

Proposed Zoning Changes for Short-Term Rentals

The proposed text below is new language to be added to the New Canaan Zoning Regulations with regard to Short Term Rentals. No changes of existing language is being proposed.

SECTION 2.2 DEFINITIONS

Short-Term Residential Rental: The temporary rental of part or all of a residential property for fewer than thirty consecutive nights at a time, for which the tenant compensates the owner of the property.

SECTION 3.3 PERMITTED ACCESSORY USES

B. Permitted by Zoning or Other Permit

- 8. Short-Term Residential Rental** – The temporary rental of part or all of a residential property for fewer than thirty consecutive nights at a time, for no more than three (3) instances in a rolling six (6) month period, for which the tenant compensates the owner of the property, provided that:
- a. Short-Term Rentals shall be the owner's primary residence. Sub-letting of existing rental property shall not be allowed, and
 - b. The accessory use of the property as a Short-Term Rental shall not materially disrupt the character of the neighborhood, and
 - c. The Short-Term Rental shall not be rented more than three (3) lease instances during a rolling six-month period, and
 - d. Any property offered for Short-Term Rental must meet the requirements of Chapter 186, Housing Code as amended. and
 - e. The Short-Term Rental shall only be used for lodging-type uses. Non-lodging uses, including, but not limited to, parties, receptions, weddings, filming, photo shoots, corporate retreats and fundraisers, shall not be allowed as Short-Term Rentals, and
 - f. Owners of Short-Term Rental properties shall obtain a Zoning Permit and a Short Term Rental Permit from the Zoning Inspector, prior to offering their properties for Short-Term Rental. Conditions of the zoning permit and Short Term Rental permit for Short-Term Rentals shall include any or all of the following as well as any additional conditions deemed appropriate by the Zoning Inspector based on the configuration and topography of the site:
 - i. The owner is limited to one permit for one rental unit per property. Short-Term Rental units shall include a room(s) on the property, OR an accessory dwelling unit, OR the entire house, condominium or apartment; only one of the aforementioned Short Term Rental types shall be rented on each property at any one time.,
 - ii. The Short Term Rental owner shall be required to provide a copy of the appropriate insurance coverage that specifically covers their activity and level of risk., and

- iii. Any advertisement of the Short-Term Rental shall include the Town of New Canaan's Short Term Rental permit number as well as a reference to the date the Zoning Permit was issued.
- iv. If the ownership of the property is transferred or if a Zoning Permit and/or a Short Term Rental permit are not renewed after expiration, a new permit application shall be required.
- v. The Short-Term Rental permit issued pursuant to this section shall expire one (1) year from the date of approval, and may be revoked at any time if the Zoning Inspector receives information showing that such minor Short-Term Rental has violated section 3.3.B.8 or imposed a nuisance on neighbors.
- vi. The owners of Short-Term Rental properties shall maintain up to date records of all rental transactions, including the contact information for and number of tenants and the dates and duration of their stays. These records shall be provided to the Zoning Inspector annually to initiate a permit renewal.
- vii. No additional signage other than what is permitted in Sect. 6.3 shall be allowed
- viii. An inspection by the Building official and/or Fire Marshall shall be required prior to the issuance of a permit to determine whether the proposed dwelling is in compliance with the pertinent Building Codes and the property shall have no current violations and shall comply with all applicable laws and regulations, including the Town of New Canaan Zoning regulations and the building, health and fire codes.
- ix. The Owners of Short Term Rental Properties shall provide on-site parking.