

# **SHORT TERM RENTALS\* IN LENOX (\*30 DAYS OR LESS)**

**COMMUNITY ROUNDTABLE SESSION  
NOVEMBER 14, 2017**

# AGENDA

**1. Introduction**

**2. Overview**

**Overall Process and Goal**

**Tonight's Goal**

**2. Presentation**

**3. Break-Out Sessions**

**4. Report Back**

# PROCESS AND GOAL

*The Short-Term Rental Subcommittee of the Lenox Planning Board represents different appointed and elected boards:*

Pam Kueber, Planning

Deborah Rimmler,  
Planning

Kate McNulty-Vaughan,  
Aff. Housing Trust

David Neubert, Finance  
Committee

Ken Fowler, Board of  
Selectmen

*Identify and develop policy to address local issues/opportunities related to Short-Term Rentals*

*Why*

The collection and review of existing information on STRs

*H  
O  
W*

The input of community members

The identification of Lenox-specific challenges and opportunities

*Who*

# TODAY

## WHAT YOU'LL HEAR

- ✓ What are Short-Term Rentals?
- ✓ What forms do they take?
- ✓ What level of activity exists in Lenox?
- ✓ How are these regulated locally?
- ✓ How are these regulated at the state level?
- ✓ A summary of local issues/opportunities

## WHAT YOU'LL TELL US

- ✓ Did we cover all the issues/opportunities?
- ✓ What are your thoughts on the Short-term Rental of:
  - Entire Dwellings
  - Investor Units
  - Accessory Dwelling Units (ADUs)
- ✓ Do you have policy ideas?

# WHAT IS A SHORT-TERM RENTAL?

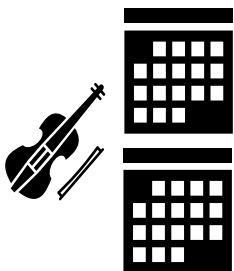


“Short-Term” means renting for 30 days or less in a home, apartment, condo, etc.

## NOT part of this review:






----- Renting a spare bedroom in your house for a weekend or a few days while you remain in the house. This already allowed in Lenox Zoning Bylaws, see 8.8.1 for details.




----- Rentals of 31 days or more – such as renting your house for two full months each summer to one person or family -- are not considered short term. They are subject to different regulations (as if you were leasing a property long term).




**We are NOT asking about these situations – they are already allowed:**

**#1**

-  ✓ Susan owns and lives in her house year-round.
-  ✓ She rents out a spare bedroom for weekends and short stays. She may do this occasionally, or frequently.
-  ✓ She remains in her house during the rental period.

 Short-term rental of spare bedrooms:  
Already allowed in Lenox from June - October




**#2**


-  ✓ Eleanor owns and lives in her house year-round.
-  ✓ In the summer, she rents out her entire house for two months to visitors.
-  ✓ She leaves the house and stays elsewhere during these two months.

 Entire-house rentals of 31 days or more:  
Permitted year-round as a residential use




**These ARE the situations we want to hear from you about – they are not addressed in our zoning bylaws:**


**#3**

-  ✓ Bob owns and lives in his house year-round.
-  ✓ He rents out his entire house for weekends and short stays. He may do this occasionally, or frequently.
-  ✓ He leaves his house during the rental period.





 Entire houses, no owner on site:  
Your opinions →


**#4**

-  ✓ Dana and Charlie are investors who have purchased one or more houses or apartment in Lenox.
-  ✓ They have converted these investment properties into full-time Short-Term Rentals operating year-round.
-  ✓ They do not live in these units and there is no owner on site during the rental periods.

 Entire houses and apartments,  
investor-owned,  
no owner on site:  
Your opinions →

**#5**

-  ✓ Mary lives in her house year-round.
-  ✓ She also has a fully-equipped guest unit – an “accessory dwelling unit” such as a guest house or attached apartment.
-  ✓ She rents out the guest unit for weekends and short stays. She may do this occasionally, or frequently.
-  ✓ She remains in her own house while she rents out the guest unit.

 Guest houses and apartments:  
Your opinions →

# #1

We are not talking about this situation –  
it is already allowed:



✓ SUSAN OWNS AND LIVES IN  
HER HOUSE YEAR-ROUND.



✓ SHE RENTS OUT A SPARE  
BEDROOM FOR WEEKENDS  
AND SHORT STAYS. SHE MAY  
DO THIS OCCASIONALLY, OR  
FREQUENTLY.



✓ SHE REMAINS IN HER  
HOUSE DURING THE  
RENTAL PERIOD.



**Short-term rental of spare bedrooms:  
Already allowed in Lenox from June -  
October**

## #2

We are not talking about this situation –  
it is already allowed:



✓ ELEANOR OWNS AND LIVES IN HER HOUSE YEAR-ROUND.



✓ IN THE SUMMER, SHE RENTS OUT HER ENTIRE HOUSE FOR TWO MONTHS TO VISITORS.



✓ SHE LEAVES THE HOUSE AND STAYS ELSEWHERE DURING THESE TWO MONTHS.



**Entire-house rentals of 31 days or more:  
Permitted year-round as a residential use**



# #3

We want your opinions about Short-Term Rental (30 days or less) situations like this:



✓ Bob owns and lives in his house year-round.



✓ He rents out his entire house for weekends and short stays. He may do this occasionally, or frequently.



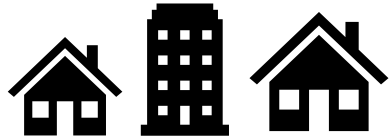
✓ He leaves his house during the rental period.



Entire houses, no owner on site:  
Your opinions →

# #4

We want your opinions about Short-Term Rental (30 days or less) situations like this:



✓ Dana and Charlie are investors who have purchased one or more houses or apartment in Lenox.



✓ They have converted these investment properties into full-time Short-Term Rentals operating year-round.



✓ They do not live in these units and there is no owner on site during the rental periods.



Entire houses and apartments,  
investor-owned,  
no owner on site:  
Your opinions →

# #5

We want your opinions about Short-Term Rental (less than 30 days) situations like this:



✓ Mary lives in her house year-round.



✓ She also has a fully-equipped guest unit – an “accessory dwelling unit” such as a guest house or attached apartment.



✓ She rents out the guest unit for weekends and short stays. She may do this occasionally, or frequently.






✓ She remains in her own house while she rents out the guest unit.




**Guest houses and apartments:  
Your opinions →**




**We are NOT asking about these situations – they are already allowed:**


**#1**

-  ✓ Susan owns and lives in her house year-round.
-  ✓ She rents out a spare bedroom for weekends and short stays. She may do this occasionally, or frequently.
-  ✓ She remains in her house during the rental period.

 Short-term rental of spare bedrooms:  
Already allowed in Lenox from June - October




**#2**


-  ✓ Eleanor owns and lives in her house year-round.
-  ✓ In the summer, she rents out her entire house for two months to visitors.
-  ✓ She leaves the house and stays elsewhere during these two months.

 Entire-house rentals of 31 days or more:  
Permitted year-round as a residential use




**These ARE the situations we want to hear from you about – they are not addressed in our zoning bylaws:**


**#3**

-  ✓ Bob owns and lives in his house year-round.
-  ✓ He rents out his entire house for weekends and short stays. He may do this occasionally, or frequently.
-  ✓ He leaves his house during the rental period.





 Entire houses, no owner on site:  
Your opinions →


**#4**

-  ✓ Dana and Charlie are investors who have purchased one or more houses or apartment in Lenox.
-  ✓ They have converted these investment properties into full-time Short-Term Rentals operating year-round.
-  ✓ They do not live in these units and there is no owner on site during the rental periods.

 Entire houses and apartments,  
investor-owned,  
no owner on site:  
Your opinions →

**#5**

-  ✓ Mary lives in her house year-round.
-  ✓ She also has a fully-equipped guest unit – an “accessory dwelling unit” such as a guest house or attached apartment.
-  ✓ She rents out the guest unit for weekends and short stays. She may do this occasionally, or frequently.
-  ✓ She remains in her own house while she rents out the guest unit.

 Guest houses and apartments:  
Your opinions →

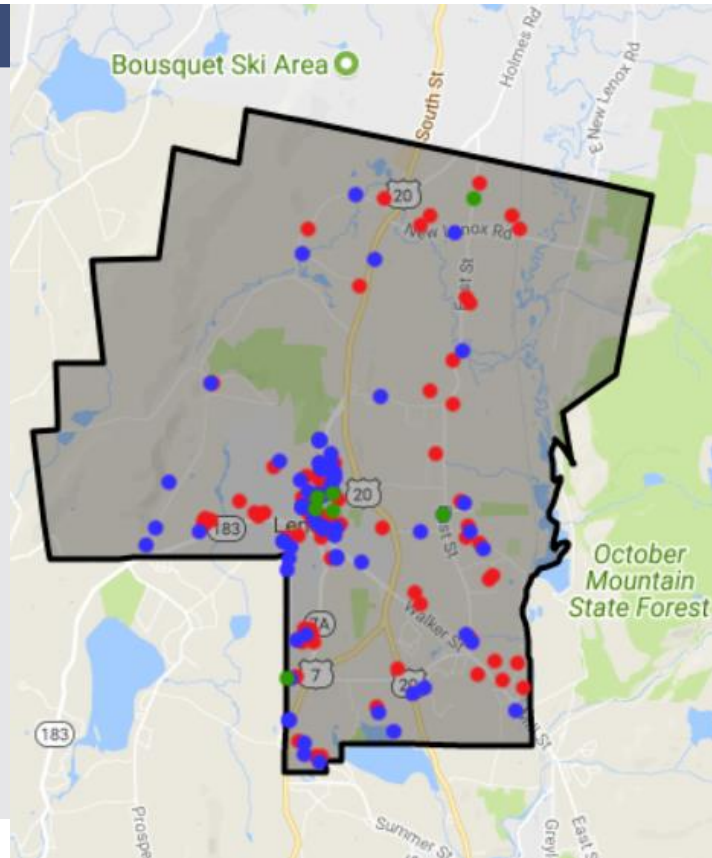
# SHORT-TERM RENTAL ACTIVITY IN LENOX



Trend Monitoring Dashboard

**164**  
Listings in  
Jurisdiction that  
fit STR  
Definition

**124**  
Unique  
Properties in  
Jurisdiction that  
fit STR  
Definition

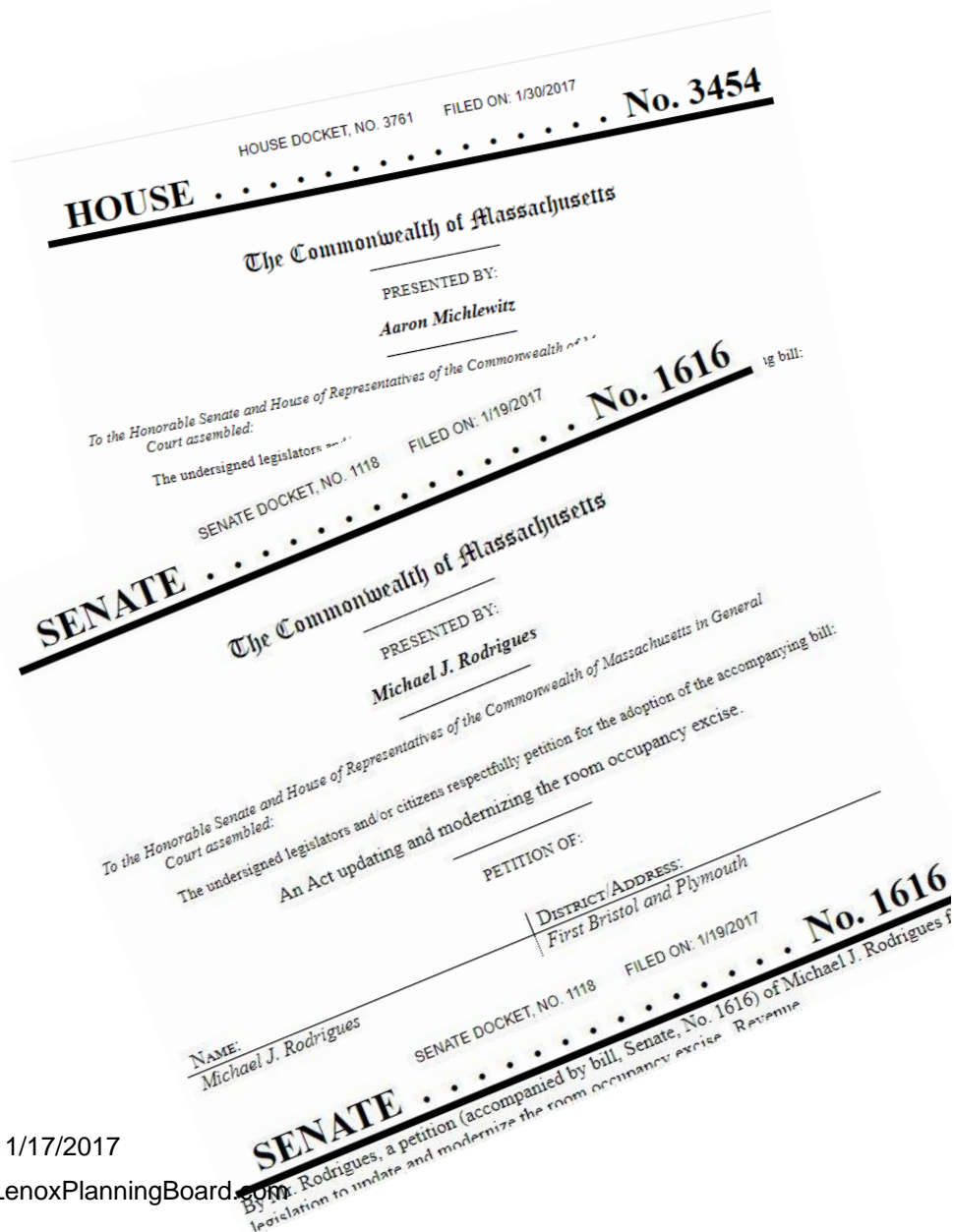


- Partial Home [25%]
- Entire Home [75%]
- Unknown [0%]



- Single Family Listing [56%]
- Multi Family Listing [30%]
- Unknown [15%]

# STATE EFFORT



## What about collecting taxes on these rentals?

That will require enabling legislation from the State.

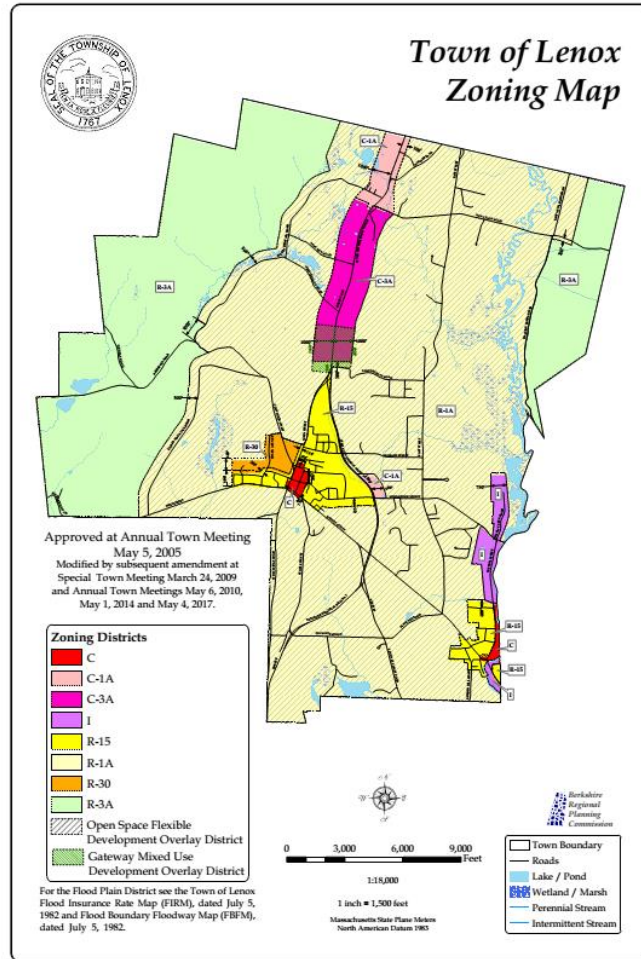
Right now, there are two bills on Beacon Hill that would make tax collection possible. We are told this legislation may pass soon and are monitoring the situation.

## Limits of what State legislation will oversee

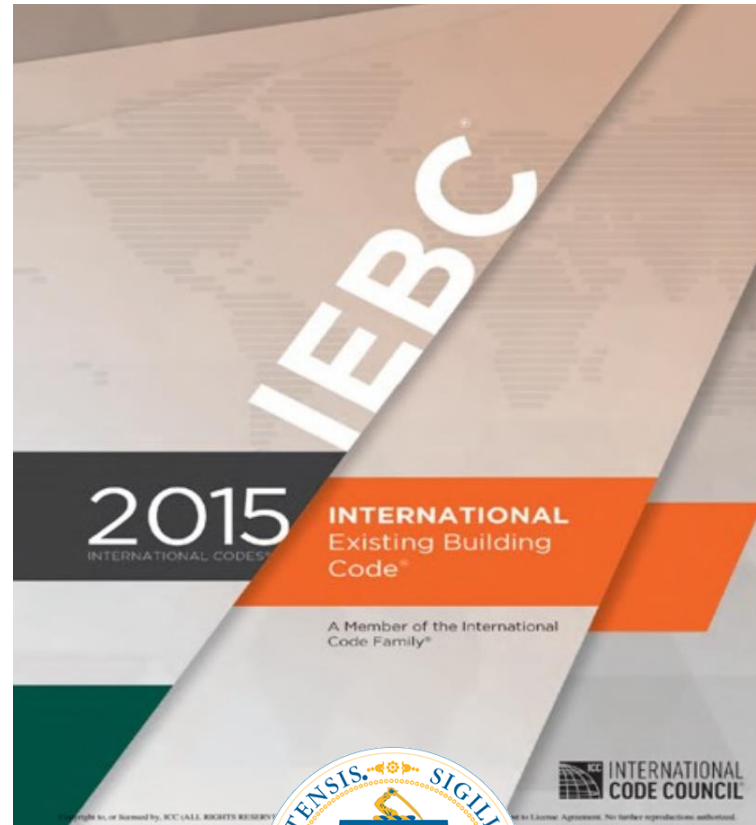
While this legislation may provide some additional framework for any new Lenox zoning bylaws, these bills are mostly about taxation. Whether and if so, where and how to allow Short-Term Rentals in any given town will likely still be up to the individual towns. >>

# GOVERNING IN PARALLEL AT LOCAL LEVEL

## Local Zoning



## Building Code



## Board of Health



# LENOX ZONING BYLAW CAN REGULATE IN THE FOLLOWING WAYS

- ✓ Must unit be owner-occupied?
- ✓ Do we allow investor-owned units ?
- ✓ Dwelling type -- e.g. single-family, duplex, accessory dwelling units, etc.
- ✓ Zoning Districts in which they can operate
- ✓ Time of year they can operate
- ✓ Number of days a unit could be rented
- ✓ Density by street or sq. mile / number of units town-wide
- ✓ Leave as is (the do nothing option)



# OTHER COMMUNITY EXAMPLES

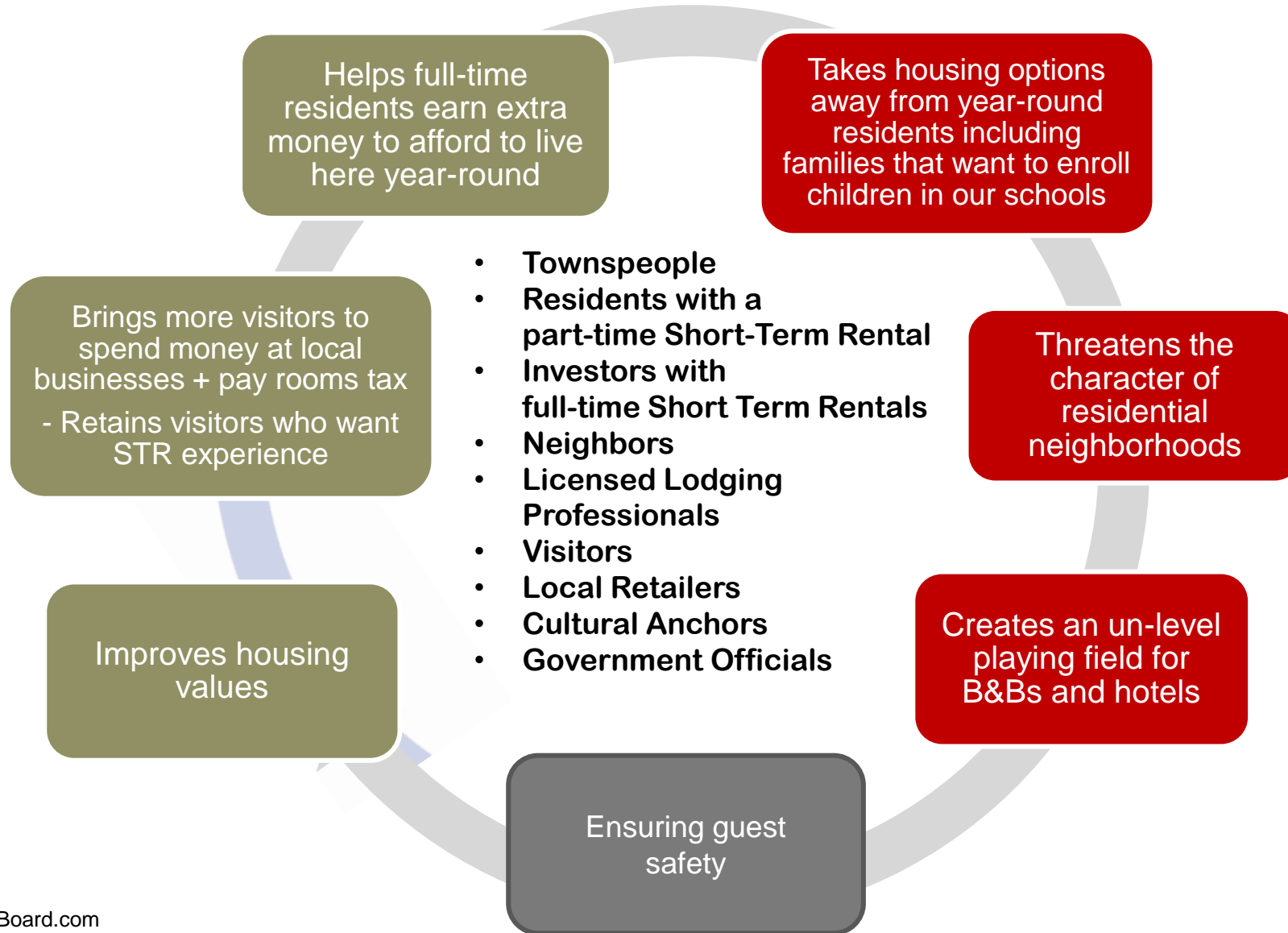
## IN CAMBRIDGE:

- ✓ Hosts to live in the same or in an adjacent building
- ✓ Hosts to register w/ City and undergo inspection every 5 years
- ✓ Renters/Condo owners must get permission from Landlord/Condo Association

## IN SALEM:

- ✓ Neighborhood by neighborhood zoning regulations
- ✓ Accessory Short-Term Rentals treated as separate use category with special standards
- ✓ Annual licensure required

# SUMMARY OF ISSUES/OPPORTUNITIES



**QUESTIONS?**

**LenoxPlanningBoard.com**