

Davis Brook Property Owners Association, Ltd.

Little Brook • Mowing Way – Darrah Loop • Two Brook
Wilmington, Vermont
Board@DavisbrookHOA.com

SHORT TERM RENTAL RULES & REGULATIONS

Davis Brook Property Owners Association (DBHA) is enforcing the following rules and regulations regarding Short Term Rentals (STR) for the well-being of both residents and renters alike. Short Term Rentals are defined as rentals of 15 or more days total in calendar year and exclude rentals of 30 days or more to the same person. DBHA owners who operate STRs (STR Operators) will be subject to fines for non-compliance, as determined by the DBHA Board of Directors on a case-by-case basis, with the following requirements:

- 1) **PERMITS* / REGISTRATION**: The State of Vermont requires the STR Operator to post the “**Short Term Rental Safety, Health and Financial Obligations**” form (STR Rules) in the rental property. DBHA requires a copy of this form to be submitted to DBHA and may request to inspect the property to confirm the STR Rules are posted. ***Update 4/25/24: Town of Wilmington requires STR Operators to apply for a “Change of Use” Zoning Permit. Contact the Zoning Administrator at 802-454-8591x124. DBHA requires a copy of this permit to be filed with the association.**
- 2) **POSTING OF DBHA SHORT TERM RENTAL RULES & REGULATIONS**: These STR Rules must be posted in the rental property and on the STR Operator’s website listing.
- 3) **OCCUPANCY REQUIREMENTS**: ***Update 4/25/24: The Town is following the VT Division of Fire Safety (VT DFS) Occupancy Classification of 1-8 guests for a single-family dwelling.** DBHA requires STR Operators to abide by this limit and reflect it in their rental listings. **STR’s over nine guests are a Change if Occupancy and Change of use per VT DFS rules.** Additional occupants beyond requirements also have a negative effect on Parking Restrictions and Noise Regulations.
- 4) **PARKING RESTRICTIONS**: DBHA Properties are typically one-quarter acre lots on narrow unpaved roads. Parking is limited to driveway capacity of the rented property. Parking on streets or neighbors’ property is prohibited. STR Operators are required to specify property vehicle limits. Vehicles parked in excess whether on STR Operator’s property or in other areas is prohibited.
- 5) **VEHICLE RESTRICTIONS**: Any vehicle is prohibited from a rental property that potentially disrupts Bylaws Article Section XIV Right to Peaceful Enjoyment, including but not limited to: commercial vehicles, buses, trailers, equipment, and any vehicle with backup alarms/beepers. STR Operators are prohibited to rent to commercial companies or individuals performing commercial activities.
- 6) **NOISE REGULATIONS**: Per Article XIV Right to Peaceful Enjoyment, no Excessive Noise Is Permitted between 11:00 PM & 8:00 AM. **(The Wilmington Police Department Supports 10 PM to 8 AM).** The Association does not have the authority to respond to complaints of violations of this manner and recommends residents contact the Wilmington Police Department (802-464-8593) immediately if any renter is in violation of excessive noise regulations.
- 7) **GARBAGE**: STR Operators are responsible to make sure renters properly dispose of household garbage in the DBHA dumpster. Garbage is to be put inside the dumpster and the door closed and locked. Please note the dumpster area is camera monitored.
- 8) **RECYCLING**: DBHA does not offer recycling however responsible homeowners do not dispose of recycled items in the association dumpster. The Town of Wilmington Transfer station offers free recycling with is utilized by Wilmington Residents. STR Operators are required to provide recycling bins to their renters and dispose of recycling properly at the transfer station or other means per state regulations.

Sincerely,
Board of Directors
Davis Brook Property Owners Association