

TOWN OF EASTON NEW HAMPSHIRE SHORT-TERM RENTAL (STR)

REGULATIONS

The purpose of the Town of Easton Short Term Rental Regulations is to allow Short Term Rentals, as allowed by the Easton Zoning Ordinance, for the benefit of both homeowners and visitors to our community, while ensuring safety and minimizing neighborhood disruption resulting from this type of business activity by requiring permits pursuant to RSA 41:11-c.

Short term rental or vacation rental unit means any one family, two family, multi-family, mixed use, guest house or accessory dwelling unit residential structure offered for a fee for less than 30 consecutive days.

PERMIT CRITERIA

1. All STR unit owners must obtain a STR permit as of April 1st of each year. A permit application form is available online at www.Easton-NH.org, or at the town offices. Annual permit fees required, see application form. The permit shall be valid from April 1st through March 31st .
2. The dwelling unit must be in compliance with all applicable State Fire Code and State Health Code adopted by the State of New Hampshire at all times. This includes but is not limited to properly installed and functioning smoke and CO detectors , windows and/or doors for emergency egress in operational order, and proper location provided for operation of any grill provided.
3. The dwelling must be in compliance with the following minimum Health Home Requirements at all times:
 - a. Hot and cold running water in the proper temperature range.
 - b. Functioning sewage disposal system.
 - c. Free from evidence of insects, rodents, and mold.
4. The maximum number of people that the dwelling unit can be advertised for in any published listing or other form of marketing shall be two (2) people for each bedroom listed on the town tax card plus two (2) additional people.

ENFORCEMENT

1. The owner of any unpermitted STR unit will be subject to fines as follows:

Failure to obtain a permit within **10 days** of a written warning is a violation of the Easton Zoning Ordinance. Each day in violation of this ordinance, a **civil penalty of \$250 will accrue each day.**

Failure to obtain a permit after 10 days of civil penalty, a “Cease-and-Desist” order will be issued, and the owner may no longer use the property for STR starting the date of the order. Any unit owner found to be operating as a STR after the “Cease-and-Desist” order will result in continued civil penalty of \$250 per day until resolved.

**TOWN OF EASTON NEW HAMPSHIRE
SHORT-TERM RENTAL (STR)**

2. The town has the right to revoke a permit for any STR unit that becomes a nuisance. A nuisance is defined as any violation of Town Ordinances, including but not limited to Noise Ordinance, Dog Ordinance, Burning Ordinance, Parking or any health/safety issue identified by the Building Official, a Town Official, Police or Fire Department.

This action will require a minimum of three incidents within one year, validated by the Easton Select Board, the NH State Police, or Building Official, where the contact person was notified of problematic occupant actions. Any unit owner found to be operating as a STR after revocation will be fined a civil penalty of \$250 a day until resolved.

3. Pursuant to NH RSA 147:4, 147:11, or 154:21-a, should an imminent threat to health, life or safety be discovered, the Short Term Rental shall be vacated, and the permit suspended until such time that the problem is corrected.

If a permit is revoked, the owner may appeal the decision to the Select Board within 30 days of the date of revocation, and the Selectmen 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 Selectmen can impose conditions upon the reinstatement of the permit.

Any comments or complaints related to STRs can be submitted to

EastonNHSelectboard@gmail.com

Approved by the Town of Easton Board of Selection on this date, March 20, 2023

**TOWN OF EASTON NEW HAMPSHIRE
SHORT-TERM RENTAL (STR)**

Application Date: _____

New: _____

Renewal: _____

1. PROPERTY OWNER INFORMATION: (include corporate name if applicable)

Name: _____

Address: _____

Phone: (H) _____ (C) _____ Email: _____

2 LOCAL POINT OF CONTACT OR MANAGER:

Name: _____

Address: _____

Phone: (H) _____ (C) _____ Email: _____

3 TYPE OF SHORT-TERM RENTAL AND REGISTRATION FEES:

- a. **Payment Due Annually no later than April 1st**
- b. **Registration Fee includes annual safety inspection**
- c. **Registration Fee:**
 - i. **Initial registration: \$325.00**
 - ii. **Annual renewal Fee: \$200.00**

STR Type:

_____ Single-Unit dwelling

_____ Attached Accessory Dwelling Unit (ADU)

_____ Detached Accessory Dwelling Unit

_____ Multi-Unit dwelling: Indicate how many units are being used as STR

4 CURRENT NEW HAMPSHIRE MEALS AND ROOMS (RENTAL) TAX LICENSE NUMBER:

5 TOWN ORDINANCES ARE STRICTLY ENFORCED AND MUST BE DISPLAYED INSIDE THE PROPERTY. INCLUDING BUT NOT LIMITED TO, (PLEASE INITIAL YOUR AGREEMENT)

- a. Noise Ordinance (Town Ordinances 3.1, 3.7) _____
- b. Dog Ordinance (Town Ordinance 3.9) _____
- c. Burning Ordinance (Town Ordinance 2.6) _____
(Requires Owner signed authorization allowing renters to obtain burn permits)
- d. Parking Ordinance (Town Ordinances 1.3, 1.4) _____
- e. Fireworks Ordinance (Town Ordinances 2.5) _____

Town Ordinances and Transfer Station hours can be downloaded at: www.Easton-NH.org/office-of-the-selectmen/

**TOWN OF EASTON NEW HAMPSHIRE
SHORT-TERM RENTAL (STR)**

6. ACKNOWLEDGMENT:

APPLICATION AUTHORIZATION: I hereby make application to the Town of Easton for a Short-Term Rental Permit for the above referenced property. To the best of my knowledge the information provided herein is accurate, and this property is currently in accordance with the zoning ordinance and land-use regulations of the town. I understand a documented safety inspection of the property is required and a copy of the document accompany this application.

_____ date _____
Property Owner's Signature

7. FOR TOWN USE:

_____ date _____
_____ date _____
_____ date _____

Select Board Approval Signatures

Permit Fee Paid: _____

Permit Number: _____