

Transient Residential Rental (TRR) Notes

Current Issue's in York (General):

- Really is a character thing at this point, not so much housing stock impact (both standard market, affordable and rental housing). I think removing potential rentals for full time/younger residents is a troubling trend and will get worse (see Portland).
- People have complained regarding living next to various STR's. Noise, garbage, traffic, general lack of connection to the neighborhood.
- Builders have boasted about their intention of just building dwelling units for the purpose of making them STR's.
- General safety and fire codes are not being upheld.
- Taxes, unfair for the Inn's, B&B's and Hotel/Motels who play by the rules (see Rockland).

Zoning that may impact STR's (Existing):

- Definitions pertinent to an Ordinance Change
 - Transient Occupancy
 - Dwelling Unit
 - Hotel/Motel
 - Accessory Dwelling Unit
 - Bed and Breakfast
 - Boarding House
 - Family
 - Lodging Home/Tourist Home/Inn
 - Kitchen
 - Multi-family
 - Principal Use/Principal Building
 - Seasonal Dwelling
 - Workforce Affordable Housing
 - Year-Round Dwelling
- Conversion of Seasonal Dwellings?
- Business Licensing Ordinance
- Tracking (Steve talking to a vendor about software to monitor)

Definition: Transient Residential Rental: The rental of all or part of a dwelling unit for temporary occupancy of 30 consecutive days or less during a calendar year. The definition does not include Boarding House, Bed and Breakfast, Lodging Home/Tourist Home/Inn, Hotel/Motel and Accessory Dwelling Unit.

Permit Town-wide.

DRAFT Ordinance

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7.19 Transient Residential Rentals (TRR's)

7.19.1 Purpose. The purpose of this ordinance is to establish a permitting process and appropriate standards for the rental of residential dwelling units for transient occupancy and to minimize negative secondary effects that transient residential rentals may have on abutters and surrounding residential neighborhoods. The primary goal of this section is to retain the character of the neighborhoods in which a transient residential rental use occurs.

7.19.2 Categories of Transient Residential Rentals.

- A. Residence Owner Occupied. The property owner resides in the dwelling unit and is on premises during the rental period.
- B. Residence Not Owner Occupied. The property owner does not reside in the dwelling unit full time and is not on the premises during the rental period.

7.19.3 Standards. The following standards shall apply to all categories of Transient Residential Rentals unless specified.

- A. Parking. Off street parking shall be provided for all guest and property owner vehicles.
- B. Occupancy: No more than two (2) adults per bedroom shall be allowed to accommodate a transient residential rental. This calculation shall not include children under the age of 18.
- C. Trash and Recycling. The property owner is responsible for keeping trash and recycling out of public view. Trash and recycling shall be stored within appropriate trash receptacles and shall comply with pertinent York recycling and solid waste ordinances.
- D. Appearance and Visibility. TRRs shall not change the residential character of the outside of the dwelling unit, either by use of colors, materials, signage, lighting or any other type of advertising mechanism.
- D. Fire Safety. A hard-wired smoke alarm with battery backup shall be required in each bedroom within a transient residential rental that is not Owner Occupied.
- E. Interior Display of Transient Residential Rental Permit. Owners of the dwelling to be used as a TRR shall affix the TRR permit inside the main entry off each TRR to which it applies. The interior display will also contain the maximum number of overnight occupants permitted to stay in the unit, the maximum number of vehicles for overnight occupants, and a 24-hour, seven-day phone number of the private party responsible for the TRR.

- F. **Exterior Display of TRR Permit.**
- G. **Record Keeping.** The applicant/owner shall maintain accurate, up-to-date records for all rental transactions in the TRR, including the number of guests and the duration of their stays. Such records shall be available for review by the Code Enforcement Officer upon request.
- G. **Complaints.** Complaints regarding TRRs filed with the Police Department shall be brought to the attention of the Code Enforcement Officer as soon as practicable. Any person may also file a complaint with the Code Enforcement Officer. The Code Enforcement Officer shall establish and maintain a log of complaints for each TRR received and substantiated by the Town.
- H. **Penalties.**
- H. **Business License.** The owner of a TRR shall obtain and retain a business license pursuant to the Town's Business Licensing Ordinance.