

LOCAL LAW NO. 2 OF 2020

SHORT-TERM RENTALS LAW

SECTION 1: RESOLUTION

WHEREAS, the Municipal Board of the Town of Windham (the "Board"] seeks to permit transient accommodation or Short-Term Rental use of individual legally permitted dwelling units throughout the Town of Windham (also referenced as the "Town" or "Windham") in order to facilitate the booking of reservations for such uses through third-party booking platforms, and promote tourism and economic vitality in the Town; and

WHEREAS, the Short-Term Rental of dwellings and dwelling units can provide a flexible housing stock that allows travelers a safe accommodation while contributing to the local economy, promoting travel and tourism and supporting the local tourism industry and business community; and

WHEREAS, the Short-Term Rental of dwellings and dwelling units can provide homeowners with an opportunity to maintain ownership of property in difficult economic circumstances; and

WHEREAS, the needs of long-term residents should be balanced with the allowance of Short-Term Rentals; and

WHEREAS, the Council recognizes that unregulated Short-Term Rentals can create disproportionate impacts related to their size, excessive occupancy, and lack of proper facilities; and

WHEREAS, the presence of Short-Term Rentals of residential dwelling units in established residential areas can create negative compatibility impacts and nuisance violations, which include, but are not limited to, excessive noise, on-street parking, accumulation of trash, and diminished public safety; and

WHEREAS, the conversion of long-term housing units to Short-Term Rentals will result in the loss of long-term housing for current and potential Windham residents, which will have a long-term negative impact on the local economy; and

WHEREAS, it is in the public interest that Short-Term Rental uses be regulated in order to help preserve housing for long-term tenants and to minimize any potentially harmful effects of Short-Term Rental properties on other properties in the surrounding community in which they are located; and

NOW, THEREFORE, BE IT RESOLVED, BY THE MUNICIPAL COUNCIL OF THE TOWN OF WINDHAM THAT A LOCAL LAW OF THE MUNICIPAL COUNCIL OF THE TOWN OF WINDHAM ADOPTING SHORT-TERM RENTALS BE ADOPTED:

SECTION 2: LEGISLATIVE INTENT

The purpose of this Local Law is to establish a synergetic relationship within the Town of Windham community and to enhance the tourism of the Town by protecting the privacy and safety of those who reside and visit the Town. By establishing comprehensive registration and Short-Term Rental permit regulations to safeguard the public health, safety, and welfare by regulating and controlling the use, occupancy, oversight, and maintenance of Short-Term Rental properties. The Town of Windham also recognizes that the community's historic nature has been that of a rural, residential, touristic community of owner-occupied dwellings and that extensive Short-Term Rentals endanger the potential growth of the community and may cause disruption to the peace, quiet, and enjoyment of area homeowners. Accordingly, in order to respect the property rights and interests of all homeowners in the Town of Windham, this Local Law seeks to achieve a balance between those who offer their homes as Short-Term Rental properties and those who choose not to do so.

SECTION 3: DEFINITIONS

"OWNER" shall mean any person alone or jointly or severally with others: a) Who has legal or equitable title to any premises, with or without accompanying actual possession thereof: b) Who has the equitable title and is either in actual possession or collects rents therefrom: c) Who, as executor, executrix, trustee, guardian or receiver of an estate or as mortgagee or as vendee in possession, either by virtue of a court order or by agreement or voluntary surrender of the premises by the person holding the legal title, or as a collector of rents, shall have charge, care or control of any dwelling, boardinghouse or lodging house; or any such person thus representing the person holding the equitable or legal title, all of whom under this Local Law shall be bound to comply with the provisions hereof and any rules and regulations adopted pursuant thereto to the same extent as if they were the persons holding the legal or equitable title.

"PRINCIPAL RESIDENCE" shall mean the address: (1) where at least one of the property owners spends the majority of his or her non-working time; (2) which is most clearly the center of their domestic life; and (3) which is identified on their driver's license or State Identification Card as being their legal address. All the above requirements must be met in order for an address to constitute a principal residence for purposes of this Local Law.

"PROPERTY" shall mean a parcel of real property and any dwellings contained on it located within the boundaries of the Town of Windham, Greene County, New York.

"RENTAL" means an agreement granting use or possession of a residence, in whole or part, to a person or group in exchange for consideration valued in money, goods, labor, credits, or other valuable consideration. Use of a Short-Term Rental by a record owner of a property shall not be considered to be a rental under this Local Law.

"SHORT-TERM RENTAL" (hereinafter "STR") shall mean property or dwelling advertised in any fashion including the internet, that is rented, in whole or part, to any person or entity for a period of 30 or fewer consecutive days, and includes any residential building or apartment, single- or two-family dwelling, condominium, townhouse, guest house, cottage, cabin, or accessory dwelling which is rented as living quarters. This definition excludes properties that currently possess a permit to operate a Temporary Residence from the State of New York Department of Health.

"SHORT-TERM RENTAL AGENT" (hereinafter "AGENT") shall mean any New York licensed real estate agent or other person designated and charged by the owner of a Short-Term Rental property, with the responsibility for making the Short-Term Rental application to the Town on behalf of the owner, and fulfilling all of the obligations in connection with the completion of the Short-Term Rental property permit application process on behalf of the owner. Such person shall be available for and responsive to contact on behalf of the owner at all times.

"RESPONSIBLE PARTY" shall mean the Short-Term Rental property owner or a person ("property manager") designated by the owner to be called upon and be responsible at all times during the period of a Short-Term Rental and to answer for the maintenance of the property, or the conduct and acts of occupants of the Short-Term Rental property. And, in the case of the property manager, to accept service of legal process on behalf of the owner of the Short-Term Rental property.

"OWNER-OCCUPIED" shall mean the owner of the property who resides in the Short-Term Rental property, or in the principal residential unit with which the Short-Term Rental property is associated on the same lot, and identifies same as his or her principal residence as that term is defined in this Local Law. For purposes of this Local Law, if the owner of the property is an entity other than an individual or individuals, then at least one principal or member of the owner entity must reside in the Short-Term Rental property or in the principal residential unit with which the Short-Term Rental property is associated on the same lot, and identify same as his or her principal residence as that term is defined in this Local Law.

"OCCUPANT" shall mean any persons eleven (11) year of age or older (persons ten (10) years of age or younger shall be considered as half) located on the Short-Term Rental property. The maximum number of occupants permitted on the property between the hours of 10:00 PM and 7:00 AM shall be noted on the STR permit in accordance of this Local Law. The maximum number of occupants between 7:00 AM and 10:00 PM shall be limited to no more than twice the maximum number of occupants permitted on the property between the hours of 10:00 PM and 7:00 AM.

"TRANSIENT OCCUPANT" shall mean any person or a guest or invitee of such person, who, in exchange for compensation, occupies or is in actual or apparent control or possession of the residential property, which is either: (1) registered as a Short-Term Rental property, or (2) satisfies the definition of a Short-Term Rental property, as such term is defined in this Local Law. It shall be a rebuttable presumption that any person who holds themselves out as being an occupant or guest of an occupant of the Short-Term Rental is a transient occupant.

"DANGEROUS CONDITION" shall mean a condition that creates a substantial risk of injury to life and/or property.

"SUBSTANTIATED COMPLAINT" shall mean a civil or criminal complaint, summons, or notice of violations, including excessive vehicles that are supported by substantial evidence.

SECTION 4: REGULATIONS PERTAINING TO SHORT-TERM RENTALS

It shall be unlawful for any owner of any property within the geographic bounds of the Town of Windham, Greene County, New York, to rent, operate, or advertise a Short-Term Rental in a manner that is contrary to the procedures and regulations established in this Local Law or applicable State Law.

No person or entity shall operate an STR or advertise a residential property for use as an STR without the owner/operator of the property first having obtained an STR permit issued by Windham Code Enforcement Officer. The failure to obtain a valid STR permit prior to using or advertising the STR in any print, digital, or internet advertisement or web-based platform, and/or in the Multiple Listing Service (hereinafter "MLS") or any realtor's property listing shall be a violation of this Local Law. No STR permit issued under this Local Law may be transferred or assigned or used by any person or entity, other than the owner to whom it is issued, or at any property location or dwelling unit other than the property for which it is issued.

An owner of the property, intended to serve as an STR, or any agent acting on behalf of the owner, shall complete and submit to the Windham Town Clerk an STR permit application provided by the Town, along with an initial non-refundable application fee of \$50 and initial STR permit registration fee equal to the amount set forth in this law. Applications must be notarized with the owner's original signature and, if applicable, the property manager's signature.

Upon receipt of the STR permit application, the Windham Town Clerk shall within five (5) business days transfer the STR permit application to The Windham Code Enforcement Officer. The Windham Code Enforcement Officer shall have thirty (30) days to review the application and then either issue the STR permit, with or without conditions, or notify the applicant in writing that the application has been denied along with the reason or reasons for the denial. If an STR permit is issued, the STR permit shall bear the signature of the Windham Code Enforcement Officer.

In reviewing the application, if the Windham Code Enforcement Officer has reasonable cause to believe the information contained in the application is inaccurate or incomplete, they may exercise their right to inspect the Short-Term Rental property for purposes of ensuring compliance with any Local or State Laws. If an inspection authorized herein is conducted, the Windham Code Enforcement Officer shall use the results of such inspection in determining whether to issue the STR permit, with or without conditions or to not issue the STR permit.

If the Windham Code Enforcement Officer denies an STR permit application, the applicant may, within thirty (30) days thereafter, appeal the denial in writing to the Town of Windham Planning Board. The Town of Windham Planning Board shall review all documents, hear, and decide the appeal.

The application fee shall be non-refundable, including in the event the application is denied. The initial registration fee is refundable in the event the application is denied by the Windham Code Enforcement Officer AND denied after a written appeal to Windham Planning Board.

In issuing an STR permit, the Windham Code Enforcement Officer may impose such reasonable conditions and restrictions as are directly related to and incidental to the use of the property for Short-Term Rentals so long as such conditions and restrictions are consistent with the requirements of the Town of Windham Land Use Code, including this Local Law, and are imposed for the purpose of

minimizing any adverse impact the issuance of the STR permit may have on the neighborhood or community.

An STR permit will be kept with the Short-Term Rental application with the Windham Town Clerk, and a copy of the STR permit will be filed with the Code Enforcement Officer. One copy of the STR permit shall be obtained by the property owner or Short-Term Rental property agent from the Windham Town Clerk, free of charge, and conspicuously displayed in the STR.

The person offering a dwelling unit for Short-Term Rental use must be the owner of the property. A tenant of a property may not apply for an STR permit, nor shall the property or any portion thereof be sub-leased by the tenant on a short-term basis. This STR regulation shall supersede any conflicting provision in a private lease agreement permitting sub-leasing of the property or any portion of the property. Violation of this Local Law will result in enforcement action against the tenant, the STR owner, the Short-Term Rental Agent, and the Responsible Party, and will subject all such parties

While an STR is rented, the owner, the Short-Term Rental Agent, or the Responsible Party shall be available twenty-four (24) hours per day, seven (7) days per week to respond within two (2) hours to complaints regarding the condition of the STR premises, maintenance of the STR premises, operation of the STR, or conduct of the guests at the STR, or nuisance complaints from the Town of Windham, or neighbors, arise by virtue of the Short-Term Rental of the property.

The Town of Windham shall not at any time have more than one-hundred and fifty (150) non-expired STR permits issued.

Prior to the issuance of an STR permit, all fines or penalties issued by the Municipal Court for the Town of Windham for any past code violations relating to the STR, including penalties for failure to appear in Court, must be satisfied in full, and;

The STR owner must also close any open construction permits for the property, and;

The applicant must be current with all Town taxes, water, and sewage charges.

The Windham Code Enforcement Officer will deny any Short-Term Rental Application if an automatic alarm system exists on the Short-Term Rental property but has not been registered with the Windham Town Clerk, or;

An excess of two (2) violations of any of disturbing the peace, false alarms, or excessive occupancy violations within 12 consecutive months, at the unit of the application, or;

If the application is incomplete, the documentation required by this section or regulations adopted by the Town of Windham was not included with the application or the full STR permit fee, in an acceptable form of payment, was not included with the application, or;

If the affidavit from the owners or if an inspection conducted by the Windham Code Enforcement Officer as authorized in this section evidences that the subject property is not in compliance with this section or the Town of Windham Use Code, or applicable State Law, or;

If the site plan required to be submitted with the application does not comport with the requirements of this section.

The owner of an STR shall not install any advertising or identifying mechanisms, such as signage, including lawn signage, identifying the property for rent as an STR without a proper sign permit.

An STR permit shall be valid for one year from the date of issue, shall expire on the anniversary date of the date the STR permit is issued and must be renewed upon expiration as long as the unit is used as a Short-Term Rental.

Within 30 calendar days of the expiration date of the STR permit, if no changes have been made to a Short-Term Rental property, an STR permit renewal application, list of the dates the STR was rented during the previous year, and a registration fee equal to the amount set forth in this law, may be submitted to the Windham Town Clerk. Upon receipt of the STR renewal permit application, the Windham Town Clerk shall within five (5) business days transfer the STR permit application to the Windham Code Enforcement Officer. Within five (5) business days, the Windham Code Enforcement Officer shall review the renewal application, ensuring no changes have been made based on their records, and issue a new STR permit.

If changes have been made to a Short-Term Rental property, an owner of the property shall complete and submit to the Windham Town Clerk a new STR permit application provided by the Town, along with an initial application fee of \$50 and initial STR permit registration fee equal to the amount set forth in this law, based on the maximum occupancy of the STR. The initial application procedures shall be followed.

No Short-Term Rental property may be rented for greater than one-hundred (100) nights in any given calendar year. Each night in excess of this limit shall be considered a separate violation, which carries a fine as stated in this Local Law. Rentals of thirty (30) or more consecutive nights, to the same occupant shall not be counted towards this one-hundred (100) night maximum amount.

The STR permit shall expire automatically when the STR changes ownership, and a new initial application and initial STR permit registration fee will be required in the event that the new owner intends to use the property as an STR. A new application and application fee shall also be required for any STR that had its STR permit revoked or suspended.

All STRs must comply with all applicable rules, regulations, and ordinances of the Town of Windham and all applicable rules, regulations, and laws of the State of New York, including regulations governing such lodging, uses, as applicable. The STR owner shall ensure that the STR is used in a manner that complies with all applicable laws, rules, and regulations pertaining to the use and occupancy of an STR. Transient occupants of the STR shall comply with all laws and ordinances of the Town of Windham, including, but not limited to, those ordinances regulating noise and nuisance conduct. Failure of transient occupants to comply shall subject the transient occupants, the owner of the STR, the Responsible Party, and the Short-Term Rental Agent listed in the STR permit application to the issuance of fines and/or penalties, and the possibility of the revocation or suspension of the STR permit.

Approved STR will be assigned an STR permit number that must be included in all rental listings, both print and on-line, and posted within the STR.

If the terms of the STR permit are not followed, or these regulations or those subsequently adopted are not followed, the STR permit may be revoked, and the owner shall be subject to the penalties set forth in this Local Law.

The number of occupants permitted at an SRT shall be calculated as two and a half (2.5) times the number of bedrooms that are on the STR application.

There shall be no campers located on the Short-Term Rental property, nor shall there be any overnight camping in tents or otherwise used in conjunction with Short-Term Rentals to provide additional sleeping areas.

A house number visible from the street or road shall be maintained.

Provisions shall be made for weekly garbage removal during rental periods. Garbage containers shall be secured with tight-fitting covers at all times to prevent leakage, spilling or odors, and placed where they are not clearly visible from the street or road except around pick-up time.

STR not connected to the Town of Windham water system, must have quarterly water quality tests taken by a certified technician, and submit the results with the renewal permit application.

The STR owner or Agent shall maintain an up-to-date log of all transient occupants who have previously or will be occupying the STR, which shall contain the name, address, and phone number, dates of commencement and expiration of each Short-Term Rental period, for no less than one (1) occupant. This log shall contain all information for no less than 12 months from the transient occupant expiration of each rental period. This log shall be available for inspection by the Town of Windham Police in case of an emergency. The purpose of this requirement is to ensure that the Town shall have basic identifying information of all occupants of the STR at all times.

The maximum number of motor vehicles for a Short-Term Rental unit shall be one (1) vehicle per bedroom. Tenants and guests shall park in the off-street parking spaces and shall not park on any part of a public or private street.

Every effort will be made to avoid and/or mitigate issues with on-street parking in the area in which the STR is located, resulting from excessive vehicles generated by the STR of the property, in order to avoid a shortage of parking for residents and businesses in the surrounding area;

A violation of any provision of the within Local Law may subject the STR owner, Transient Occupant(s), the Short-Term Property Rental Agent, and the Responsible Party or their agents to fines assessed by the Windham Town Court.

The following process shall be followed in the event of a complaint alleging a violation of these regulations or an STR permit issued under these regulations:

- The complaining party may contact the contact person designated on the STR permit, a law enforcement agency, the Windham Code Enforcement Officer, or any other person or entity which could assist in resolving the complaint and describe the problem from which the complaint arises and indicate the desired remedy.
- The contact person shall, within sixty (60) minutes of receiving the complaint, respond to the complaint and remedy as soon as reasonably possible any situation that is out of compliance with these regulations or with the STR permit for the property.

If the response is not satisfactory to the complaining party (including the inability to promptly reach the contact person), the complaining party may file a complaint with the Windham Code Enforcement

Officer or Town of Windham Police by submitting a written complaint. The form of the complaint shall be established by the Windham Code Enforcement Officer and may be filed in person or by mail. Failure to contact Windham Code Enforcement Officer shall not excuse the complaint. The complaint shall provide pertinent information including the date, time, and nature of the alleged violation as well as a statement that the complainant either unsuccessfully attempted to contact the contact person or did contact the contact person, but the complaint was not adequately resolved.

- A failure to attempt to contact the contact person will not excuse a violation.

If the Windham Code Enforcement Officer or Town of Windham Police finds a violation of the STR permit or of this section, the Windham Code Enforcement Officer or Town of Windham Police may at their discretion do any of the following depending on the circumstances:

- Attach reasonable conditions to the existing STR permit; or
- Suspend the STR permit; or
- Revoke the STR permit; or
- Issue a fine/penalty.

Should an STR permit be revoked, none of the Short-Term Rental property owners may obtain any STR permit sooner than one (1) year after the date of revocation, and any current contracts shall be deemed invalid.

Decisions of the Windham Code Enforcement Officer will be provided to the parties and may be appealed, within thirty (30) days of receipt of the decision, by the owner or by the complainant. Appeals arising under the Short-Term Rental section of Local Law shall not result in the decision being stayed pending the appeal.

Any property owner found in willful violation of the provisions of this Local Law shall be required to reimburse the Town for its reasonable costs of enforcement, including reimbursement for staff time and reasonable attorney's fees.

In the event that any complaints are received by the Town of Windham regarding the STR and/or the Transient Occupants, and the owner of the STR is unreachable or unresponsive, both the Responsible Party and the Short-Term Rental Agent listed in the STR permit application shall have the responsibility to take any action required to properly resolve such complaints, and shall be authorized by the STR owner to do so.

If the STR is the subject of three (3) or more Substantiated Complaints within one (1) calendar year, the Windham Code Enforcement Officer shall inform the Town Board. The Town Board shall review the information and may revoke the STR permit issued for the STR. The Town Board may also impose limits on the STR and the owner of the STR, including, but not limited to the STR not be the subject of a new STR permit application for one (1) year following the date of revocation of the STR permit. The Windham Code Enforcement Officer may at their discretion inform the Town Board of a single Substantiated Complaint if, in his/her sole discretion, the interests, and safety of the Town and its residents justify immediate revocation. In the event that an STR is the subject of a civil and/or criminal complaint and/or code violation that involves a dangerous condition, as defined in this Local Law.

When the Windham Code Enforcement Officer receives notice of a civil and/or criminal complaint and/or code violation at an STR as outlined in this Local Law, the Windham Code Enforcement Officer shall issue a written notice revocation or suspension, as applicable, of the STR permit with the reasons for such revocation or suspension being stated therein within thirty (30) days.

The applicant shall have twenty (20) business days to appeal the revocation or suspension, in writing, to the Windham Code Enforcement Officer.

Within thirty (30) days thereafter, the Windham Town Board shall hear and decide the appeal.

The owner of an STR shall post the following information in a prominent location within the STR:

- Owner name: if the owner is an entity, the name of a principal in the entity, email address, and phone number for the principal.
- The names, email addresses, and phone numbers for the Responsible Party and the Short-Term Rental Agent as those terms are defined in this Local Law person who shall be available to respond to or investigate complaints during the entire time (24 hours per day) the Short-Term Rental property is being rented.
- The maximum occupancy and vehicle limits for the Short-Term Rental unit.
- The maximum number of parking spaces available for STP use onsite, and that on-street parking is a violation.
- Trash and recycling pick-up day, and all applicable rules and regulations regarding trash disposal and recycling.
- Copies of or links to local laws, ordinances, and requirements.
- Notification that a guest, Transient Occupant, the Short-Term Rental Property Agent, the Responsible Party, or STR owner may be cited or fined by the Town of Windham for violations of and in accordance with any applicable Laws and Ordinance(s) of the Town of Windham.
- A property map that shows the property boundaries.
- A statement that littering is illegal.
- A statement that all fires must be attended; any outdoor fire located within the limits of the Town of Windham must be extinguished no later than 10:00 PM.
- A statement that the STR permit may be revoked for violations.
- Any conditions imposed by the Windham Code Enforcement Officer; and
- That the STR permit shall expire on the day before the anniversary of the date the STR permit was issued.

If any of the information required by the above is inaccurate while displayed in the STR, it shall constitute a violation of this Local Law.

If at the time of the adoption of this Local Law, a currently operating Short-Term Rental that is not eligible for an STR permit under this Local Law has an existing contract with a transient occupant to use the Short-Term Rental for some period of time before April 1, 2021, the requirements of this Local Law shall not apply to the pre-existing contract.

If at the time of the adoption of this Local Law, a Short-Term Rental property is being operated by a tenant, the tenant may continue to do so without an STR permit as prescribed by this Local Law for the duration of the lease or until April 1, 2021, whichever occurs sooner.

SECTION 5: SHORT-TERM RENTAL PERMIT APPLICATION

Short-Term Rental Permit Application shall include:

- The name, address, telephone number, and email address of the owner(s) and, if applicable, designated person of record of the dwelling unit for which an STR permit is sought. Suppose such owner is not a natural person. In that case, the application must include and identify the names of no less than one (1) partners, officers, and/or directors of any such entity, and the personal contact information, including street address, email address, and telephone numbers for each of them;
- The address of the proposed STR;
- The name, address, telephone number, and email address of the Short-Term Rental property agent or responsible party, which shall constitute his/her seven (7) day a week, 24-hour a day contact information;
- The owner's sworn acknowledgment that he/she has received a copy of this Local Law has reviewed it, understands its requirements, and certifies as to the accuracy of all information provided in the STR permit application;
- A statement of the number of sleeping rooms within the Short-Term Rental.
- The number and location of all parking spaces available to the premises shall include the number of legal off-street parking spaces. The owner shall certify that no on-street parking spot may be used by renters of the STR or owner.
- The owner's agreement to use his or her best efforts to assure that use of the STR by all transient occupants will not disrupt the community and will not interfere with the rights of neighboring property owners to the quiet and enjoyment of their properties;
- Any other information that this Local Law requires a property owner to provide to the Town in connection with an application for a Certificate of Occupancy.
- The Windham Code Enforcement Officer shall have the authority to obtain additional information from the STR owner/applicant or amend the STR permit application to require additional information, as necessary, to achieve the objectives of this Local Law.

Attached to and concurrent with submission of the STR permit application described in this Local Law, the owner shall provide:

- A site plan shows the location of buildings, off-street parking, and, if not served by a public sewer, the septic system and leach field's location. A suitable plan need not be prepared by a professional.
- Proof of the owner's current ownership of the Short-Term Rental unit;
- Written certifications from the Short-Term Rental property agent and a responsible party agree to perform all the respective duties specified in this Local Law.
- Affidavit certifications shall be valid during the term of the STR permit, or until modifications requiring a building permit are made, or until the Enforcement Officer has reason to believe another inspection is warranted. By applying for an STR permit, the owner(s) consent(s) to the Enforcement Officer entering the subject property to conduct such an inspection. If relevant circumstances on the property change or for any reason the certification is or becomes inaccurate, a new certification shall be submitted.
- A statement that the applicant has met and will continue to comply with the standards of these regulations and the STR permit.

SECTION 6: FEE SCHEDULE

As described in this Local Law, all fees, fines and penalties may be assessed by the Town of Windham Court, Town of Windham Police, Town of Windham Building Inspector, and/or Windham Code Enforcement Officer, except where else stated.

Application Fee: \$50.00

Short-Term Rental Permit Fee:

- Studio/Efficiency/One bedroom - \$150.00
- 2 – 3 Bedrooms - \$250.00
- 4 – 6 bedrooms - \$500.00
- 7 – 8 bedrooms - \$900.00
- 9+ bedrooms - \$1,200.00

Substantiated complaint per violation: \$250.00

Non-registered listing, violations within one (1) calendar year:

\$250.00 per violation, First and Second violations

\$500.00 per violation, Third and Fourth violations

\$750.00 per violation, Fifth and Sixth violations

\$1,000.00 per violation, Seven and thereafter violations

Maximum occupants exceed: \$200.00 per violation

Trash or recycling: \$500.00 per violation

Unattended fire or fire past 10:00 PM: \$250.00 per violation

Short-Term Rental permit number not posted within listing/advertisement: \$100.00 per violation

On-Street Parking: \$100.00 per violation

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