

Town of Waterville Valley, NH
Regulations Relative to Permits for Short Term Rentals

The Waterville Valley Town Meeting adopted changes to the Town Zoning Ordinance in March 2021, which set the criteria for the transient rental use of properties in Town.

The Town of Waterville Valley will allow Short-Term Rental (STR) of properties but wants to ensure the safety of occupants, minimize neighborhood disruption and maintain fairness related to paying for Town services.

The following definitions in the Zoning Ordinance are used in this regulation:

- **Dwelling Unit** – One or more living and/or sleeping rooms in a dwelling designed for occupancy by one or more individuals living as a single housekeeping unit with its own cooking, living, sleeping, and sanitary facilities.
- **Short-Term Rental** – A dwelling unit, designed for residential occupancy, that is offered for transient rental.
- **Transient** – A room, number of rooms, or dwelling unit that is offered for rent in increments of less than one month and more than 30 days per calendar year.

On or before December 1, 2021, all Short-Term Rentals, which are not managed by a property management company or realty office, must be registered with the Town. An STR Permit Application form is available on the Town Website at www.watervillevalley.org or the Town Office. Upon registration, and completion of the Owner Certification Checklist or inspection, a Short-Term Rental permit shall be issued.

There is a \$20.00 fee per tax parcel to register Short-Term Rentals.

The owner of any unregistered Short-Term Rental will be fined as follows beginning January 1, 2022. After that date the following fine structure will be in effect:


- First offense by an owner that was not previously sent a notice of this regulation by the Town – Written Warning.
- First offense by an owner that was sent a notice of this regulation by the Town - \$100
- The second offense, after allowing 10 days for registration since the first offense - \$200
- Additional offenses, after allowing 10 days for second a subsequent offense - \$500

The Town reserves the right to revoke a permit for any Short-Term Rental that becomes a nuisance. Revocation action requires a minimum of three incidents within one year. Incidents must be validated by the Waterville Valley Department of Public Safety, where the contact person was notified of problems. Any STR owner found to be operating a Short-Term Rental unit after revocation will be fined \$1,000 per 10-day period.

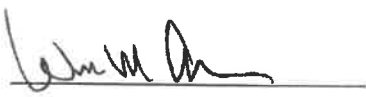
Revocation action must be approved by the Town Manager. If a permit is revoked, the owner may appeal the decision to the Board of Selectmen within 30 days of the date of revocation, and the Selectmen shall hold a hearing on the appeal within 45 days and either affirm the revocation or overturn the revocation. If the revocation is overturned, the Selectmen may impose conditions required for the reinstatement of the permit.

Any comments or complaints related to Short-Term Rentals can be submitted through the Town website at www.WatervilleValley.org or at the Town Office.

Approved by the Town of Waterville Valley Board of Selectmen on October 13th, 2021


Chair


Selectman


Selectman