

11.900 Short-Term Rental Use

11.901 The purpose of this section is to provide for the use of existing residential dwellings in Cambridge for temporary occupancy for dwelling, sleeping, or lodging. The standards of this section are intended to ensure that short-term rental use will not be a detriment to the character and livability of the surrounding neighborhoods.

11.902 *Applicability of Regulations.* Short-term rentals shall be allowed in Residential Districts A1 & A2, Residential B, Residential C, C-1, C-1A, 2, 2A, 2B, 3, 3A & 3B districts.

11.903 *Categories.* Two categories of short-term rentals are recognized, and shall comply with the standards set forth in Section 11.904.

(a.) Short-Term Rental, Owner Occupied

The accommodation of visitors conducted in a dwelling unit, the primary use of which is for household living, and where the provision of lodging to any particular visitor is for no more than thirty (30) consecutive days. The dwelling unit must be the primary residence of the person offering the short-term rental.

(b.) Short-Term Rental, Non-Owner Occupied

The accommodation of visitors conducted in a dwelling unit that is not occupied by the owner of the property. The primary use of the dwelling must remain for household living, and the provision of lodging to any particular visitor is for no more than thirty (30) consecutive days. In no instance may short-term rentals in this category be provided for more than one hundred eighty (180) days per year. Short-term rentals in this category are required to obtain a use permit, the conditions of which are set forth in Section 11.905.

11.904 Standards

(a.) Short-term rental use may not result in changes to the residential character of the residential building in which it is located. No separate building entrance or signage that is visible from the street may be provided for the sole use of the short-term rental.

(b.) Smoke alarms and carbon monoxide alarms shall be installed through the dwelling unit per the Cambridge Fire Code.

(c.) Short-term rentals may not adversely affect the residential character of the neighborhood. Short-term rentals may not, for example, generate noise, vibration, glare, odors, or other effects that unreasonably interfere with any person's enjoyment of his or her residence.

(d.) Short-term rental guests shall be notified of the following items:

1. Trash and Recycle Collection days and procedures
2. Limits on excessive noise as outlined in the City of Cambridge's Noise Ordinance and the fines and penalties associated with violations
3. When hosts are not present, the contact information of a designated emergency contact who shall be available for the duration of their stay to respond to unanticipated issues and have the responsibility to take action to resolve such issues.

(e.) Multiple short-term rental reservations shall not occur concurrently within the same short-term rental dwelling.

11.905

Registration & Enforcement

Prior to usage for short-term rentals, all non-owner occupied short-term rental properties must register with the City of Cambridge's Inspectional Services Department. The Inspectional Services Department will promulgate regulations relative to requirements for submission, fee requirements or structure, or penalties for failure to register.

The registration process must include:

- a. Contact information for the owner or owner's designee of the short-term rental property
- b. Contact information for an additional emergency contact that has the written approval of the owner to act on the owner's behalf
- c. A description of the premises rented (number of bedrooms and other living quarters)
- d. A means by which to apply online

11.906

Complaints

All short-term rental platforms operating within the City of Cambridge must develop a mechanism to communicate with the City in the event of emergencies occurring in a property being used for short-term rentals or repeated violations of City Municipal Code.