

## PERU VT SHORT-TERM RENTAL REGISTRATION F.A.Q.S

Every short-term rental in Peru shall be registered by its owner with the Short-Term Rental Officer (STRO) on or before the later of

- 90 days after the effective date of this Ordinance
- 60 days before the first day the short-term rental is occupied by an occupant as defined in this Ordinance.
- Thereafter, the owner shall register the short-term rental annually, no later than April 1 in every calendar year in which the property is occupied as a short-term rental.
- The fee for registration shall be \$100, provided that the fee may be increased from time to time by the Selectboard.

### BEFORE REGISTERING

Each owner shall provide the town a copy of the Vermont Division of Fire Safety, Short Term Rental Safety, Health, and Financial Obligations Form  
<https://firesafety.vermont.gov/sites/firesafety/files/documents/Short%20Term%20Rental%20healthand%20safety.pdf>

An owner shall provide digital photographs of receptacles for the disposal of trash, food waste, and recyclable material utilizing bear proof materials, and of one or more adequate metal containers for disposal of ash and coals if there is a fireplace, fire pit, wood burning stove, wood or charcoal grill, or other source of ash or coals at the short-term rental.

An owner shall provide the town with contact information for a caretaker who is available:

- (a) 24 hours per day (or two or more caretakers who together provide 24 hour per day coverage) during the occupancy period of each short-term rental, and
- (b) within 30 minutes' drive of the short-term rental. An owner shall provide updated caretakers' contact information to the STRO upon any change in such information, prior to any subsequent occupancy of the short-term rental.

The owner shall provide a photograph of a notice board displayed at the property with the following information:

- (a) The caretaker's contact information and, if more than one caretaker is used, a schedule showing the dates and hours at which each caretaker may be contacted.
- (b) Phone numbers and directions to two or more of the nearest hospitals to the property.
- (c) Instructions on the location and proper use of bear-proof trash receptacles, use of containers for ash and coals, and reasonable instructions for parking consistent with any applicable law. The instructions required by this paragraph shall include a notice in substantially the following form:
- (d) A completed copy of the Vermont Division of Fire Safety, Short Term Rental Safety, Health, and Financial Obligations Form
- (e) The maximum occupancy of the rental (2 guests per bedroom + 2).

**(turn over)**

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### **AFTER REGISTRATION**

The owner shall provide proof of satisfactory compliance with inspections as may be required by the Vermont Division of Fire Safety prior to the first occupancy by the occupant as defined by this ordinance.

An owner shall not advertise or permit occupancy by more than two guests per bedroom, plus an additional two persons allowed per short-term rental.

Each occupant who remains overnight in a short-term rental more than the occupancy limit imposed by this subsection shall be in violation of this Ordinance and shall be subject to separate and individual liability and enforcement action.

Inspection. A short term-rental shall be made available by the owner for inspection within one week of a request by the STRO.

### **VIOLATIONS OF THE PERU NOISE ORDINANCE**

***Be advised that any person who violates Vermont State Law against unnecessary and offensive noise between sunset and sunrise MAY BE FINED under 13 V.S.A. § 1022.***

***Any occupant of this short-term rental property MAY BE LIABLE FOR A CIVIL PENALTY for violation of applicable provisions of the Short-Term Rental Ordinance and/or the Noise Ordinance of the Town of Peru, including, without limitation, restrictions on the placement of trash, food waste, recyclable materials ash and coal, and restrictions on maximum occupancy limits. The Ordinance is available at [www.peruvt.org](http://www.peruvt.org).***

Violation of Ordinance. The STRO may revoke or deny the registration of a short-term rental if, within the preceding twelve-month period, three or more violations of any Town of Peru Ordinance regulating short-term rentals or noise have occurred. For purposes of this subsection, a violation shall be deemed to have occurred if a person is charged with a violation of such ordinance and

- the person waives a hearing on the charge or otherwise responds in a manner not contesting the charge; or
- the Vermont Judicial Bureau, or another court or tribunal having jurisdiction, enters a judgment or decision against the person on such charge and such judgment or decision becomes final.

A short-term rental owner may contest a determination by the STRO to revoke or deny registration of the short-term rental under this subsection at any time by applying to the Zoning Administrator for the Town of Peru to grant or reinstate registration of the short-term rental. Upon receipt of such an application, the Zoning Administrator shall review the determinations of the STRO de novo and shall otherwise apply the provisions of this Ordinance to the application. The decision of the Zoning Administrator shall be appealable in accordance with Title 24, Chapter 117, Subchapter 11 of the Vermont Statutes.