

Short-Term Rental Agreement

Annual Fee \$ _____ January 1st Through December 31st.

Name of Property Owner: _____

Owner's Mailing Address: _____

Phone Number: _____

Address of Rental property: _____

A. Standards

1. **Land-Use Permit.** A land-use permit is required annually for each short-term rental property regardless of whether the properties are under the same ownership. January 1st through December 31st.
2. **Exterior.** All exterior premises shall be kept free from any accumulation of junk or garbage.
3. **Trash.** Provisions for trash disposal shall be provided. Trash shall be contained in properly sealed receptacles. There shall be no overflow that will be attractive to vermin.
4. **Nuisance.** Activities on a short-term rental property shall not constitute a nuisance to neighboring properties by reason of noise, dust, odor, fumes, glare, lighting, or vibrations.
5. **Parking.** All parking associated with short-term rental shall be out of the roadway and entirely onsite, in the garage, driveway, or other improved area.
6. **Trespass.** Renters shall not trespass onto a neighboring property and shall not utilize docks and other water-related features belonging to neighboring property owners.
7. **Number of Occupants.**
 - a. The number of occupants in a dwelling unit during any short-term rental occupancy shall not exceed two (2) occupants per bedroom plus two (2) additional occupants.
8. **Pets.** Pets shall be always secured on the property or on a leash. Pets shall not be left unattended.
9. **Noise.** Noise during quiet hours must be limited to that which does not disturb the quiet comfort, or repose of a reasonable person of normal sensitivity. Quiet hours shall be from 11:00 PM to 8:00 AM.
10. **Fires.** No person shall start or maintain a fire except within provided devices or locations. Fires shall not be left unattended and must be fully extinguished. Only clean, dry wood may be burned.
11. **Fireworks.** Fireworks of any kind are not allowed on rental property.

12. **Street Address Posted within Dwelling Unit.** The street address of the property shall be posted in at least two (2) prominent locations within the dwelling unit to assist occupants in directing emergency service personnel in the event of an emergency. The address should be posted near the kitchen and near any telephone or pool.

B. Local Agent/Property Owner

1. Each owner of a short-term rental must designate a local agent who has access and authority to assume management of the unit and take remedial measures.
2. The local agent must be available twenty-four (24) hours a day during the rental period.
3. An owner meeting the requirements of subsections (1) through (2) above may designate themselves as the local agent.
4. Contact information posted in the window. A notice shall be posted in a prominent first-floor window of any dwelling unit used for short-term rentals stating (in at least 16-point type) the name of the local agent, a 24-hour telephone number with which the agent can be reached, and the maximum occupancy of the dwelling unit as permitted by this Ordinance.
5. The permit holder shall notify the Township of any changes in ownership or in the local agent.

C. Violations.

Any of the following conduct is a violation of the zoning ordinance and is subject to Section 9.6:

1. Any advertising or leasing of a short-term rental without first having obtained a short-term rental permit.
2. The permit holder has violated any of the provisions of this ordinance.
3. Any false or misleading information supplied in the application process.

Print Name: _____ Signature: _____
Owner / Agent Owner / Agent

Greenbush Zoning Administrator: _____ Date: _____