



Zoning Department  
TOWN OF CLINTON  
1215 Centre Road  
Rhinebeck, NY 12572  
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**John J. Fenton, Zoning Administrator/Municipal Code Enforcement Officer**  
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**PLEASE READ AND SIGN ACKNOWLEDGMENT:**

**Pursuant to Local Law No. 2 of 2020 (Short Term Rentals) - E. General Requirements.**

(1) A Short-Term Rental may only be offered in a Dwelling or Accessory Dwelling Unit that is in lawful use for residential habitation. Short-Term Rentals shall be permitted in the all Zoning Districts.

(2) The Zoning Administrator for Hosted Short-Term Rentals and the Planning Board for Non-Hosted Short-Term Rentals shall determine the maximum number of Lodgers allowed in any Short-Term Rental and the maximum number of daytime visitors permitted at any one time, taking into account the features of the Dwelling or Accessory Dwelling Unit, the capacity of the septic system, the proximity of adjoining residences, the potential for noise or other disruptions to the neighborhood, and the safety of all residents and Lodgers. The maximum occupancy of the Non-Hosted Short-Term Rental is limited by the number of bedrooms, as indicated in the Certificate of Occupancy, allowed for the size of the septic tank and leach or absorption area, as set forth in the regulations of the NYS Department of Health, Appendix 75-A of Part 75 of Title 10 of the New York Code of Rules and Regulations, as amended, and regulations and/or standards applicable to aerobic septic systems. The maximum number of daytime visitors permitted at any one time shall not exceed the maximum number of permitted Lodgers in the Dwelling or Accessory Dwelling Unit used as a Short-Term Rental. Daytime visitors are permitted between the hours of 7:00 a.m. and 11:00 p.m.

(3) One [1] off-road parking space, not located on the Lot's lawn or vegetated area, must be provided per bedroom intended for Lodgers' use.

(4) The owner(s) of a Short-Term Rental must provide a copy of §250-28 of the Town Code regarding "General Performance Standards" to every Lodger and if the owner(s) and the Lodger(s) execute a rental contract include such provision in the rental contract. A copy of § 250-28 of the Town Code must be posted in a common area of the Short-Term Rental. The

owner(s) of the Dwelling or Accessory Dwelling Unit shall use best efforts to ensure that Lodgers do not create sound or disturbances, engage in disorderly conduct, or otherwise violate §250-28 or any other provisions of the Town Code or any state law pertaining to noise or disorderly conduct. The owner(s) of the Dwelling or Accessory Dwelling Unit shall, upon notification from the Zoning Administrator or Building Inspector that Lodgers have created noises or disturbances, engaged in disorderly conduct, or otherwise violated provisions of the Town Code, or any county or state law, promptly use best efforts to cease and prevent a recurrence of such conduct.

**(5)** A Short-Term Rental shall not advertise the availability of the Short-Term Rental in any Front, Rear or Side Yard of a Lot. No advertisements regarding the use of the Dwelling or Accessory Dwelling Unit as a Short-Term Rental shall be visible from exterior of the Dwelling or Accessory Dwelling Unit. A Short-Term Rental shall not have any signs indicating it is a Short-Term Rental or other outside appearance indicating such use.

**(6)** All Short-Term Rentals shall post a clearly visible notice within the Dwelling or Accessory Dwelling Unit on or adjacent to the front door of the Dwelling or Accessory Dwelling Unit which contains the following information:

- a. The name of the owner(s) of the Short-Term Rental and/or their authorized local agent and a telephone number at which each can be reached on a twenty-four-hour basis.
- b. The 911 address of the Short-Term Rental for fire and/or medical emergencies.
- c. The maximum number of Lodgers permitted to stay in the Short-Term Rental and the maximum number of adult daytime visitors
- d. The requirement that all Lodgers and visitors to the Dwelling or Accessory Dwelling Unit must park in the available parking areas on such Lot and not in or along any public roadway or on any lawn or vegetated area on such Lot.
- e. Instructions on the handling of trash and notification that trash and refuse shall not be left or stored on the exterior of the Lot, unless in a sealed trash receptacle.
- f. Emergency evacuation instructions with a drawing of the premises included.

(7) All Dwellings and Accessory Dwelling Units used as Short-Term Rentals must comply with the following requirements:

- a. All provisions and requirements of the Uniform Code, as amended.
- b. Contain smoke and carbon monoxide detectors in appropriate locations as required by the Uniform Code, as amended.
- c. Contain GFCI outlets in appropriate locations as required by the Uniform Code, as amended.
- d. For Dwellings and Accessory Dwelling Units that have laundry facilities, a metal dryer exhaust to the exterior of the Dwelling or Accessory Dwelling Unit.
- e. Contain at least one 10lb ABC-type fire extinguisher on each floor of the Dwelling or Accessory Dwelling Unit. Such fire extinguisher shall be conspicuously located and be certified as having been duly and timely inspected.
- f. All stairs, porches, and decks, both indoor and outdoor, shall be properly illuminated and safe, as determined by the Building Inspector.
- g. The entrance to the driveway on the Lot upon which the Dwelling or Accessory Dwelling Unit is located must contain a reflective four (4) inch high address number posted three feet high and visible from both directions.

(8) As a prerequisite to granting or renewing a Short-Term Rental Certificate or a Short-Term Rental Special Use Permit, the Zoning Administrator must be allowed access to the Dwelling or Accessory Dwelling Unit for the purpose of verifying compliance with the provisions of this section.

**I ACKNOWLEDGE AND FULLY UNDERSTAND THE SHORTTERM RENTAL'S "GENERAL REQUIREMENTS" AND WILL COMPLY WITH THE REQUIRED REGULATIONS.**

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Print Name & Signature

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Print Name & Signature

**Note: Please contact the Municipal Code Inspector for a property inspection to ensure STR compliance prior to any board approvals.**