

To: West Tisbury Selectboard

CC: Planning Board

From: Beatrice Phear

Date: January 5, 2024

Re: Short-term Rentals

I attach a draft Town By-Law for inclusion on the Warrant for the April, 2024 Town Meeting. This draft was prepared by the Short-Term Rental Committee: Sheila Morse, Dan Rossi, Karen Overtoom, Reid Silva, John Rau and me.

We held a public meeting with the Planning Board on November 27, 2023 on an earlier draft. The public meeting went very well, and there was no opposition to the concept of regulation. We received a number of valuable suggestions. This attach draft reflects that.

We eliminated any limits on the number of rentals per year and made a number of clarifications.

One issue that the public, and the committee, is divided on is the minimum length of stay. We voted to have a minimum lease of seven days, recognizing that a tenant could negotiate rent based on not using the property during the whole lease period. The goal is to prevent "churn". You may want to change that, or it may be altered on Town Meeting floor.

It is our understanding that the Commonwealth is preparing specific rules and regulations for the inspection of short-term rentals, which will be under the purview of inspectional services.

Our committee is happy to volunteer to help you write the various rules, regulations and forms, and we suggest an initial fee of \$350 per year, which we think will cover the cost of inspection and registration.

We look forward to meeting with you on January 10.