

About VTSTRA

The Vermont Short Term Rental Alliance (VTSTRA) is a locally run nonprofit business association for vacation rental managers and short-term rental hosts operating in Vermont. Our members are job creators, revenue generators, and responsible stewards of Vermont's tourism and hospitality industries.



Standards for Responsible Hosting

PROVIDE GUESTS EMERGENCY CONTACT INFORMATION

STRs must display a completed and signed copy of the "[Short Term Rental Obligations Form](#)" in every rental unit, as required by Vermont Law under Act 10 (2018). All guests should be provided with multiple methods for contacting an on-duty property manager.

PAY ALL REQUIRED TAXES

STR owners are responsible for the complete collection and remittance of all applicable [state and municipal taxes](#), including, but not limited to, Vermont's 9% Meals and Rooms Tax, on every rental reservation shorter than 30 consecutive nights.

LIMIT OCCUPANCY

STRs should limit the allowed occupancy to the legal limit determined by a State Fire Safety Certification, or limit occupancy to 2 people x number of legal bedrooms + 2 (excluding children under the age of 2) to prevent sewer/septic damage, control wastewater management, and prevent neighborhood disturbances.

ENSURE GUEST SAFETY

STRs should complete a [fire & life safety inspection](#) every 5 years by a licensed professional to ensure the property meets current building codes and safety standards.

RETAIN LIABILITY COVERAGE

STR owners should retain insurance coverage that includes STR activity and protects guests and hosts from injury and personal liability.

PREVENT PROBLEM GUESTS & NUISANCES

STRs should comply with Rent Responsibly's "[Good Neighbor Policy](#)," to maintain a zero-complaint record with their neighbors by adequately mitigating the potential for noise, trash, and parking issues.



Policy Principles

PROPERTY RIGHTS

VTSTRA supports the rights of property owners to buy, sell, rent, and enjoy the use of their properties.

ZONING

VTSTRA maintains that vacation rental properties are residential in use, should be regulated as such, and any short-term rental use pre-dating new regulation be granted a grandfathered legal nonconforming use status.

GOOD NEIGHBOR POLICIES

VTSTRA supports balanced rules and standards that protect the well-being of guests, neighbors, and communities without imposing restrictions on an owner's ability to rent short-term.

INDUSTRY PROFESSIONALISM

VTSTRA supports the professional development & education of all short-term rental operators so that communities may embrace the responsible hosting standards by which our members abide.

STATE UNIFORMITY

VTSTRA prefers state-level registration and regulation to develop consistent standards instead of a patchwork of regulations across jurisdictions.

DIVERSITY, EQUITY, & INCLUSION

VTSTRA supports policies that promote inclusivity so that all visitors, regardless of wealth, race, color, sex, religion, familial status, sexual orientation, or national origin, have access to vacation rental options in their destination of choice.

AFFORDABLE LIVING CONDITIONS

VTSTRA supports policies that raise Vermont's minimum wage and reduce the costs of living so middle-class Vermonters can afford home and rent prices.

COMMUNITY & ENVIRONMENT

VTSTRA supports policies that incentivize SMART Growth development to correct the deficiency in Vermont's housing supply while preserving our natural open spaces.

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