

Municipality	Type	STR Regs?	Type	Year Completed	Link
Bolton	Town	Yes	Permit	2021	<a href="#">Here</a>
Chester	Town	Yes	Permit	2023	<a href="#">Here</a>
Glens Falls	City	Developing			<a href="#">Here</a>
Hague	Town	Yes	Permit	2024	<a href="#">Here</a>
Horicon	Town	No			

Johnsburg                      Town                      [Here](#)

Have a brief section for tourist accomodation but no STR law

Lake George(Caldwell)      T & V                      Yes                      Permit                      2018                      [Here](#)

Lake Luzerne                      Town                      Yes                      Permit                      2023                      [Here](#)

Queensbury

Town

Yes

Must register with Warren County

2022

[Here](#)

Stony Creek  
Thurman

Town  
Town

No  
No, moratoria expired last year but developing

Warrensburg

Town

Yes

Permit

2019

[Here](#)

Zoning Limitations	Fees	Fines	Neighbor Notification
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A Dwelling Unit, situated in all zoning districts except the GB 5000 District... for an occupancy period of less than thirty (30) consecutive days to any person or entity.

A non-refundable application fee in an amount established from time to time by Resolution of the Town Board.

(1.) A civil penalty of not more than \$500.00 for any first offense;  
 (2.) A civil penalty of not more than \$750.00 for any second offense; and  
 (3.) A civil penalty of not more than \$950.00 for any third or any subsequent offense.

The Short-Term Rental Owner shall make available, if requested by any nearby residential property owner within a 150' radius of the boundaries of the Short-Term Rental Property, a copy of their current Short-Term Rental Permit.

None

Payment of the Short-Term Rental Permit fee as set by resolution of the Town Board.

1) A fine of not more than \$350 for the first offense.  
 2) A fine of not less than \$350 and not more than \$700 for a second offense; and  
 3) A fine of not less than \$750 and not more than \$1000 for a third or any subsequent offense.

The Short-Term Rental Owner must provide all property owners within one hundred fifty (150) feet of the Short-Term Rental Property with a copy of the signed short-term rental permit

None

A non-refundable application fee of \$300.00, an amount that may be changed from time to time by Resolution of the Town Board.

First offense, a civil penalty of not less than \$100.00 or more than \$500.00; For any second offense within a three-year period, a civil penalty of not less than \$500.00 or more than \$1,000.00; For any third or subsequent offense in a three-year period, revocation of the Short-Term Rental Permit.

All adjoining property owners will be notified of any application for a Short Term Rental Permit, including the maximum occupancy.



Short-term residential rentals shall be prohibited in the RS-1, RSH, RM-1, RM-2, RH, RR and LC Districts

Any Residential - Short Term Rental MUST obtain a Residential Rental Permit. All Residential Rentals for less than a period of thirty days need this required permit. The permit fee is \$100.

Penalties for offenses; effect No on eligibility for permit. Any person who violates any of the provisions of this subsection shall, upon conviction thereof, be subject to a fine not exceeding \$1,000 and/or revocation of the applicant's permit issued pursuant to this chapter. Each day that such violation continues shall constitute a separate violation.

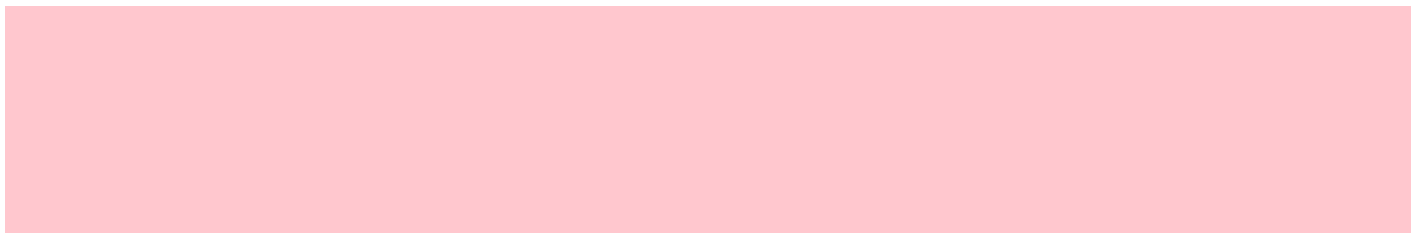
Allowed anywhere in the town but only 120 Short Term Rental Permits will be issued within the Town.

A non-refundable application fee in an amount of \$200. This application fee applies to both initial applications and renewal applications.

- (1) A fine of not more than \$200 for the first offense;
- (2) A fine of not more than \$500 for a second offense; and
- (3) A fine of not more than \$950 for a third or any subsequent offense.
- (4) A fine of not more than \$1500 if an established Short-Term Rental does not apply for this permit within 90 days of adoption of this law.

Upon request, the Short-Term Rental Owner shall provide each property owner within a 150' radius of the boundaries of the Short-Term Rental Property with a copy of the current Short-Term Rental Permit.

None	None	A fine of not more than \$ 950 for each offense. Any person who shall violate any provision of this Chapter, any order made hereunder, or any rules or regulations adopted pursuant to this Chapter in addition to other penalties provided for in this Chapter and/ or the owner of any property at which a such violation occurs shall be liable for civil penalties of not more than 950 for each violation.	The short-term rental owner must provide all owners of property within 100 feet of property lines of the short-term rental with the name, address and telephone number of a contact person or entity.
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None	A non-refundable application fee in an amount to be determined by Resolution of the Town Board	(1) A fine of not more than \$200 for the first offense; (2) A fine of not more than \$500 for a second offense; and (3) A fine of not more than \$950 for a third or any subsequent offense.	The Short-Term Rental Owner shall provide each property owner within a 150' radius of the boundaries of the Short-Term Rental Property with a copy of the current Short-Term Rental Permit, and shall certify to the Town Code Enforcement Officer in written form the name(s), addresses and date(s) of the person or persons provided with a copy of the current Short-Term Rental Permit.
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Requires a "local representative" to take complaints	Response time requirement
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Yes, "local contact"

None

No

None

Yes

30 minutes



Yes

None

Yes

30 minutes



Yes

One hour



No

None

## Occupancy Requirement

The maximum overnight occupancy for each short-term rental unit shall be the lesser of:

- A. maximum number of overnight occupants based upon functioning capacity of on site wastewater septic system and as may be evidenced by a septic inspection report, which for good cause may be required by the Planning Office.
- B. maximum number of overnight occupants is two overnight occupants per sleeping room (unless the room size is below 100 square feet), plus an additional two (2) overnight occupants.

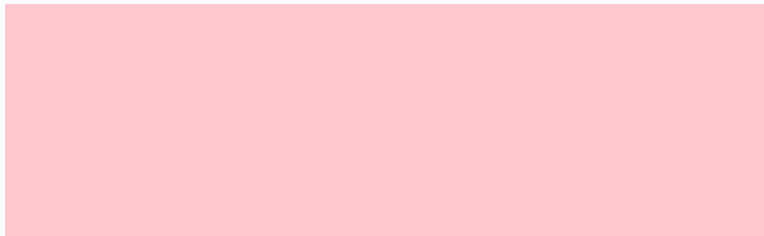
Short-Term Rental Properties shall not be rented to more persons than the occupancy load as determined by the Warren County Department of Fire Prevention and Building Codes.

The Zoning Office will also designate the maximum rental occupancy, which will appear on the permit.

Occupancy limitation is based on the number of bedrooms in the short-term rental and/or the square footage of livable space in the short-term rental and is calculated by Warren County Building Codes and Fire Prevention during their property maintenance inspection, as required by this section and by the short-term rental permit. Additionally, short-term rentals with inadequate septic systems, as determined by the Zoning Officer, will have reduced occupancy limitations set by the Zoning Officer and based on the capacity of the septic system that services the short-term rental, based on bedroom count and a maximum of two persons per bedroom.

The maximum occupancy requirements for the Short Term Rental as determined by the Warren County Department of Fire Prevention and Building Codes.

The maximum occupancy for each short-term rental shall be two people per bedroom plus two. For example, a short-term rental with three bedrooms is allowed eight occupants. The number of bedrooms is determined by the RPS database maintained by the Town Assessor's office.



Proof of a satisfactory inspection of the Short-Term Rental Property by the Warren County Department of Fire Prevention and Building Codes conducted within the thirty (30) days immediately preceding the application date and at the Owner's expense; and which proof sets forth the maximum overnight occupancy for the Short-Term Rental.

## **Brief Description/Important Details/Unique Regs**

An owner of a Dwelling Unit shall be required to obtain from the Town of Bolton a revocable Short-Term Rental Permit where a Dwelling Unit is to be offered and intended to be used as a Short-Term Rental.

"...a written authorization issued by the Town of Bolton Zoning Administrator evidencing that the premises proposed as a Short-Term Rental property and offered to the public as a Short-Term Rental property is in conformity with all the requirements of the Town of Bolton Zoning Code and that there are no open or pending Zoning Code violations or pending Zoning Code enforcement proceedings related to the property to be offered as a Short-Term Rental."

Short-Term Rental Properties shall provide off-street parking with at least one space for every four (4) guests. C. Short-Term Rental Owners shall establish written rules and regulations for the Short-Term Rental. The rules and regulations are expected to be activated when rentals are active.

Parking shall be limited to the areas shown on the site plan submitted on the short-term rental application. No on-street parking is permitted.

All persons or entities having an ownership interest in a Dwelling Unit that is used as a Short-Term Rental. All persons or entities that purchase a property in Hague in an arms-length transaction after the effective date of these regulations are not eligible for a short-term rental permit for a period of three (3) years after the date of purchase. After the expiration of the three-year prohibition of short-term renting, such persons or entities are not permitted to engage a short-term rental for less than three consecutive days and nights during the period between May 15th and October 15th. This stipulation does not apply to any property owned by a person or entity prior to the effective date of these regulations.

The owner of the rental property assumes responsibility for the conduct of the tenants so as to protect the health, safety, and welfare of the surrounding property owners and to protect the property values of the neighborhood.

The rental premises must have adequate parking, garbage facilities, occupancy, septic capacity, and a local emergency contact, as determined by the provisions in this Code and by determination of the Zoning Officer. If the Zoning Officer determines any of these requirements are not adequately addressed, or that the residential rental is in a location that may pose adverse impacts, site plan review may be required.

The ability to obtain a short-term residential rental permit is a privilege and not a right.

Proof of Registration of the Short Term Rental with Warren County. That the renters must observe quiet between the hours of 11:00 p.m. and 8:00 a.m. daily.

Existing STR owners must apply for an STR permit within 90 days of this Local Law being filed with the New York Secretary of State. These existing STRs will be included in the 120 STR Permit cap. Applications for existing STR's can be submitted without completion of Warren County inspection and septic inspection. County inspection and septic inspection must be completed by November 1, 2023. Existing STR's with a permit application pending, shall be allowed to operate prior to November 1, 2023.

From May 15th through September 15th of each year, a Short Term Rental shall not be rented for a period of less than five consecutive days to any person or entity. This limitation shall not apply where the short-term rental property or an immediately adjacent property is the principal residence of the short-term rental owner.

A short-term rental property shall not be rented for short-term rental purposes for more than 120 days in total per calendar year. This limitation shall not apply where the short-term rental property or an immediately adjacent property is the principal residence of the short-term rental owner.

Quiet hours for the purpose of this Chapter shall mean between the hours of 10: 00 p.m. and 8: 00 a.m. and shall be maintained by all rental occupants and visitors at the rental property.



That the renters must observe quiet between the hours of 10:00 p.m. and 7:00 a.m. daily.

A signed and notarized affidavit by all of the proposed ShortTerm Rental Owners certifying compliance with the ShortTerm Rental standards set forth in Section 163(7).