

(Proposed) Short Term Rental Code Summary

Key Provisions on Short-Term Rentals (STRs)

- **Definition:** STR = rental of a dwelling unit for **less than 30 days** (hotels, motels, and B&Bs are excluded if properly licensed), no minimum days

- **Effective Date:** January 1, 2026 (with a 60–120 day phase-in for permits).

- **Permits Required:**

- **No rentals** (short- or long-term) allowed without a permit.

- STR permits limited to three types:

1 Hosted STR – Owner/resident tenant lives onsite during guest stay; only bedrooms (not whole house) may be rented.

2 Owner-Occupied STR – Whole unit may be rented, but it must be owner-occupied at least part of the year.

3 Resident STR – For two-unit properties, one unit must be resident-occupied (by owner or year-lease tenant), and the other may be rented short-term.

- **One STR permit per property** (no “portfolio” of STRs; an owner can’t hold multiple STR permits across the Village).

- **Not Allowed for STRs:**

- Accessory buildings/structures (garages, sheds, pool houses).

- Employee housing.

- Multifamily buildings (except condos/co-ops where a single unit may qualify).

- Owners with another active STR permit elsewhere in Greenport.

- **Occupancy & Use Rules:**

- Max **2 people per bedroom**, no dormitory-style sleeping.

- Max **6 adults / 8 total persons** per unit (children under 3 excluded).

- Only one rental party at a time (no renting out separate rooms/beds to different groups).

- Parking: **1 off-street space per bedroom**, no lawn or street parking.

- No on-site STR advertising signs.

- **Local Contact Required:** Owner must designate a responsible person within **60 minutes' drive**, available 24/7, able to be onsite within 3 hours for complaints/issues.
- **Listing Rules:** Rental permit number must appear in all ads/listings. If “hosted STR,” the ad must clearly say owner/resident lives onsite during guest stay.
- **Records:** Owners must keep a **log of guest stays and rates** for 3 years and file annually with the Village.

Long-Term & Employee Rentals

- All rentals (including employee housing) need a **permit**.
- Employee housing only allowed as a **long-term rental** with proper permits.

Enforcement & Penalties

- **Violations** = fines (\$500–\$5,000 escalating), permit suspension/revocation, and possible **3-year disqualification** from new permits.
- Each day = a separate violation.
- Misrepresentation in applications is subject to **perjury penalties**.

Appeals

- Owners may appeal permit denials, suspensions, or revocations to the **Village Board of Trustees**