

Regulations Relative to Permits for Short Term Rentals

The town of Franconia will allow Short Term rentals but wants to ensure the safety of occupants, minimize neighborhood disruption, and maintain fairness related to paying for town services.

A "Short-term Rental" or "Vacation Rental" unit is defined as any individual or collectively owned single family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, or owner-occupied residential home, that is offered for a fee for less than 30 consecutive days per RSA 48-A:1.

On or before January 1, 2021 all short-term rental units must be registered with the Town. A registration form is available online at www.franconianh.org or at the Town office. Upon registration, a short term rental permit shall be issued.

There is a \$50 annual fee to register short-term rental units per tax parcel.

The owner of any unregistered short-term rental unit will be fined as follows starting April 1, 2021:

First offense from unit owner that was not sent a notice of this ordinance by the town: written warning

First offense from unit owner that was sent a notice of this ordinance by the Town: \$100

Second offense, after allowing 10 days for registration since the first offense: \$500

Additional offenses, after allowing 10 days for registration since the second offense: \$1,000 each

The Town has the right to revoke a permit for any Short-Term Rental unit that becomes a nuisance. This action will require a minimum of three incidents within one year, validated by the Franconia Police Department or the NH State Police, where the contact person was notified of problematic occupant actions. Any unit owner found to be operating as Short Term Rental after revocation will be fined \$1,000 per 10-day period.

If a permit is revoked, the owner may appeal the decision to the Board of Selectmen within 30 days of the date of revocation, and the BOS shall hold a hearing on the appeal within 45 days and either affirm the revocation or overturn the revocation. If the revocation is overturned, the BOS can impose conditions upon the reinstatement of the permit.

Any comments or complaints related to Short Term Rentals can be submitted online at www.franconianh.org or at the Town Office.

Approved by the Town of Franconia Board of Selectmen.

Town of Franconia New Hampshire Short-Term Rental Registration

Submittal Date: _____ Registration Fee of \$50.00 per tax parcel _____

1. TYPE OF SHORT-TERM RENTAL BEING APPLIED FOR:

___ STR TYPE 1

STR Type 1 is owner or operator occupied and is not associated with an owner-occupied managed rental building.

___ STR TYPED 2

STR TYPE 2 is not owner or operator occupied and is not associated with an owner-occupied managed Residential Unit Building.

___ STR TYPE 3

STR TYPE 3 is owner or operator occupied or associated at least part-time.

2. APPLICANT INFORMATION

Applicant's Name: _____

Applicant's Address: _____

Telephone: _____ email: _____

Owner Information Same As Applicant Y/N

Owner Name: _____ Contact Person: _____

Owner's Address:

Telephone: _____ email: _____

3. NH Room and Meal's Tax Licensed? Y/N

4. Does the unit(s) have working Smoke and CO Detector's? Y/N

5. Any questions, you can request a free Life Safety Inspection.

PREMISES INFORMATION

Physical address of the short-term rental:

Type of Structure:

Residential (Single Family) _____ Residential (Multi-Family) _____ Accessory dwelling _____

Apartment or Unit in Multi-Family-Unit Building _____

Number of Bedrooms: _____ Number of Bathrooms: _____

Burglar/Fire Alarm Registered with the Police Department: **Y/N**

Number of Designated Parking Spaces on the Property: _____

List of short-term rental platforms the property will be advertised with (AirBnb, HomeAway, VRBO, Etc)

LIST OF TOWN ORDINANCES THAT ARE STRICTLY ENFORCED AND RENTERS MUST BE AWARE OF:

- Breach of Peace Ordinance
- Dog Ordinance
- Burning Ordinance
- Wild Animal Ordinance
- Winter and Inclement Weather Ordinance.

Transfer Station hours and town Ordinances can be viewed on the Town's Web Site.

www.franconianh.org

Acknowledgment

By signing this registration form, I acknowledge that I am aware of the Town of Franconia's Ordinances listed above including the Short-Term Rental Ordinance.

Property Owner's Signature

X _____ Date: _____

Registration Fees Paid \$

Registration Number: 2020-_____