**2024 Proposed Warrant Articles**

**To be added to the Definitions Section 202**

"short-term rental" means any individually 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 and for less than 30 consecutive days.

**Section 706. Registration Requirements and Regulation of Short-Term Rentals**

706.1 Registration

All property owners operating a short-term rental must register their rental property with the Town of Carroll Select Board Administrator and pay a registration fee. Upon registration and payment of the fee, the property owner will receive a permit to operate. Registration cost per unit will be set by the Board of Selectmen and may be modified on an annual basis. Permits will be valid for 3 years from the initial date of issuance.

706.2 Failure to Register

Failure to register a short-term rental is a violation of this ordinance and will result in a written warning. If the short-term rental is not registered within 7 days of receipt of the written warning, the property owner will incur a fine of $250.00 per day for up to 10 days.

If after 10 days the short-term rental property still has not been registered and all fines have not paid, a cease and desist notice will be issued and the owner will not be permitted to operate the rental until it is registered and all fines are paid. The owner may appeal the issuance of the cease and desist notice to the Board of Selectmen.

If the owner continues to operate the short-term rental after the cease and desist notice is issued, the owner will continue to incur a fine of $250.00 per day until the rental is registered and all fines are paid.

All fines incurred under this section must be paid within 30 days.

706.3 Complaints and Remedies

If three or more complaints are received and found to be valid by a local, state, or federal law enforcement agency in a 365-day period, the property owner shall pay a $250.00 fine and their short-term rental permit shall be revoked for 365 days from the date of the 3rd offence. Property owners may appeal the revocation of their permit to the Board of Selectmen within 30 days of receiving notice of the revocation.