

Approved by:

Maximum # of Occupants:

Issue date:



Town of Porter SHORT-TERM RENTAL HOME --- REGISTRATION FORM

SHORT-TERM RENTAL HOME (STRH)

Is the occupancy of a single-family residential premises for a term of no more than 30 days, on two or more occasions during any six-month period. Occupancy shall not exceed two people for each bedroom, plus two additional occupants. (Each single-family dwelling must have a separate registration form.)

LOCATION OF SHORT-TERM RENTAL HOME (Street Address)

Will the Short-Term Rental Home be Hosted?

Hosted means the property owner/agent will be occupying the property when guest(s) are present. Un-Hosted Short Term Rental Homes are absent of owner/agent occupancy during the rental periods.

- YES NO

SHORT-TERM RENTAL HOME INFORMATION

- List of Website(s) that the Rental is listed on:
- Title of your Short-Term Rental as listed on website(s):
- Date your Short-Term Rental was first operational:
- Number of Off-Street Parking spaces, including garage and driveway space:
- Number of Bedrooms in the Dwelling:
- Number of Bedrooms available for rent:

PROPERTY OWNER AND OPERATOR/AGENT INFORMATION

- Property Owner Name(s):
- Owner Address:
- Owner Phone No:
- Owner email address:

Short-Term Rental Home Operator/Agent (if different from the property owner)

Operator/Agent shall be local (within 30 miles of the **STRH** parcel) and shall be on-call/available 24/7 to accept phone/email correspondence and available to respond to the short-term rental home when the dwelling is rented.

- Operator/Agent name(s):
- Operator/Agent's address:
- Operator/Agent's phone no:
- Operator/Agent's email address:

ACKNOWLEDGEMENTS

- I agree to include the Town's Short-Term Rental Home Registration number provided with the proof of registration on any written advertisements (whether in paper or electronic form) for use of the Short-Term Rental Home.
- The property is insured for use as a Short-Term Rental Home. Proof of insurance is attached to this application.
- I agree that someone will be available 24/7 to accept phone calls and be able to respond physically within 40 minutes when the Short-Term Rental is rented.
- This Short-Term Rental Home will follow all Terms of Use requirements set forth herein.
- The rental period for a Short-Term Rental Home shall be no less than 24 hours.

TERMS OF USE

1. The maximum occupancy within the Short-Term Rental Home is limited to two(2) persons per bedroom + two(2) additional people.
2. All Short-Term Rental Home(s) shall not be rented for the purpose of holding special events such as weddings, conferences, parties, etc.
3. All Short-Term Rental Home(s) shall be within a **habitable single-family dwelling**. No tents, RVs, or camping shall be allowed as a Short-Term Rental.
4. The owner/operator/agent of a Short-Term Rental Home on any given parcel may only arrange for one rental contract to take place at any given time on that parcel.
5. The Short-Term Rental Home property owner and operator are jointly responsible for ensuring the Short-Term Rental Home complies with all Local laws, State, and Federal health and safety requirements, including those regarding **smoke detectors, fire alarms, and fire extinguishers**.
6. The Short-Term Rental Home property owner and operator are jointly responsible for ensuring the Short-Term Rental Home complies with all Town regulations including **Noise Nuisances, Open burning/noxious odors, property maintenance, garbage disposal, and occupancy**.
7. Parking for The Short-Term Rental shall utilize the onsite parking (garage and driveway) as provided for by the property design and layout. Street parking is prohibited for Short-Term Rentals. No oversize vehicles shall be parked on the property associated with Short-Term Rentals and there shall be no parking in landscaped areas.
8. No signage shall be permitted in association with Short-Term Rental Home(s).
9. The owner/operator/agent shall register with Niagara County and or NYS for the collection of Transient Occupancy Taxes associated with the operation of the Short-Term Rental home. The owner/operator/agent shall be responsible for any/all payments of taxes, fees, and charges collected by other agencies (including Host websites).
10. The Short-Term Rental Home's registration is not transferable. A new owner is required to register with the Town.
11. The Owner/Operator/Agent shall be responsible for providing the renter with copies of these Terms of Use and any additional house rules. Said operators shall actively enforce to ensure compliance with said standards.
12. No Short-Term Rental Home shall be allowed within a dwelling unit that is subject to an affordable housing agreement which restricts the dwelling unit from being rented.
13. Any modifications, improvements, and conversions within the dwelling unit shall comply with the currently adopted NYS Uniform building Code and is subject to the Building Permit process.
14. Properties containing an Accessory Apartment/in-law Apartment/two-Family dwelling units/multi-family Dwelling units are ineligible for short-Term Rental operations.

I certify under penalty of perjury that the above information is true and correct. I understand and agree to abide by the Town of Porter Local Laws and the Terms of Use established herein. I agree to immediately report if my rental is discontinued and/or any changes in owner's/operator's/agent's contact information occur.

I agree to hold harmless, indemnify and defend the Town of Porter against claims and litigation arising from or related to the issuance of the Short-Term Rental Home's registration.

Owner/Operator/agent's Signature

print name

date

Notary:
{Notary seal}

Exp. Date: