

Town of Woodstock STR Task Force Recommendations – 8/12/23

All ZRC Meeting notes are in blue and bold blue

Contributors

with technical support and research from

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Questions to Town Staff and the Town Board

- Currently Section B Subsection D. of the STR regulations state “Non-owner occupied STR's may be rented out a maximum of 180 days per calendar year with no more than 26 weekends or parts of weekends included in that total. Weekends include any time between Friday evening and Monday morning.”
 - How is the non-owner-occupied limit of 180 days being monitored or enforced?
- **Section E.** Only the property owner is permitted to register an STR. An individual property owner can register or have an interest in one (1) non-owner occupied STR unit. Registration by a corporation whose owners have an interest in more than one (1) STR's is prohibited in residential districts. Registrations are transferable with a new application. Transfer must be applied for within 30 days of sale.
 - How is this being enforced?
- Three or more violations of Local Laws may lead to revocation of an approved STR operation permit.
 - What is considered a violation and how is it being tracked and enforced?

Background Context

- In 2019, the Town of Woodstock adopted a law amending the Town's zoning code to permit and regulate Bed and Breakfasts and Short-Term Rentals.
- In July 2021, the Woodstock Town Board approved a nine-month moratorium on new applications from homeowners who wish to rent out their homes for short periods of time to visitors.
- In July 2021, the Town of Woodstock Short Term Rental Task Force was established to provide recommendations on updates to the STR law to achieve a number of outcomes.
- The Town, as of **Fall 2022 (2019 ACS data)**, ([Granicus study, unique rental units, 3 points per unique rental unit to confirm STR activity](#)) had **486 short-term rentals (both registered and unregistered)** ([approx. 296 registered as of Oct 2023, interested to know # Owner Occupied and # Non Owner-occupied](#)) operating. This amounts to approximately 11% of all dwelling units in the Town (**4,250 dwelling units**) operating STRs, the second highest percentage of STRs among all Ulster County municipalities. Of those 486 dwelling units, 436 (10%) of the units are rented as whole-home rentals and only 1% are private room/partial home rentals. **Issue: We are over what we have authorized as the cap.**
- If the Town does pursue updates to the STR law, the updates will be sent back to the Ulster County Planning Department for formal review and comments through the [referral process](#).

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- **Vacancy Rates and their effect on housing markets**
 - Based on the trends of supply and demand in the housing market, a healthy vacancy rate (homes for sale or rent in a given geography) is around 5%. When vacancy rates are below 5%, the shortage of homes available for rent or purchase places increased pressure on the market and drives-up prices.
 - A large supply of short-term rentals in a given community uses housing units that would typically otherwise exist in the rental and ownership market and reduces the vacancy rate. Included below is a list of research demonstrating the impacts of the short-term rental market on rental prices, home sale prices, and home assessment values.
 - [The Effect of Home-Sharing on House Prices and Rents: Evidence from Airbnb](#)
 - [EPI Study](#)
 - [NYC Comptroller's study](#)
 - [Housing Policy Debate study](#)
 - [DC Housing report](#)
 - As of 2021 (Census 2021 American Community Survey), there were 4,341 dwelling units in the Town of Woodstock. Below is a table of the Occupancy Status data from the census demonstrating an effective vacancy rate of 1.2%.

Town of Woodstock Vacant Units and Effective Vacancy Rate	
	1.2% Compared to 5% healthy, and 2023 numbers believed to be lower than 1.2%
Effective Vacancy Rate (For rent or sale units/Total Units)	
Total Dwelling Units	4,341
Total Vacant Units	1,137
For rent	29
Rented, not occupied	25
For sale only	34
Sold, not occupied	0
For seasonal, recreational, or occasional use	852
For migrant workers	0
Other vacant	197
Source: Census 2021 ACS Data	

The various STR law update recommendations under these 5 objectives and provided some context to why the updates are necessary based on the specific STR issues the town is facing.

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Objectives of the Woodstock Short-Term Rental Regulation Updates

1. Preserve community character, limit nuisance, and ensure health and safety.
2. Update STR administrative fees to cover the cost of implementation.
3. Streamline implementation of STR regulations.
4. Ensure a balance between economic opportunity and impacts on housing affordability.
5. Increase transparency and accountability in STR regulatory implementation.

Updated Definitions for the Town of Woodstock STR Law

The Town should include the following definitions in the **proposed updates** to the Town's STR Law.

Need to compare with current law to know all updates.

- **Short-Term Rental** - An accessory use or supplementary business allowing a Short-Term Rental (less than thirty days) of at least one room in a private home or habitable accessory structures. Property owners seeking to operate a Short-Term Rental must apply for and receive from the Town of Woodstock a Short-Term Rental Registration, and post the Woodstock Registration Number on all on-line listings. Registrations are good for one (1) calendar year, and the total number of properties owned by or in which an interest is held by an individual person(s) or entity offering STRs is limited to one (1). **See Section E above**
- **Short-Term Rental Home – (STR-H)** A supplementary business in a private home or habitable accessory structure in which **at least one and not more than two bedrooms** are offered for rent within the private residence, and in which no public restaurant is maintained, and no other commercial services are offered; or in which the entire home is rented out for **60 days** or less per year. Each STR occupied unit shall have no more than 2 guests per bedroom as lodgers. Children twelve years old and under are not counted as guests. The STR home shall not have more than four occupants as lodgers. The owner of an **STR Home must live in the dwelling unit or on the property as a full-time resident**.
- **Short-Term Rental Full Permit - (STR-F)** **(was Establishment? Non-Owner Occupied)**
- A supplementary business in a private home or habitable accessory structure in which the entire private residence is rented for less than **30 days** and no host/owner is present, and in which no public restaurant is maintained, and no other commercial services are offered. Each STR-F unit shall have no more than 2 guests per bedroom as lodgers. Children twelve years old and under are not counted as guests. STR-F establishments must have a designated local host as defined herein; and must comply with the other STR Standards in or referred to in § 260-56. **STR-F shall be rented for no more than 180 days** per calendar year with no more than 26 weekends or parts of weekends included in that total. Weekends include any time between Friday evening and Monday morning. **(Not clear if this is Owner Occupied or not, and not clear number of bedrooms included in STR-F)**

Considering the above changes in definitions, the Town Board should determine whether a cap should be placed on the number of days the STR-F permit can be rented. Currently,

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it is written at a maximum of 180 days. However, it is unclear how this cap is being enforced, if at all, currently.

- **Dwelling Unit** - A building or entirely self-contained portion thereof containing complete housekeeping facilities for only one family, including any domestic servants employed on the premises, and having no enclosed space (other than vestibules, entrances or other hallways or porches) or cooking or sanitary facilities in common with any other dwelling unit. A boardinghouse, dormitory, motel, inn, nursing home, fraternity, sorority or other similar building shall not be deemed to constitute a dwelling unit. (compare this definition with current definition and with the HOTF proposed law update)

Objective 1: Preserve community character, limit nuisance, and ensure health and safety.

Context: Over the past approximately 10 years, the Town of Woodstock has experienced a considerable increase in the number of short-term rentals (STRs) in the Town and the Hamlet. Citizens have expressed concern that the proliferation of STRs, particularly in the Hamlet of Woodstock, is compromising community character and well-being by limiting the number of homes available for full-time residents to own or buy and reducing the sense of community in the neighborhood. Additionally, the prevalence of STRs adds additional health and safety concerns that need be addressed through regulation.

1a: Preservation of Hamlet

The Town Board should limit or fully restrict the number of STR-F permits allowed in the Hamlet of Woodstock to preserve the sense of community in the Town. (ZRC comment: Can set caps in different parts of town. Attendees agree.)

This update would also help prioritize the use of dwelling units in the more dense, walkable portions of the Town for full-time rentals and ownership, helping to promote sustainable transportation options for residents and reduce the Town's greenhouse gas emissions.

Current dwelling units with "non-owner occupied"/STR-F permits will have a 3-year sunset period in which to operate. After which point, their permit and all associated paperwork must be submitted to Town offices. (ZRC idea, after 3 years of STR, STR cannot operate for some number of years)

Urana: Long term rentals and STR will all be driving, gas emissions, STR should be spread across all hamlets, if ban non owner occupied, will reduce STR by half.

Jude: Can set caps in different parts of town. Attendees agree.

Jeff: 3 types of STR

1. Air B&B – limit by region, needs license, revolve who gets license, needs clearly defined and proper regulation, proper license fee, severe penalty (operate without license - severe penalty, one strike you are out; noise or other issue – may get several notices), determine cap based on percentage, adjust fees and penalties year to year by Town Board resolution (goal is to have fees and fines sufficient to fund the people needed to enforce)

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2. Seasonal – snow birds, go to Florida for the winter and rent for >30 days; OK
3. Hosted traditional B&B; OK

1b: Non-permanent structures are forbidden as STRs:

The Town Board should update the STR law to specify that permitted Dwelling Units, as defined in the Woodstock Municipal Code, will be granted permits for STRs to avoid rental of RVs, trailers, tents, and non-permanent structures. (ZRC agrees, also, address Glamping/Camping separately)

1c: Enforcement: Violations of Town Law/Nuisance Complaints:

The Town Board should update Section G of the STR law to specify which local laws STR owners/operators must provide to renters. (ZRC note: Section G already does provide this. Also, forbid parties that exceed the Noise ordinance (section 139), forbid fireworks Urana: To provide list of Yellow (nuisance) and Red (severe) violations)

For example:

- Fireworks Permits (needs to be added to original law)
- STR is operating as an “event” site. (no advertising as event site -needs to be added to original law)

Jeff: Granicus provides information on listings and evidence of violations, cross references and captures 70 platforms such as air B&B. Can help us prove violations. UC uses Granicus for Bed Tax. **Granicus** is a private corporation that helps towns enforce STR laws. Fee is one time \$18K to help us write our laws. Monthly fee to help with monitoring and enforcement, providing clear evidence that helps with prosecution. Will go to court with you, and has not lost cases.

Currently:

Violation fees are determined by the Justice court upon conviction of a violation. (ZRC: Town should set the violation fee schedule.)

1d: Penalties ZRC and Urana: Need Yellow/Red, Yellow/Nuisance (bear garbage) can have 1st, 2nd, 3rd offense. Red/Serious permit revoked immediately.

In Section J of the Town’s current STR law, it states that “Three or more violations of Local Laws may lead to revocation of an approved STR operation permit.” The Town Board should update the STR law to include a compliance portion of law, stated as such

“A property found not to be in compliance with any section of this law or any applicable Town of Woodstock law will be subject to a monetary fine in accordance with the schedule below.

1. A one thousand-dollar (\$1,000.00) fine will be assessed for the first offense.
2. A two thousand-dollar (\$2,000.00) fine will be assessed for the second offense.
3. A third violation will result in the revocation of the permit, or if the property is operating without a permit the owner and the property will be prohibited from applying.” Set time limit for when new owner can reapply – xx years

This compliance mechanism is similar to regulations implemented by other municipalities including the Village of Rhinebeck and will help ensure STR owners/operators are complying with all applicable regulations.

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1e: ZRC idea: For brand new purchase, put a time-frame (e.g. 5 years) that must go by before new owner can first apply for STR. If STR license, STR ends when ownership changes. If an inheritance, can continue with same abilities as previous owner.

Objective 2: Update STR administrative fees to cover the cost of implementation.

Context: Since the Town's STR law was passed in 2019, there has been a considerable increase in the number of STRs in the Town. The implementation of the law has required more staff time and resources, placing a strain on the Town's limited resources and potentially compromising staff's ability to perform other essential tasks and duties. As such, consideration should be given to updating the fee structure for STR applications and annual permits so that fees can fully cover the cost of implementing the STR law including potential contracted services to support implementation.

2a: Regulatory Fees and Pricing:

The Town Board should conduct an analysis of the overall staff time and costs for implementing the STR regulations and adjust the Application Fee and Operation Fee structure to ensure that the full cost of the STR law implementation including all staff time for regulating and monitoring STR activities, administering STR permits, and conducting annual safety and fire inspections, and any other associated costs is covered by the STR fees.

Currently, the Town of Woodstock's application and operation fee structure is low compared to other municipalities with similar STR regulations in Ulster County and the Hudson Valley.

Attachment A includes a summary of the fee structures for other municipalities in Ulster County and the Hudson Valley.

Objective 3: Streamline implementation of STR regulations.

There are several companies (i.e., Granicus) that can support the Town in implementing the STR law, streamlining the implementation process and increasing the Town's capacity to effectively regulate STRs in line with the STR law. Services provided specifically by Granicus include:

- **Property Address Identification:** Monitors more than 60 vacation rental websites through big data and artificial intelligence, so no owner or platform can bypass your local ordinance or by-law. Every address is quality checked by an analyst to ensure that address identification is accurate.
- **Compliance Monitoring:** Make registration & tax collection processes available online, easy, and accessible. Guide applicants through what can otherwise be complex permitting workflows.

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- **Mobile Permitting & Tax Collection:** Make your registration & tax collection processes available online, easy, and accessible. Guide applicants through what can otherwise be complex permitting workflows.
- **Rental Activity Monitoring:** Sends estimated occupancy and rental revenue for each property based on machine learning modules unique to govService Host Compliance. Automatically identifies audit candidates who are under-reporting on taxes or exceeding occupancy regulations.
- **24/7 Hotline:** Makes it easy for neighbors to report, prove, and resolve non-emergency short-term rental related problems in real-time, any day, at any hour.
- **Consulting Services:** Draws on the deep experience of their team to put in place fair and enforceable regulations based on data and best practices they've developed helping hundreds of cities, counties, and state governments.

There are several portions of the Town's current STR law that would appear to be difficult to enforce without assistance from more sophisticated support services. These include:

- “**SHORT TERM RENTAL (STR) NON-OWNER OCCUPIED:** Non-owner occupied STR's may be rented out a maximum of 180 days per calendar year with no more than 26 weekends or parts of weekends included in that total.”
 - How is this portion of the law currently being monitored and enforced?
- “**E. Only the property owner is permitted to register an STR.** An individual property owner can register or have an interest in one (1) non-owner occupied STR unit. Registration by a corporation whose owners have an interest in more than one (1) STR's is prohibited in residential districts. Registrations are transferable with a new application. Transfer must be applied for within 30 days of sale.”
 - How is the monitoring and enforcement of corporate ownership currently being implemented?
- “**I. Failure to comply with these standards will result in denial of STR applications.**”
 - How is monitoring and repercussions for non-registered STRs currently being implemented?

3a: Enforcement and Implementation Support

The Town Board should consider contracting with an STR compliance company (e.g., Granicus) to increase enforcement capacity and streamline the implementation of the Town's STR regulations.

3b: Enforcement: Operating Without Permit

The Town Board should update the current STR to include a clear enforcement process for STRs operating without an STR permit.

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Suggested steps could include:

- A. The Zoning Enforcement Officer has the right to determine if a violation has occurred and take action to correct said violation.
- B. A violation consists of operating a short-term rental without a valid short term rental permit.
- C. The Zoning Enforcement Officer shall give the owner thirty (30) days to suspend operations or, if the STR Cap has not been met, 30 days to legally register the STR, including inspection.
- D. An owner not in compliance with either suspending operation or legally registering an STR (STR cap permitting) within the thirty days (30) provided shall not be permitted to continue operations of the STR and shall be fine.

The Town Board should determine the amount violator should be fined (as part of Section D above) commensurate with other Town fines of a similar character.

3b: STR Regulations

Noise control, safety of guests prior to the Covid shut down be reinstated as passed by the Town Board. Enforcement - Put list of STR owners into the Police computer system.

Objective 4: Ensure a balance between economic opportunity and impacts on housing affordability.

Context: The prevalence of STR's in communities has been shown (through academic research to have both positive (increased commerce and business activity) and negative impacts (decreases in the availability housing opportunities for residents, increase pressure on home sale prices and assessment values, nuisance issues). The intent of the STR law should be to achieve the goals in the Town's chart and the Town's other guiding policy documents (Comprehensive Plan).

As demonstrated in the [Ulster County Housing Action Plan](#), the County continues to be in a housing crisis which includes:

- rapidly increasing rental and home sale prices that outpace income levels, forcing many families and individuals to be pushed out of their communities
- business experiencing a worker shortage due to a lack of affordable housing
- increased pressure on the housing and rental market from the real estate investors

As such, updates to the Town's STR law needs to strike a balance between ensuring economic opportunity and preventing further negative impacts on housing affordability in the Town while ensuring that the STR law updates are legally defensible.

4a: Set an official CAP on STR-F permits.

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The Ulster County Housing Smart Communities Initiative includes a Housing Smart Action to adopt short-term rental regulations that places a cap on the total number of Short-Term Rental Full Permits to a 1% to 2% of the municipalities total residential dwelling units.

The Town, as of Fall 2022, had 486 short-term rentals (both registered and unregistered) operating. This amounts to approximately 11% of all dwelling units in the Town (4,250 dwelling units) operating STRs. Of those 486 dwelling units, 436 (10%) of the units are rented as whole home rentals and only 1% are private room/partial home rentals. A 2% cap on Short-Term Rental Full Permits (STR-F) would amount to 85 STR-F permits. A 1% cap on Short-Term Rental Full Permits (STR-F) would amount to 43 STR-F permits. Based on information provided by the Town, there are approximately 120 “non-owner occupied” rentals.

The intention of capping the total number of STR-F units is that there is strong evidence that the increase in the number of whole home short term rentals decreases the total available dwelling units for sale and for rental, in turn, decreasing the overall housing vacancy rate. Vacancy rates below 5% place increase stress on a communities housing supply and drive-up home sale prices and rental prices, pricing many out of the communities they live in. Below is a list of research on the negative impacts of short-term rentals when they are unregulated and allowed to proliferate.

- [The Effect of Home-Sharing on House Prices and Rents: Evidence from Airbnb](#)
- [EPI Study](#)
- [NYC Comptroller's study](#)
- [Housing Policy Debate study](#)

Under this recommendation the number of STR-F permits would be reduced overtime to fall under the 1-2% cap for STR-F permits (or whatever percentage the Town Board chooses). Based on home sale trends, it is unclear how quickly this reduction would occur and could take many years. The Town Board could take a more proactive approach and develop a sunset period (e.g., 3-4 years) in which the Town would rescind the current non-owner occupied/STR-F permits and begin an new application process for STR-F permits using the chosen cap on the number of STR-F permits. To ensure equity for the new STR-F permits, if there are more STR-F permit applications than the number of permits, the Town could use a randomized lottery system to choose the STR-F permits.

4b: Restricting transfer permit with the sale of a property

The Town Board should update the STR law to clarify that any current STR permit will not be transferred to the new owners when a property is sold and create a mechanism to monitor and enforce this regulation.

4c: Identification of Corporate Entities

The current STR law states in **Section E** “Only the property owner is permitted to register an STR. An individual property owner can register or have an interest in one (1) non-owner occupied STR unit. Registration by a corporation whose owners have an interest in more than one (1) STR is prohibited in residential districts.” This may be a violation of the interstate

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commerce clause because the law is making distinction and restrictions based on owner vs. non-owner-occupied properties. If the Town moves forward with this recommendation, it would be important to check on the interstate commerce clause issue.

As discussed above, the Town Board should update the STR law to move away from using non-owner-occupied status as a determination and update the law to place a permanent cap on STR-F permits.

5d: Transfer of Permits

The Town Board should update the STR law to clarify when STR permits are and are not transferable between property owners.

STR permits are transferable between property owners when:

- The transfer of the property is part of an inheritance between relatives.

STR permits are not transferable between property owners when:

- The property is being sold.
- The property is a gift to a non-relative and not part of an inheritance.

The Town Board should update STR regulation to help reduce the number of STR-F permits in line with the cap of 1-2% of all dwelling units. When a property is sold and the STR permit is not transferred with the property, a new STR permit will not be issued if the number of STR-F permits exceed the 1-2% cap. Based on information provided by the Town, there are approximately 120 “non-owner occupied” rentals. New STR-F permits will not be issued until the number of non-owner occupied/STR-F permits are at or below 85 (2% of all units) or 43 (1% of all units).

Objective 5: Increase transparency and accountability in STR regulatory implementation.

Context: As discussed above, the increase in the number of STRs in the Woodstock since the Town’s 2019 STR law was passed has required increase staff time and resources. As the housing crisis in Ulster County has become particularly acute in the past three years, the issue of regulating STRs has become a more controversial issue. As such, creating increased transparency and accountability in implementation of the STR law will help ensure the law is being implemented fairly and is working to achieve the intended outcomes of the law.

5a: Standardization of Record Keeping:

The Town Board should update the current STR law to include a self-reporting process for the STR-H permits to report on the number of days and dates of all rentals to ensure these permits do not exceed the 60 cap on STR-H permits. The Town Board should update the current STR law to include a self-reporting process for the STR-F permits to report on the number of days and dates of all rentals to ensure these permits do not exceed the 180 cap on STR-F permits. Note: Granicus has the ability to track the number of days a listing is active or available per year. It is a good idea to ask for self-reporting but also have access to Granicus services to verify. If the

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Town contracts with Granicus or another service provider, the self-reporting may not be necessary.

5b: Owner must identify where they are advertised/listed.

The Town Board should update the current STR law to include a self-reporting process for all STR permits to self-report on which sites they are using to advertise. Note: Granicus has the ability to track listings on 60 different STR sites. It is a good idea to ask for self-reporting but also have access to Granicus services to verify.

5c: Registration numbers must appear in the listings.

The Town Board should update the current STR law to require that all STR rental properties include their current Town STR registration number in the description of the listing on all websites where it is listed. Note: Granicus has the ability to track listings on 60 different STR sites. The Town could ask for self-reporting but also have access to Granicus services to verify.

5d: Assign Permit #

The Town Board should update the current STR law to include a self-reporting process for all STR permits to self report on which sites they are using to advertise. Note: Granicus has the ability to track listings on 60 different STR sites. It is a good idea to ask for self-reporting but also have access to Granicus services to verify.

5e: Definition of Owner occupied:

The Town Board should update the current STR law to move away from language referencing owner-occupied and non-owner occupied STRs, as discussed above. The STR law should use language making distinctions full-time residence, whole home rentals, and partial home rentals. This recommended shift is partly in response Fifth Circuit Court ruling in *Hignell-Stark v. The City of New Orleans*, No. 21-30643 (5th Cir. Aug. 16, 2022)) which held that the residency requirement (i.e., restrictions on non-owner-occupied units) was unconstitutional and violated the Commerce Clause and noted that local benefits could not justify discrimination against interstate commerce when there are alternative non-discriminatory methods to achieve legitimate government policy goals. By moving away from language referencing owner-occupied and non-owner occupied STRs, the Town can avoid potential legal complications pertaining to the *Hignell-Stark v. The City of New Orleans* case.

Read more here on this court case here: [Hignell-Stark v. The City of New Orleans](#)

If the Town chooses to remain using the “owner occupied” and “non-owner occupied” categorization system, the Town Board should, at a minimum, clearly define the distinctions between owner occupied and non-owner occupied and how that is being verified through the permitting process.

To ensure effective verification of full-time residence, the STR law should be updated to require that two forms of verification from the following list to confirm whether the property used as an STR is or is not the owner’s primary residence.

If an application is being submitted for a STR-H, the applicant must submit:

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- State or Federal income tax return from the year prior to when the property will used as a short-term (required)
- Submit one of the following as the secondary document to submit:
 - Motor Vehicle Registration
 - New York State Driver's License or ID Card
 - NY Voter Registration

5f: Implement the Airbnb STR regulation on the Town of Woodstock website.

The Town Board should update the STR law to require that all STR owners/operators are given a guidance document on all tasks required of the owner/operator for operating, renewing, and for giving an STR permit.

5f: STR laws made available in all realtor offices to be handed out to each prospective buyer.

The Town Board should update the STR law to require that the Town's STR law and guidance document be provided to all real estate offices brokering properties in the Town of Woodstock. The STR law should also require that all prospective buyers be provided with the Town's STR law and STR guidance document.

Attachment A: Short-Term Rental Fee Structure Research

Regulatory Fees and Pricing

- **Town of Rhinebeck, NY**
 - Application Fee - \$150
 - Fire Safety Inspection - \$150
 - Penalties
 - \$1000 first offense
 - \$2000 second offense
 - Third offense, permit is revoked
 - Operating illegally, any violation?
 - <https://villageofrhinebeck.org/announcements-public-notices/national-dea-takeback-day-4rjtn-ggmke>
- **Town of Woodstock, NY**
 - Application Fee - \$50
 - Operating Fee - 50 for first bedroom, 25 for additional bedroom, 250 for non-owner occupied
 - Inspection Fee - ?

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- Penalties
 - Unclear
- **City of Kingston, NY**
 - Operating Fee
 - 1-3 rental units: flat fee of \$75 plus \$50 per each unit
 - 4-9 rental units: flat fee of \$125 plus \$50 per each unit
 - 10-20 rental units: flat fee of \$250 plus \$45 per each unit
 - Over 20 rental units: flat fee of \$400 plus \$40 per each unit
 - Inspection Fee - ?
 - Penalties
 - Unclear
 - https://www.kingston-ny.gov/filestorage/8463/10792/10798/Short_Term_Rental_License_App_23.pdf
- **Town of Saugerties, NY**
 - Application Fee - \$75
 - Operation Permit - \$50
 - Fire Safety Inspection - \$125
 - Penalties
 - Unclear, none?
 - <https://townsaugerties.digitaltowpath.org:10234/content/permits/View/92>
- **Town of Hurley, NY**
 - Application Fee - \$250
 - Penalties
 - Unclear, none?
 - <https://www.townofhurley.org/sites/g/files/vyhlif7651/f/uploads/2856.pdf>
- **City of Beacon, NY**
 - Owner Occupied Only
 - Up to 100 days per year
 - Application Fee - \$150
 - Penalties
 - For the first offense by an owner or managing agent of up to five non-owner-occupied units: a fine of \$200;
 - For the first offense by an owner or managing agent of between six and 10 non-owner-occupied units: a fine of \$500;
 - For the first offense by an owner or managing agent of more than 10 non-owner-occupied units: a fine of \$750; and
 - For each subsequent offense in each foregoing unit category of ownership or management: a fine of \$400, \$1,000, and \$1,500, respectively.
 - <https://ecode360.com/38637232>
 - https://www.beaconny.gov/wp-content/uploads/2020/10/Short_Term_Rental_Permit_Application_fillable.pdf
- **City of Novato, CA**

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- STR Property Registration \$170
- STR Application Review \$315
- Novato Business License \$174
- Property Inspection\$ 100
- <https://www.novato.org/government/community-development/short-term-rental-program?locale=en>