

## Cherri Hirsch

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**From:** Margaret Morris  
**Sent:** Wednesday, August 7, 2024 11:40 AM  
**To:** Cherri Hirsch; Tracy Delaney; Mohammed Rony; Jennifer Belton; Dominic Merante; Crystal R. Peck  
**Cc:** Tom DePietro  
**Subject:** Fwd: STRs

Cherri:

Can you post this correspondence to the website for this evening's LC meeting?

Thanks

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**From:** Michelle Tullo <housing@cityofhudson.org>  
**Sent:** Tuesday, August 6, 2024 2:47 PM  
**To:** Margaret Morris [REDACTED]  
**Cc:** Heather Campbell <citytreasurer@cityofhudson.org>; Margaret Morris <margaret.morris@cityofhudson.org>  
**Subject:** Re: STRs

Hi Margaret,

Please see my answers to your questions below in purple. I am unable to attend the Legal Committee meeting tomorrow night but after the meeting am happy to meet with you and Heather to discuss follow-up thoughts and questions.

Responses:

- Number of registered STRs:
  - 62 owners/sites (some have more than one unit per site)
    - About 13 others in process of registering
  - This does **not** include hotels and B&Bs that advertise rooms on STR websites
- Fee for Registration: \$100 + \$25/bedroom
- Penalty for late registration, or other penalties: <https://ecode360.com/40403193>
- How do you identify unregistered STRs?:
  - The City has contracted a software from MuniRevs called LodgingGov that scrubs the websites where short-term rentals advertise (i.e. AirBnb, VRBO), etc. for listings in Hudson. We then have to match those listings with the property and STR registration.
- Do you have any sense of the number of potentially unregistered STRs?

- We estimate there's about:
  - 23 STR units currently operating that are not registered
  - About 17 more with active listings who have not registered who we have not tracked down the exact addresses yet
- How frequently do you receive complaint forms and what are the most common complaints? It's extremely rare that we receive a complaint through the form on the city's website; I reached out to Craig and am waiting to hear back whether Code Dept receives any complaints.

I have looked at the code and could not find information on fees or penalties:

<https://ecode360.com/40403193>

Any other information or suggestions that you have on monitoring and ensuring compliance would be greatly appreciated. What are some of the challenges you face with this?

- Challenge 1: Organizing data to have a clear picture of who is operating and who is registered. This is more challenging than it might seem because you have to match the advertisements to actual owners and addresses. Having the part-time admin assistant position was essential to sort out the data so we now have a rather accurate understanding of who is operating and their registration status.
- Challenge 2: Understanding who is in compliance with the law. This year we added some steps to the registration process to understand how many units individual owners were operating and to gather information on who is owner-occupied.
- Challenge 3: Now that the registration period has wrapped up for 2024 and we gave people ample time to get in all their materials, we are moving on to sending out letters to get owners into compliance as a coordinated effort across the relevant departments.

We believe that this coming year the registration will be more efficient since we now have all this organized data and because the LocalGov software is currently being updated to make the registration process one form on their website.

An example of a compliance question -- how do you ensure that a resident who is not here full time complies with the limit on the number of days per year that they can rent out their home? We don't know for sure, but we can see the reported revenue and days rented on their lodging tax submissions to the Treasurer's Office, as well as look at the number of nights listed for booking and frequency of reviews on the listings. We also had the owners get a notarized affirmation that they reside at the residence for more than 50 days a year.

**Michelle Tullo, AICP**

**Housing Justice Director**

City of Hudson, New York

520 Warren Street

Hudson, NY 12534

(518) 828-7217

[cityofhudson.org](http://cityofhudson.org)