of adoption to the subject right of petition provided by law.


Approved at the Regular Selectboard Meeting on April 9, 2024 by the Dorset Selectboard. Unless appealed as per Vermont Statutes the Ordinance will take full affect after the expiration of the appeal period on May 23, 2024.

Megan Skorn









(Duly Authorized Representatives)