

# Short-Term Rentals

**Karen Keane**, Health Director

**Margaret Coe**, Health Agent



# Purpose

The Board of Health (BOH) "**Short-Term Rentals**" (STR or STRs) **Regulation** is intended to make the operation of STRs habitable and safe for Town of Plymouth residents by means of STR permitting and licensing and to identify and locate STRs within the Town to protect the health and safety of occupants and residents.

Licenses are required for **three main purposes**

1. To identify a business
2. To make sure owners are accountable for their actions and to protect the public health and safety
3. To ensure that STRs will **not** create a public nuisance or have injurious impact to the natural and physical environment of the surrounding residential neighborhood



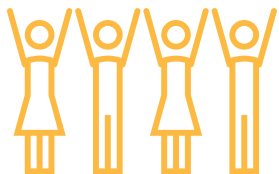
# What are short-term rentals (STRs)?



## Short-Term Rental

Any rental of a residential dwelling unit, or bedroom or bedrooms within a dwelling unit, in exchange for monetary payment or in-kind non-monetary barter, as residential accommodations for a duration of less than thirty-one (31) consecutive days and rented for a period greater than 14 days total within a calendar year.

## Occupant



Any person or persons occupying a dwelling unit, a bedroom or bedrooms within a dwelling unit, functioning as a STR for a duration of less than thirty-one (31) consecutive days – that is counted in the calculation for adult occupancy per assessed bedroom.



**EXCLUSIONS:** Mobile homes, multi-family residences of three (3) units or greater unless the owner is a full-time resident in the multifamily; homes that receive assistance such as affordable housing loans or Habitat for Humanity or other public or private subsidy; Recreational Vehicles (RV's) that remain stationary for the duration of the rental period; and boats are not eligible.]



2019

2020

2021

2022

2023

**September 25, 2019**

First public hearing  
regarding short-term  
rentals.

**November 27, 2019**



2019

2020

2021

2022

2023

**November 27, 2019**

STR discussed at regular  
Plymouth Board of Health  
meeting.

**December 11, 2019**



2019

2020

2021

2022

2023

**December 11, 2019**

Second public hearing regarding short-term rentals. Most opposed regulations.

January 15, 2020



2019

rentals. Most opposed  
regulations.

**2020**

**January 15, 2020**

Final draft proposal  
presented at regular  
BOH meeting.

2021

2022

2023

February 4, 2020



BOH meeting.

2019

**2020**

## **February 4, 2020**

Select Board determines a committee needs to be established with stakeholders to draft equitable regulations. Committee will consist of 5 members: 2 appointed by BOH, 2 appointed by Select Board, 1 appointed by town manager..

2021

2022

2023

Remainder of 2020





2019

regulations. Committee will consist of 5 members.  
2 appointed by BOH, 2 appointed by Select Board,  
1 appointed by town manager..

2020

**Remainder of 2020**

COVID pandemic.

2021

2022

2023

April 14, 2021



2019

2020

**2021**

2022

2023

**April 14, 2021**

Discussed at regular BOH meeting.

**April 28, 2021**



2019

2020

**2021**

2022

2023

**April 28, 2021**

BOH and STR Committee vote to final registration and affidavit documents

**July 14, 2021**



2019

2020

**2021**

2022

2023

**July 14, 2021**

Discussed at regular BOH meeting.

**July 28, 2021**



2019

2020

**2021**

2022

2023

**July 28, 2021**

BOH and STR Committee vote to accept final regulations, pending legal feedback.



legal feedback.

2019

2020

**2021**

**September 2, 2021**

Legal comes back with changes, including suggestion of changing it to a bylaw.  
STR Committee had pushed for this all along.

2022

2023

September 8, 2021



2019

2020

**2021**

2022

2023

**September 8, 2021**

Board and STR Committee agree to wait until Spring Town Meeting (2022) to bring it as bylaw.

**December 22, 2021**



to bring it as bylaw.

2019

2020

**2021**

**December 22, 2021**

BOH votes to implement regulations as “provisional”, pending Town Meeting vote. STR Committee is against this.

2022

2023

Jan – Dec 2022





2019

"provisional", pending Town Meeting vote. STR Committee is against this.

2020

2021

**Jan – Dec 2022**

Never discussed.

**2022**

2023

May 24, 2023



2019

2020

2021

2022

**2023**

**May 24, 2023**

Third public hearing and BOH votes to accept the regulations, with additional language to incorporate all relevant state and local laws and regulations.

**September 29, 2023**



2019

accept the regulations, with additional language to incorporate all relevant state and local laws and regulations.

2020

2021

2022

**2023**

**September 29, 2023**



First STR registration submitted through online permitting platform, which also has the capability to issue annual renewals.



# Short-term Rentals in Plymouth | MHOA Conference 2024

# Registration

The Plymouth Board of Health hereby is notified of the intent of the property owner to rent or lease the dwelling unit identified below:

*173 Duane Lane, Plymouth, MA 02360*

## Occupancy Limits:

Number of bedrooms from assessors/tax records:

*4 bedrooms*

Recommended occupancy for adults (16+) = (bedrooms x 2):

*8 persons*

*These guidelines are for septic system households. Add +2 persons for sewer*

Property Owner (s) Information	Rental Agent Information if applicable
Name(s): <i>Clark W. Griswold</i>	Agency Name: <i>Griswold Getaways</i>
Address: <i>173 Duane Lane</i>	Address: <i>33 Happy Acres</i>
Owner Phone: <i>(774) 555-5555</i>	Agency Phone: <i>(508) 555-5555</i>
Day Phone: <i>Same as above</i>	Agency Contact Person: <i>Cousin Eddie</i>
Evening Phone: <i>Same as above</i>	Day Phone: <i>(508) 123-0000</i>
Cell Phone: <i>(774) 555-5555</i>	Evening Phone: <i>(508) 123-4567</i>
Other Contact Name: <i>Ellen Griswold</i>	
2 <sup>nd</sup> Phone: <i>(774) 123-000</i>	



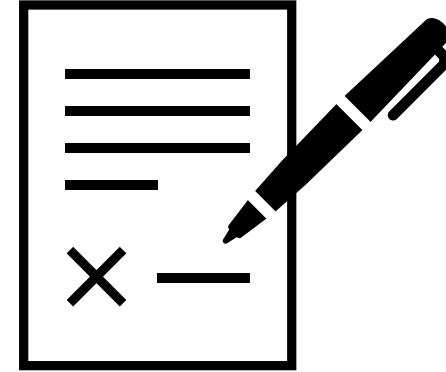
# STR Self Attestation Affidavit

## Required information to be prominently posted in the rental property

1. Town of Plymouth Short Term Rental Registration
2. MA Registration Certificate
3. Good Neighbor Guidelines
4. Phone numbers for Police, Fire Department, and Public Health Department
5. Emergency Evacuation Routes

## STR owner requirements

- **Maintain a register** of the names of primary renters and the total number of overnight occupants to be supplied upon request to the Plymouth Fire Department or other local authority.
- **Fully comply** with all relevant existing state and local laws, by-laws and regulations including (but not limited to) the list on the following slide.



# STR Town of Plymouth Applicable By-Laws



## Plymouth By-Laws

<b>Anti-Noise</b> <i>By-Law CH 120, Sect 1 &amp; 2</i>	<b>Alcohol Beverages</b> <i>By-Law CH 18, Sec 1</i>	<b>Leash Law &amp; Dog Waste Removal</b> <i>By-Law CH 23, Sec 4 By-Law CH 23, Sec 14</i>	<b>Supplements to Title 5,</b> Plymouth Board of Health, <i>Regulation 2: General Requirements, paragraphs 3.1 and 3.2 (July 1, 2013)</i>	<b>Septic in Accordance with Title 5.</b> <i>MGL 3/0 CMR 15 (Note especially 15.351)</i>
<b>Septic systems*</b> <i>Code 105 CMR 410.300;</i>	<b>Smoke Detectors and Carbon Monoxide Alarms</b> <i>Code 105 CMR 410.482</i>	<b>Posted location of Fire Extinguishers, gas shut off valves, fire exits &amp; fire alarms</b> <i>MGL Ch. 337 Section 14</i>	<b>Means of Egress</b> <i>Code 103 CMR 410.450</i>	<b>Conditions Deemed to Endanger or Impair Health and Safety.</b> <i>Code 105 CMR 410.750</i>
<b>Minimum Square Footage</b> <i>Code 105 CMR 410.400; 310 CMR 15.302</i>	<b>Garbage and Rubbish Codes</b> <i>1/05 CMR 410. 600-602,</i>	<b>Posting of name, 24-hour contact information</b> <i>Code 103 CMR 410,481</i>	<b>Inspections Upon request Within 24 Hours</b> <i>Codes 105 CMR 410. 820-822</i>	<b>Assess Fines, conduct inspections upon complaint &amp; failure to comply.</b> <i>Codes 105 CMR 410.820-822,830-833, 840, 850-854, 900, 910, 920, 950, &amp; 960</i>

\*Septic pumping requirements must be maintained at least every 3 years

## MA General Laws, Regulations, & Codes



# Example of Emergency Information

## Emergency Information

Fire/Rescue Emergency Dial 911

Fire/Rescue Non-Emergency: 508-830-4213

Police Emergency Dial 911

Police Non-Emergency: 508-830-4218

Public Health Department: 508-747-1620 ext. 10118

Evacuation Routes out of Plymouth are dependent on the location of the short-term rental. Check for your best route before departing your location.

## Tune-in for Emergency Alert Information

WBZ 1030 AM WPLM 99.1 FM WATD 95.9 FM

### State Routes



### US Routes



### Interstates





# STR Tenant-Property-Owner-Agent Advisory

Thursday, November 14, 2024



**Lead**



**Smoke detectors**



**Septic system**



**Other items**



**Emergency information**



Vacation rentals for periods of less than 31 days **are allowed** if children under age six are in residence, provided 105 CMR 460.100 (D) - Short Term Vacation or Recreational Rental Exemption Notification is completed.

# STR Community Impact

## Renters must be informed of:

- Parking requirements  
*No blocking streets, sidewalks, shared driveways. Adequate parking provided.*
- Noise Ordinance (to prevent "party houses")
- Wastewater disposal requirements/grease/wipes (stickers)
- Trash/recycling regulation and scheduled trash pick-up times.
- Alcohol Beverages Bylaw
- If pets allowed, renters informed of leash, dog waste disposal, barking By-Laws

## Renters must be supplied a copy of:

- Good Neighbor Guidelines  
*Also to be posted on property.*
- Town STR Rental Regulations Pamphlet

Thursday, November 14, 2024



# Good Neighbor Guidelines

The Good Neighbor Guidelines were created to educate STR owners, property managers and tenants/guests on the importance of **being a good neighbor.**

24-hour local agent contact information



General respect for neighbors

Noise and outdoor lighting



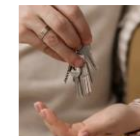
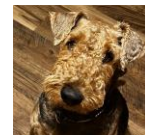
Maintenance of property

Garbage disposal



Parking & traffic safety

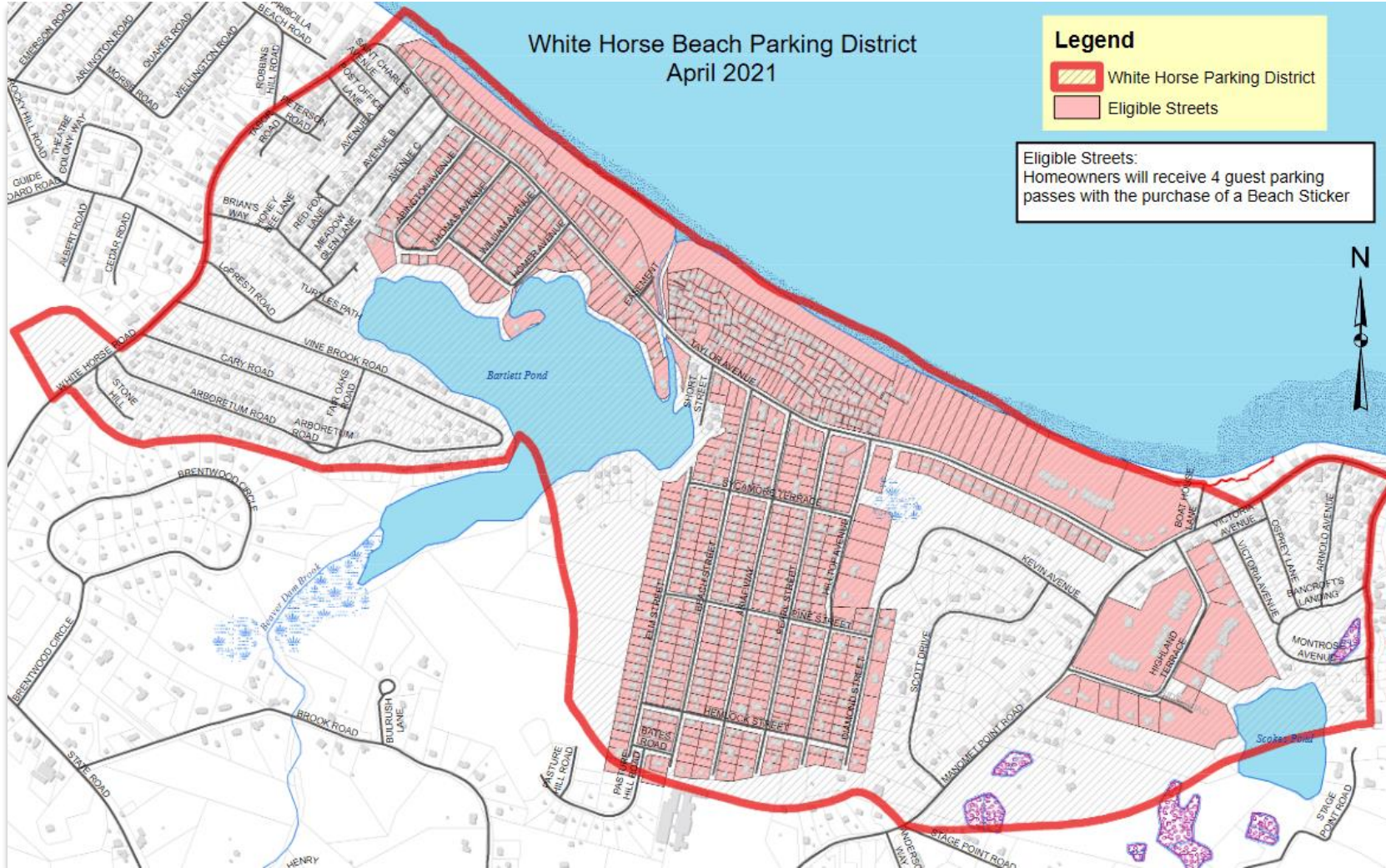
Pets



Tenant/guest responsibility



# STR Parking Restrictions



# Pool Safety



MAURA T. HEALEY  
Governor  
KIMBERLEY DRISCOLL  
Lieutenant Governor

The Commonwealth of Massachusetts  
Executive Office of Health and Human Services  
Department of Public Health  
Bureau of Climate and Environmental Health  
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Boston, MA 02108-4619

KATHLEEN E. WALSH  
Secretary  
ROBERT GOLDSTEIN, MD, PhD  
Commissioner  
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## ADVISORY ON SHORT-TERM RESIDENTIAL POOL RENTALS

The Department of Public Health (DPH), Community Sanitation Program (CSP), is issuing this advisory to clarify the application of [105 CMR 435.00: Minimum Standards for Swimming Pools \(State Sanitary Code: Chapter V\)](#) ("Pool Code") to residential swimming and special purpose pools that a property owner may rent to the general public for short-term use or that may be available for use as part of a short-term home rental.

A residential pool under the Pool Code includes "a swimming or wading pool established or maintained by an individual for his own or family's use, or for the use of personal guests of his household." A residential pool is exempt from the requirements of the Pool Code. However, when a swimming or wading pool is used by the general public that rents the pool directly or uses the pool as part of a home rental, it no longer meets the definition for an exempt residential pool. It also does not meet the current Pool Code definitions for semi-public or public pools. As such, residential pools that are rented to the general public either directly or through a home rental are not currently regulated under the Pool Code. CSP is evaluating the regulatory status of these pool rentals and will consider additional rule making in future amendments to the Pool Code.

In order to ensure the health and safety of the general public who may use residential pools as part of a pool or home rental, the CSP is providing the attached guidance that contains recommendations for minimum health and safety precautions for owners of residential pools who rent their pool for short term use or make their pool available as part of a home rental.

## Bureau of Climate and Environmental Health Guidance for Short-Term Residential Pool Rentals

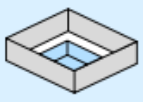





The Department of Public Health (DPH), Community Sanitation Program (CSP), recommends these health and safety tips for residential pool owners who rent their pool for short-term use or make their pool available as part of a home rental.



### Rental Ready, Safety Steady: Keep Kids in Sight by the Poolside!

To reduce drowning risk, it is essential that children swimming in and playing near pools are actively supervised by an adult. Owners who rent their pools or homes with pools should promote active supervision around pools to help prevent drownings.

Here are additional safety recommendations to make pools safer and protect swimmers:

<p><b>Pool enclosure:</b> A barrier of at least 48 inches high around the pool, as per local building codes, to prevent unsupervised access, especially by children.</p>		<p><b>Water depth markings:</b> Clear markings should be visible on the pool deck and the vertical pool walls to indicate the depth of the water.</p>	
<p><b>Rope line with floats:</b> This line should separate shallow and deep ends of the pool to help swimmers gauge where it is safe for them based on their swimming ability.</p>		<p><b>Ring buoy:</b> A life-saving buoy should be available for every 2000 square feet of water surface area and be attached to a suitable length of rope.</p>	
<p><b>First-aid kit:</b> Accidents happen – The kit should be visible and easily accessible. We recommend a kit that meets ANSI Z308.1-2015 standards (including items like adhesive bandage, trauma pad &amp; CPR mask).</p>		<p><b>Pool chemicals and supplies:</b> These should be securely stored away from renters to prevent accidental exposure or misuse.</p>	
<p><b>Water source:</b> The water used in the pool must come from a source approved by the Board of Health.</p> <p><b>Re-circulation and filtration:</b> The entire volume of the pool should be filtered and recirculated within set times (every 8 hours for swimming pools and every 30 minutes for hot tubs and spas).</p>	<p><b>Chemical levels:</b> Free Chlorine: 1.0-3.0 ppm Combined Chlorine: 0.0-0.2 ppm pH: 7.2-7.8 Alkalinity: 50-150 ppm</p>	<p><b>Hot tubs and spas:</b> The water temperature should not exceed 104°F, with thermostatic controls accessible only to adults managing the system.</p>	<p>The pool water should be tested for water clarity with a secchi disk. A secchi disk should be clearly visible at the bottom of the pool at its deepest point.</p>

For more tips, visit: [mass.gov/PoolSafety](https://www.mass.gov/PoolSafety)



# Questions?

