



Town of Barnstable

Rental Program Update
2022

Chapter 170

▶ §170-4

- No person shall rent or lease, or offer to rent or lease, any dwelling or any portion of a dwelling to be used for human habitation without first registering with the Board of Health, which shall determine the number of bedrooms and the number of persons such dwelling or portion of a dwelling may lawfully accommodate under the provisions of any state or local health and safety ordinance or regulation.

2022 Review – Rental Units

Current Statistics

▶ Registrations

- 3158 Registered Rental Properties in Barnstable
 - This includes long-term rentals and vacation rentals
- 1631 have advertised as vacation rentals within the last 12 months
 - 775 of those or 50% of them have had documented stays

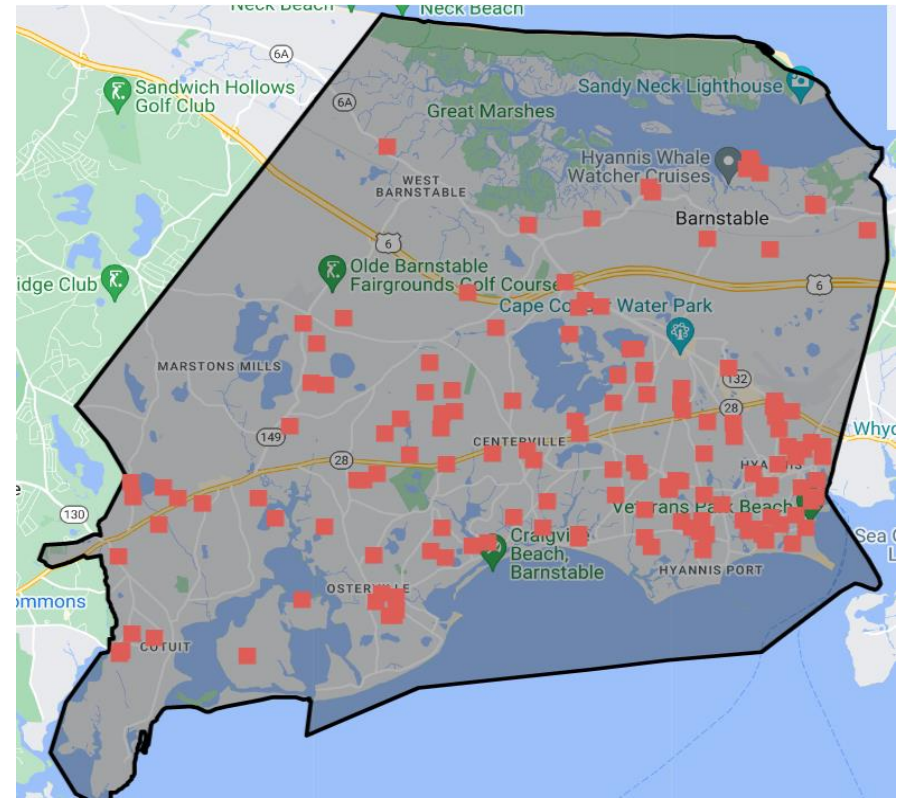
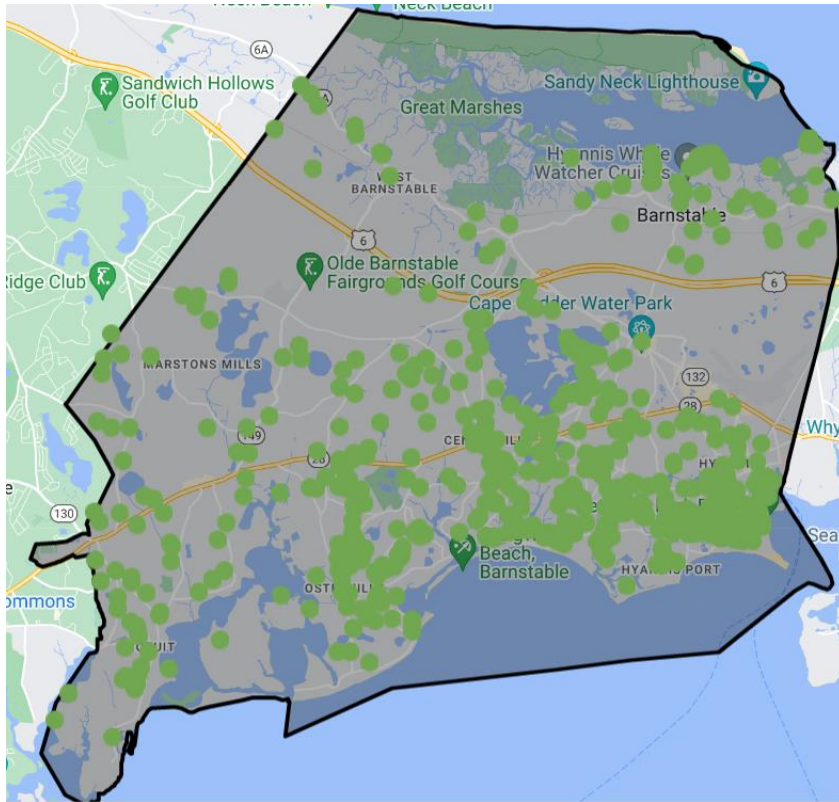
▶ Registration Compliance

- Vacation Rental Registrations
 - 95.7% compliance rate (Compliance means registered or not currently advertised)
- As of December 7th – 788 vacation rentals were advertised
 - 133 of those are non compliant (17%)
 - 42 of 133 have no documented stays meaning they haven't violated anything
 - Resulting in an actual non-compliant rate of 12.5%

▶ 454 Notices of violation were mailed

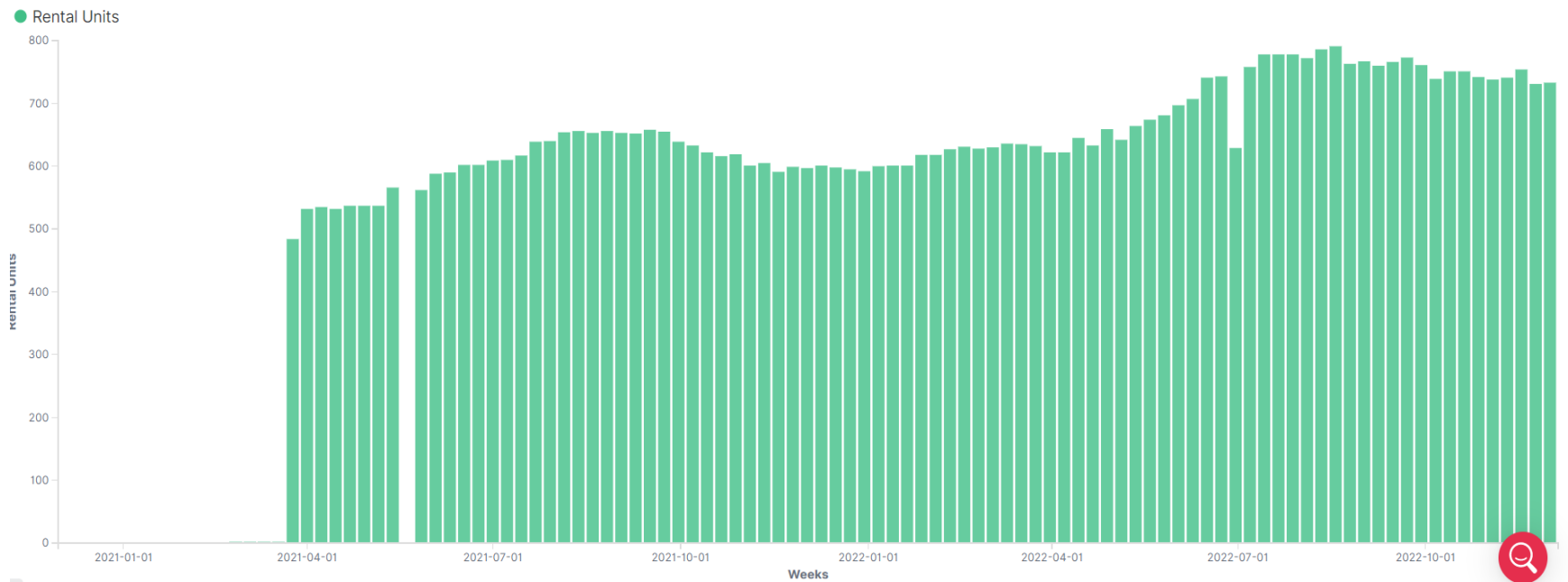
- Resulting in 329 of those properties or 72.5% becoming compliant through enforcement efforts (typical results year over year)

Compliance Maps



Identified STR units over time

Identified STR Rental Units Over Time ⓘ



24/7 Rental Hotline

▶ Rental Hotline

- 68 total complaints
- 40 from phone calls – 28 through the web

• Complaint Categories

- Noise – 28 entries (14 against one property)
- Parking – 8 entries
- Trash – 7 entries
- General – 6 entries
- Disturbance or trespassing – 2 entries
- Unauthorized STR – 2 entries
- Other – 15 entries

▶ CRM – Health Division complaint management system

- 197 total complaints for all rental properties
- 37 overcrowding housing 160 sub-standard housing

2023 Rental Registration Changes

- ▶ Moved Registration to OpenGov
 - More convenient
 - Register
 - Pay online
 - Consistent with all permitting
 - Like all permitting, registrations and licenses in Barnstable
- ▶ We encourage our Citizens to register at:
 - <https://www.Barnstablema.viewpointcloud.com/>

Questions?