

# Good Neighbor Series

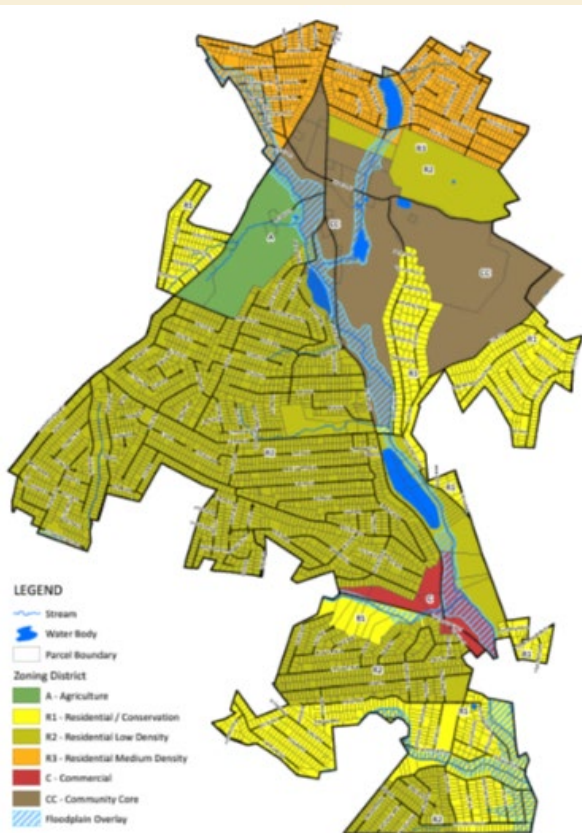
## #3 – Short-Term Vacation Rentals

### What is the Impact?

Short-term vacation rentals can positively impact Carroll Valley through guests spending their money on other visitor-related local businesses. Additionally, it can help residents make ends meet or enable young families to go on vacation while retirees stay in their homes.

Regulating short-term rentals is essential to our community for several reasons:

- **Community Impact:** Short-term rentals can disrupt residential neighborhoods, causing noise, increased traffic, and changes in the character of the area. Regulations help maintain residents' sense of community and quality of life.
- **Housing Availability:** In some areas, the proliferation of short-term rentals has reduced the availability of long-term rental housing, driving up rents. Regulations help ensure an adequate supply of affordable housing.
- **Consumer Safety:** Regulations establish safety standards and inspections for short-term rental properties, ensuring that they meet basic safety requirements for guests.



- **Tax Revenue:** Many short-term rental hosts don't pay the same taxes as traditional hotels, which can lead to revenue shortfalls for local governments. Regulation can level the playing field and generate additional tax revenue.
- **Fair Competition:** Regulations create a fair playing field for all lodging providers, including hotels and bed-and-breakfast establishments, by imposing similar requirements on short-term rentals.
- **Property Rights:** Balancing the property rights of homeowners with the interests of the community is a key aspect of regulation. It seeks to strike a balance between individual freedoms and the common good.
- **Data Collection:** The Borough is hopeful that short-term rental platforms will share data with us, which can be valuable for planning and understanding the impact of short-term rentals on our community.

Overall, regulating short-term rentals aims to promote responsible hosting, protect communities, and ensure that this emerging industry contributes positively to our local economy while respecting the interests of residents.

Whether you want to start a Short-Term Rental or already own one, please be aware the Borough regulates and permits these uses. Short-term vacation Rentals are permitted in Zoning Districts **A**, **R2**, and **R3**, **not** in **CC**, **R1**, or **C**.

## General Rules for Short-Term Vacation Rentals

- **NOT PERMITTED EVERYWHERE IN THE BOROUGH.** Check the zoning district designation for your lot to determine if it is a "permitted use by right."
- **ANNUAL PERMIT AND INSPECTION.** All short-term vacation rentals must obtain a permit and pass an annual safety inspection, which verifies each rental is equipped with the following:
  1. Smoke detectors in each bedroom;
  2. Smoke detectors outside each bedroom in common hallways;
  3. Smoke detectors on each floor;
  4. GFI outlets for outlets located within six (6) feet of water source (also known as GFCI);
  5. Aluminum or metal exhaust from the dryer;
  6. Carbon monoxide detector if open flame (oil or gas) furnace, gas or wood fireplace, or wood-burning stove;
  7. Carbon monoxide detector if a garage is attached;
  8. Fire extinguisher in kitchen; must be visible or clearly noted as to the location
  9. Stairs (indoor and outdoor) in good condition; handrails in place for the entire length
  10. Swimming pools, hot tubs, and spas must meet the barrier requirements as required by the current edition of the PA Uniform Construction Code
- **NEIGHBORHOOD COMPATIBILITY** Any proposed Vacation Rental shall be compatible with the neighborhood in which it is located in terms of landscaping, scale, and architectural character. The use shall be harmonious and compatible with the existing uses within the neighborhood.



## Permitting Information

To find out more information or apply for a permit, please visit [www.carrollvalley.org](http://www.carrollvalley.org)