

Town of Randolph Zoning Law, Section 10.6 as follows:

Purpose:

- The town of Randolph is fortunate to have several well operated short-term rentals. It is recognized that these businesses provide our community with a much needed and very essential service.
- The purpose of this regulation is to support the continued growth of this business service while adopting simple, sensible and enforceable regulations.

Definition – Short-Term Rental:

- All Property Rentals occurring for 30 Days or less

Short-Term Rental Application and License Requirements:

- A Short-Term Rental Applications must be completed and approved and a license issued by the Town of Randolph Code Enforcement Officer before any short-term rentals commence on any property within the Town of Randolph
- The operator of a licensed short-term rental property shall comply with local maintenance laws (i.e. parking, garbage, lawn cutting, property maintenance, noise) applicable to the property.
- The operator of a licensed short-term rental property shall not allow occupancy of the short-term rental property exceeding the occupancy indicated in the license.

Vehicle Parking:

- The motor vehicles of all occupants of the short-term rental property shall be parked only on the site of the short-term rental property as approved on the license. No motor vehicles shall be parked on the lawn or landscaped areas of a short-term rental property, or in the public street or right of way adjacent to the short-term rental property without approval of the property owner
- No RV's or trailers are allowed to be parked on a short-term rental property without the property owner's approval.

No Nuisance Noise Allowed:

- Be Considerate of Your Neighbors – Keep Noise To A Minimum – No occupant(s) of a short-term rental property shall make, cause or control noise upon the short-term rental property which is unreasonably loud to any neighboring property any time of day.
- All quiet time will be from 10:00PM to 8:00AM Daily. Unreasonable noise during quiet hours (10:00PM to 8:00AM) is defined as noise loud enough to disturb the peace, quiet and comfort of neighboring inhabitants. Examples of unreasonable noise during quiet hours are:
 - The firing or discharging firecrackers, firearms, or other explosive devices,
 - The playing of unreasonably loud music
 - Loud signaling devices (except for emergency vehicles)
 - Any continuous loud animal noise such as persistent barking,
 - Continuous yelling, shouting or hooting,

Licensing Requirements:

- Homeowner to Provide the Town of Randolph with Local Contact information: At the time of application and the issuance of the license the licensee shall provide to the Town the name, address and telephone number of a local (within 15 miles) contact person who is authorized by the licensee to receive communications from the Town concerning the short-term rental property. The local contact person may be a management company, rental agent or other person employed or engaged by the licensee to manage, rent or supervise the short-term rental property.
- The local contact person must be available for contact at all times and shall maintain a residence or permanent place of business within 15 miles of the licensed property.
- All neighbors to a short-term property rental shall be provided with the rental property owners and the authorized local contact's cell phone number and email address.
- The designated local contact person may be changed by the licensee from time to time throughout the annual term of the license. To effect such change, the licensee shall notify the Code Enforcement Officer of the change in writing and shall, at the time, provide the Town with the name, address and telephone number of the licensee's replacement contact person. Any replacement contact person shall meet the requirements of this paragraph.
- Short-term rental of a single-family residence is permitted once the property owner obtains a short-term rental license. Single-family residences that are rented short-term must maintain the existing residential character of the neighborhood.

Enforcement and Penalties

- Penalties for the non-compliance with the above regulations are listed in the Application and are subject to change, from time to time, with Town Board approval. Any violations of this Town law must be presented to the Code Enforcement Officer, in writing, and signed by the complainant. Penalties for non-compliance at a licensed short-term rental property shall be as follows:
- Short-term rental of a property without a license: First instance shall receive a warning from the Code Enforcement Officer, then a \$1,000.00 fine per Instance.
- No local contact or change without notice of rental management contact - \$250 fine per instance.
- Over occupancy and parking violations - \$1,000.00/ per-instance.
- Storage and disposal of all trash and garbage from a short-term rental property shall comply with the requirements of Town of Randolph Zoning Code.
- Verified neighborhood complaint: there shall be a \$500 fine per instance and loss of license after a third incident of a verified neighborhood complaint.