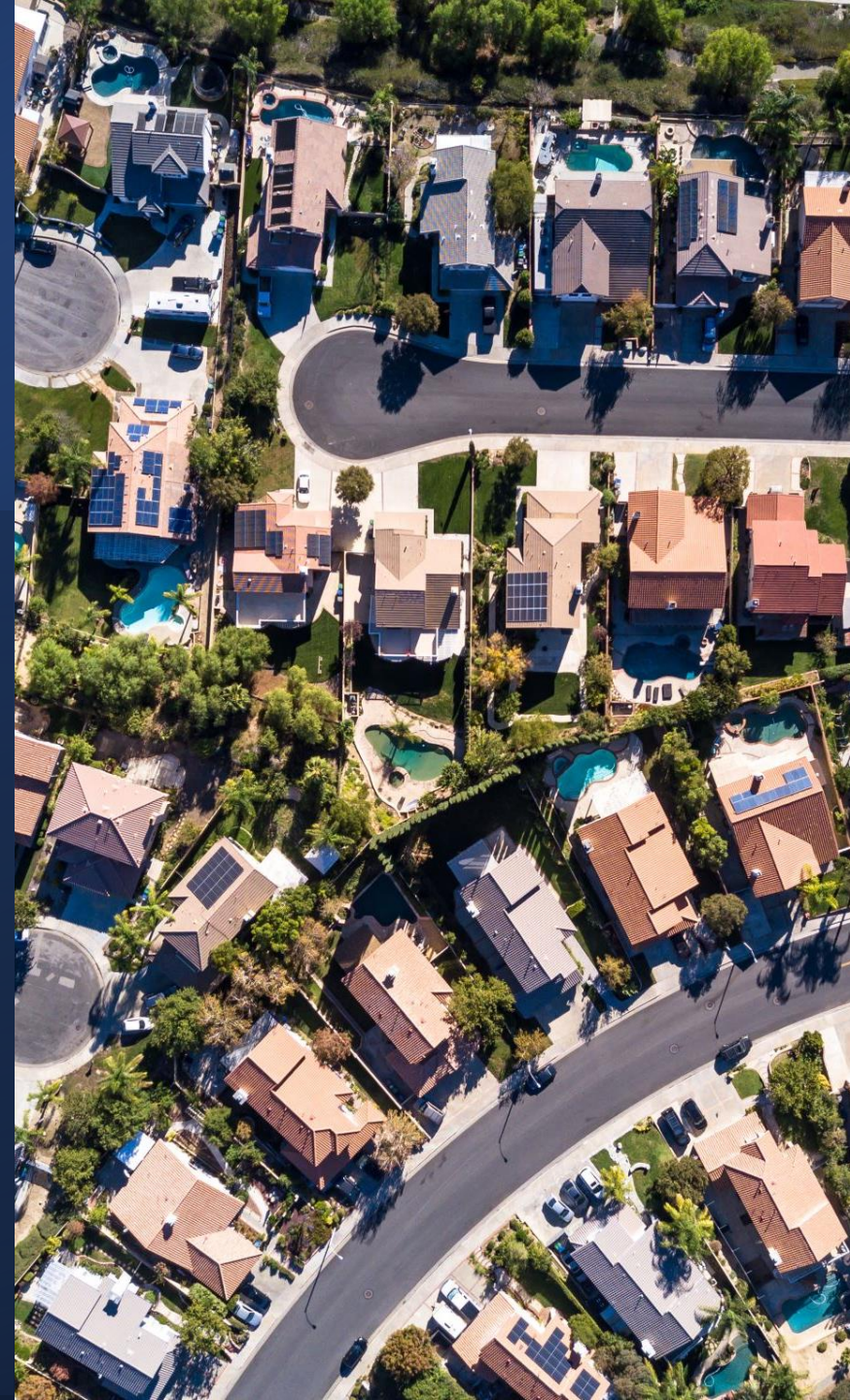


Town of Barnstable

2023 Rental Program Update

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.

Chapter 170 – Rental Properties



Short Term Rentals AKA Vacation Rentals

- Background and Context
 - 2019 Massachusetts DOR required registration and excise tax on rentals < 31 days designating them Short Term Rentals (STR's)
 - Town Council subcommittee took up the issue of STR's
 - Barnstable began receiving revenue from the DOR / STR's
 - 2020 Town Council considered regulating STR's through the Zoning and General Ordinance
 - Discussed registration, health, safety and good neighbor matters; as well as potential limits on STR's
 - Limits included: Town wide cap to 1500 & maximum 2 per owner
 - 2020, November 5th Town Council withdrew amendments in favor of gathering additional information
 - Town Council appropriated funds to engage fact gathering service – Host Compliance
 - Tracks rentals advertised online, provides statistical data, manages a complaint hotline and assists with enforcement
 - Barnstable has used this tool to provide the information before you today
 - The service has successfully ID'd all STR's operating in Barnstable
 - Over 90% of STR's are whole home rentals
 - Less than 2% of owners own more than 1 rental unit

2023 Rental Registrations



Registered Units

Total number of registered Units	3465
• Less than 31 Consecutive days (STR)	789
• Seasonal	195
• Year-Round	2482



New property registrations 2023

Total	439
• Less than 31 consecutive days (STR)	185
• Seasonal	39
• Year-round	215

STR's Past three years

Identified STR's over
time
Peak advertisements

2021 – 689

2022 – 818

2023 – 956

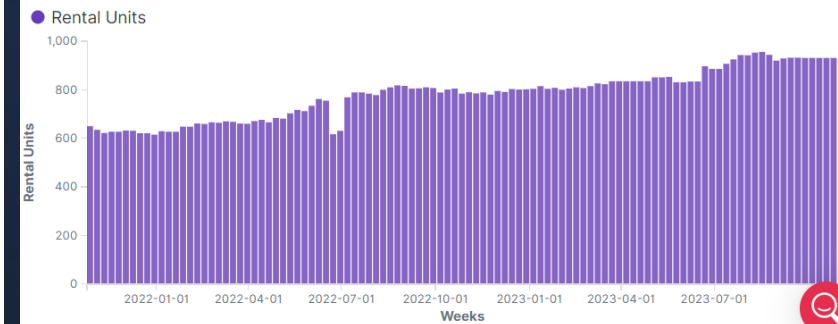
DOR tax revenue
revenue dedicated to
Comprehensive
Water/Wastewater
Management Fund

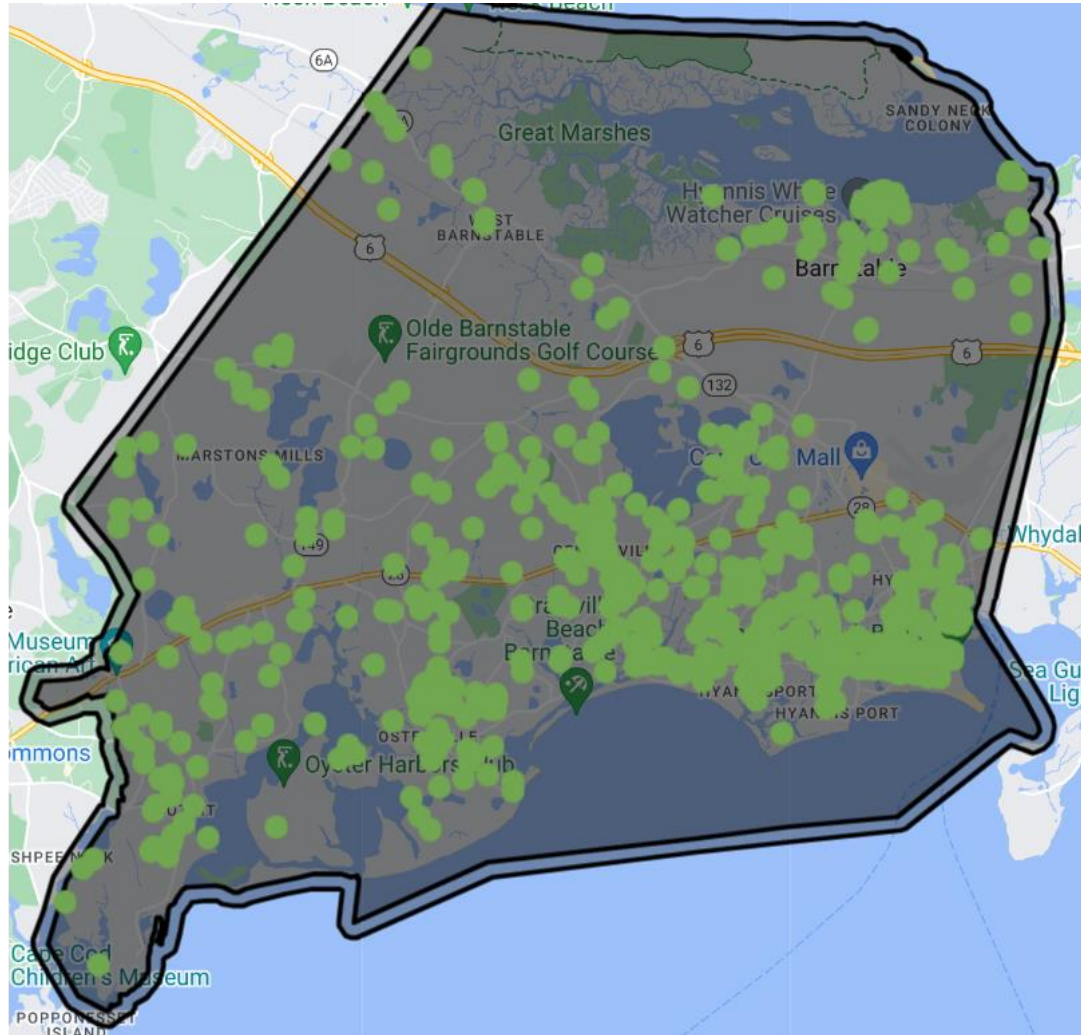
2021 - \$1,512,208

2022 - \$1,729,592

2023 - \$1,853,550

Identified STR Rental Units Over Time ^①





Registered Short-term Rentals by Village

Hyannis – 33%

Centerville – 26%

Osterville – 14%

Barnstable – 10%

Cotuit – 8%

Marstons Mills – 6%

West Barnstable – 3%

Housing Complaints

Total Rental Registration related complaints past 3-years

- 2021 – 295
- 2022 – 349
- 2023 – 264 as of 11/1/23

24/7 Complaint Hotline (includes all rentals)

- 51 Total Complaints
- 44 complaints identified by caller as Short-term rental related
 - Only 14 were confirmed to be related to STR's
 - 4 were undetermined
 - 33 not related to STR's

New for 2023

- Transitioned to online registrations and payments through existing permitting platform OpenGov
 - Ease of use for both staff and property owners.
 - Provides additional payment options for property owners.
 - Better able to track relevant data points to provide an accurate accounting of the rental inventory.
- Health Division complaints are processed through our Code Compliance Program.
 - Provides additional resources.
 - Provides consistent processes and tracking for all Inspectional Services Department complaints.
 - Provides complete property records for the Health and Building Divisions under one program.

2024 Rental Registrations

Renewals and new registration period begins on December 1st

Renewals

All current registration holders will receive a renewal notice directly from OpenGov for renewal process instructions

New Registrations

New rental registrations will be through the OpenGov online portal located in the Health Division webpage

<https://www.barnstablema.viewpointcloud.com/>

Questions:

Call 508 862-4072

Thank You