

Summary of STR Committee Recommendations

The following is a list of substantive edits to the Hague Short-Term Rental Ordinance recommended by the committee formed to review the document:

1. Rewrite of Article 1 to give a clearer justification for the ordinance. | *Also include explanation of how STRs affect the housing market.*
2. Set six days as the minimum rental duration during May 15 – September 15. | *Intent is to discourage weekend parties.*
3. Require a three year waiting period before new owners of a property could rent. The waiting period does not apply to a change of ownership that is not from an arms-length transaction. | *The intent is to discourage owners who are only interested in renting as an investment and not be part of the community.*
4. Add definition of what is a bedroom.
5. Revise where the notice to renters must be posted; make it be in a conspicuous location instead of within five feet of the entrance.
6. Transfer some duties from the Zoning Enforcement Officer to the Town Clerk. In particular, have the Town Clerk handle the permit applications.
7. Appeals are made to the Town Board instead of the Zoning Board of Appeals.
8. Add clause to allow the town to deny a permit if an owner rents without a permit.
9. Allow any property owner to request a copy of the permit granted to any other town property, not just those within 150 feet.
10. Restrict single-family homes to one rental at a time. | *Intent is to avoid an owner using a single-family home in a boarding-house fashion.*
11. Raise the penalty for a second offense and revoke a permit on a third or subsequent offense. For the purpose of penalties or revoking a permit, only offenses in the past three years are considered. | *Intent is to ensure compliance.*

In the updated version of the ordinance, various proofreading and wordsmithing edits have been made as well.