



BI-TOWN HOUSING
RENTAL SUB-
COMMITTEE SHORT-
TERM & LONG-TERM
RENTALS REPORT FOR
THE DEERFIELD VALLEY
DOVER & WILMINGTON,
VERMONT

SUBCOMMITTEE CHARGE

The primary goals of the committee are to identify the impacts of Short Term (STR) & Long Term (LTR) rentals on the Dover & Wilmington communities. Then review neighboring communities' strategies to lessen the impact to the Deerfield Valley. This may be through guidelines and regulations regarding these impacts. Following this review; the Committee may propose new ordinances regarding STR & LTR for Dover & Wilmington; in which will be presented to the Bi-Town Housing Committee, to the Bi-Town Economic Development Committee, and then to the Dover & Wilmington Select Boards.

COMMITTEE MEMBERS

Committee Chair

Charlie Foster: Chamber of Commerce & Lodging in Wilmington

Committee Vice Chairs

Gretchen Havreluk: Economic Development for Wilmington

Eric Durocher: Economic Development for Dover

Committee Members

Jill Adams: Owner of STR & LTR in valley

Jennifer Hovey: Realtor in Valley

Todd Gareiss: Owner of STR & LTR in valley

Linda Kersten: Owner of STR & LTR in valley

Michael Levesque: Owner of lodging in Dover

John Lebron: Wilmington Planning Commission

Shelley Lockyear: Owner of lodging in Wilmington

James Walker: Director of Chimney Hill

Rich Werner: Owner of property management Company & representing Dover Fire

GUEST PRESENTATIONS

- Tim Dolan: Bi-Town Director of Marketing
- Patrick Banks, State Fire Marshall from Division of Fire Safety
- Chief Matthew Murano Wilmington Police Department

GUEST PRESENTATIONS:TIM DOLAN DIR OF MARKETING FOR BI-TOWN MARKETING

Overview of AirDNA

Current Statistics:

Dover = 468

Wilmington = 297

Average Daily Rate

Dover = \$575

Wilmington = \$502 ·

Dover tends to have higher occupancy levels in winter,Wilmington higher in the summer.

GUEST PRESENTATIONS: PATRICK BANKS FIRE MARSHAL FOR DIVISION OF FIRE SAFETY

Patrick Banks, State Fire Marshal from Division of Fire Safety presented on code requirements for short-term and long-term rental units. His presentation in full is in the appendix of final report.

Division of Fire Safety ensures all Vermont public buildings comply with the VT Fire & Building Safety Code through permitting and inspections. A public building defined by state statute includes short-term and long-term rentals.

State Statute indicates contact telephone number for the person responsible for the unit, VT Dept. of Health, and the VT Dept. of Public Safety Division contact numbers must be posted in each unit. The State also has educational material including a self-certification form pertaining to health and safety precautions that must be taken into consideration.



GUEST PRESENTATIONS: CHIEF MURANO WILMINGTON POLICE DEPARTMENT

STR's are a new front for the Police Department

The majority of issues are:

- Multiple False Alarm calls, Noise, Quality of life, Trash, Parking, & Damage to properties

Current tools used to contact property owners are grand list, Chimney Hill list, and the current alarm registration program. The program has many repeat offenders that notices are sent to. The large issue is not finding the property owner's contact information as the grand list does not have phone numbers, just addresses.

ADVANTAGES & DISADVANTAGES OF LTR

Top 3 LTR Pros

1. Provides workforce housing
2. Economic Impact
3. Supports Local Community

Top 3 LTR Cons

1. Tenant Abuse
2. Rents are higher than people can afford
3. Not enough LTR

ADVANTAGES & DISADVANTAGES OF STR

Top 3 STR Pros

- 1. Economic Impact**
- 2. Real Estate Sales & property taxes collection**
- 3. Tourism \$**
State Rules in place
Visitor Capacity
Provides Jobs

Top 3 STR Cons

- 1. Changes character of residential neighborhood**
Safety for renters
Difficult to regulate & enforce
- 2. Takes LTR off market**
Complaints of noise, parking, party houses
- 3. Unregulated**
Removes workforce housing

COMMITTEE RESEARCH

- Current Long-Term Rental Inventory

Dover- **50 Units**

- This is an estimate as listers cards were not accessible at this time. Estimated by known identified long-term rental housing in Dover.

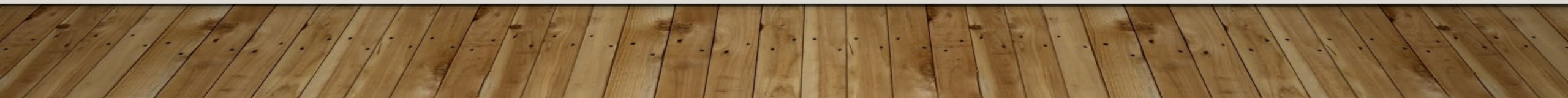
Wilmington- **113 Units**

- 33 Properties researched through Property Cards. Two of the properties had units omitted on the property card. **105 Bedrooms** were counted with twelve of the property cards not listing the number of bedrooms.

RESEARCH CONTINUED

SHORT-TERM RENTAL STATS	DOVER			WILMINGTON		
	June 2023	June 2022	June 2020	June 2023	June 2022	June 2023
# OF UNITS	540	526	381	353	326	264
Avg Daily Rate	\$426	\$467		\$375	\$363	
Occupancy Rate	47%	47%		52%	52%	
Median Monthly Revenue	\$4,548	\$4,550		\$4,244	\$4,050	

The majority of units in both towns are over 3+ bedrooms.
Above data provided by AIRDNA Marketminder.



COMPARABLE TOWNS/CITIES

- Spreadsheet attached that reviews STR for the following towns
 - Nantucket, MA
STR Program developed but not approved at town meeting yet
 - Stowe, VT
No additional system in place, following VT Fire Code
 - Lake Placid, NY
STR Program in place
 - Telluride, CO
STR Program in place
 - Killington, VT
STR Program & registry in place
 - Lake George, NY
STR Program in place

RESEARCH: EXISTING ORDINANCES

Dover has no existing ordinances for Short-Term Rentals

Wilmington considers Short-Term Rentals Lodging

Other considerations are noise, signage, and wastewater permits and allocations

Wilmington LODGING	Conservation District	Village District	Residential & Resort District's	Resort-Commercial /Residential & Commercial /Residential District
2 Guest Bed Rooms	Not Allowed	Allowed w/out permit W/On-site Operator	Allowed w/out permit W/On-site Operator	Allowed w/out permit W/On-site Operator
More Than 2 Bedrooms	Not Allowed	Conditional Use DRB Permit Needed	Not Allowed	Conditional Use DRB Permit Needed
Parking	Not Allowed	1 ½ Parking Spaces required for every bedroom	1 ½ Parking Spaces required for every bedroom	1 ½ Parking Spaces required for every bedroom

REGISTRATION SOFTWARE COMPARISON

- Companies Reviewed

- Granicus
- Accela
- Avenu (Harmari)

- Platform

- Granicus and Accela more third party managed; Granicus even more so
- Granicus also provides ordinance drafting and implementation assistance
- Avenu provides a software solution for management, more in-house management style

- Overview

- After presentations, committee members feel that a deeper dive is warranted into Granicus and Accela
- Overall thought is to avoid putting more work on current or required new staff
- Choice should be based on towns needs, overall expenses, services provided, previous tourism area experience, and situational fit

LONG-TERM RENTAL RECOMMENDATIONS

Incentivize

- Tax deferment for Landlords
- Reduced water & wastewater for Landlords
- Reduce barriers- sewer allocation fee and reduce requirements
- Develop Program for owner occupied homeowners to develop accessory dwelling units
- Develop an incentive program to change current STR's to LTR's.

LONG-TERM RENTAL RECOMMENDATIONS

Create

- Dover & Wilmington landlord group or association for education and training for landlords to include:
- Education about existing Long-Term Rental regulations for landlords & tenants
- Local book similar to “Renting Vermont”
- Education about vetting tenants
- Safety certification checklist/ inspection
- Database of LTR in region with No fee to register
- Tenant Education
- Dover needs to work on zoning regulations for LTR’s
- Education about future of community development
- Creative rental solutions to address affordability

LONG-TERM RENTAL RECOMMENDATIONS

- **Promote:**
 - Use of Tax Bill & other utility bills for inserts to disseminate housing information
 - Promote Deerfield Valley Housing website <https://www.deerfieldvalleyhousing.com/>
 - Businesses have created employee housing in past- offer again
 - Renting rooms & common space (Shared Housing)

SHORT-TERM RENTAL RECOMMENDATIONS

The following is a list of the recommendations approved to be put forward to the Selectboards by the rental sub-committee. This represents pieces of any potential regulations or ordinances to be considered by the towns regarding short term rentals as proposed by the committee.

Recommendation 1: To make recommendations on rules and regulations to the towns regarding short term rentals

Recommendation 2: The towns should consider exploring options of implementing a registration system for short term rentals

Recommendation 3: All short term rentals shall complete the required fire compliance checklist from the State of Vermont Fire Safety Department and file with the town in which the rental resides

SHORT-TERM RENTAL RECOMMENDATIONS

Recommendation 4: An emergency contact list shall be posted in the entrance or in a prominent location inside each STR location with emergency contacts for the property and local emergency services

Recommendation 5: A point of contact for all short term rentals must be on file with the towns for each property being used as a short term rental

Recommendation 6: A point of contact or authorized representative must be able to respond to issues on the rental property within one (1) hour, 24/7 while the rental is in use

Recommendation 7: Bear proof trash and recycling storage is required by any property being used as a short term rental



Questions?
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