



LOCAL IMPLEMENTATION



Implemented on Cape Cod

OVERVIEW

Short-term rental regulations can come in many forms and can regulate different aspects of short-term rentals. Frequently, short-term rental regulations specify minimum or maximum lengths of stay, types of housing that are allowed to be rented, limits on the frequency of rentals, and regulations regarding noise, trash, and other possible disturbances. Some communities require registration of short-term rentals and have a limit on the maximum number of short-term rentals permitted in the community or in certain areas of the community.

CHALLENGES ADDRESSED

-  Not Allowed to Build Multi-family Housing
-  Too Expensive to Build New Housing
-  Too Expensive to Secure or Maintain Housing
-  Hard to Find Year-round Housing

POTENTIAL BENEFITS & CONSIDERATIONS

- Limiting the number of short-term rentals in a community could help prevent loss of year-round housing to short-term or vacation rentals
- Regulations can ensure that short-term rentals are not negatively impacting neighborhoods
- Requiring short-term rental registrations and enforcing local requirements can help ensure appropriate collection of taxes
- Local residents may rely on short-term rental revenue as a source of income
- Enforcing short-term rental regulations requires municipal resources
- Property owners may make more money from short-term renters than long-term renters

RESOURCES

Regulating Short-term Rentals: A Guidebook for Equitable Policy - This guidebook, produced by the Sustainable Economies Law Center, identifies key issue areas, incorporates references to sample short-term rental ordinances from around the US, and provides recommendations for best practices.

Short-term Rental Regulations: A Guide for Local Governments - This guide by the National League of Cities recommends best practices for localities to develop and implement short-term rental regulations, including strategies for how to engage diverse stakeholders in the development process, how to apply a racial equity lens to the policy itself, and how localities can effectively enforce regulations.

CASE STUDY: STEAMBOAT SPRINGS, COLORADO SHORT-TERM RENTAL REGULATIONS (2022)

In June 2022, the City of Steamboat Springs in Colorado adopted ordinances related to where short-term rentals are allowed in the city, licensing of short-term rentals, and operational rules such as maximum number of occupants, parking requirements, trash removal, and noise. In certain zones of the city, no short-term rentals are allowed, in others there is a cap on the number allowed, and in other zones, there is no cap on the number of short-term rentals allowed.

Learn more [here](#).

Images: City of Steamboat Springs

