

Short -Term Rental Committee

Meeting Minutes

February 2, 2024

Members present:

Richard Gerken

Jaime Irving

Rob Jutton

Dave Thorpe

Ann Butler

Staff present:

Angela LaBrecque

Genie Smith

The meeting was called to order at 8:37 AM by Chairman Gerken. Cannot approve Jan 19 meeting minutes or Jan 26 meeting minutes due to there being no quorum of the meeting attendees. The minutes will be readdressed next week at the Feb 9, 2024 meeting.

Received public applications to volunteer for STR Committee. Reviewed the applications and discussed. Will give it another week to see if any more applications are submitted.

The Planning Board approved the ordinance changes to be included in the warrant on Jan 30th.

NH NHMA opinion of 41:11-C as well as 48-A.2 and 8 – Municipal Association – Discussed Troy's e-mail on questions about licensing. It appears that licensing can be accomplished under RSA 41:11-C. RSA 48-A applies to Housing Standards and excludes housing standards being applied or used to inspect or regulate STRs, which is not what Meredith is doing. Mr. Gerken will look at the Freedom court case and interpret for the board for the next meeting on Feb 9th.

The STR Committee meeting of 2/2/24 began discussions on licensing. The following questions were a result of the brainstorming session. Note that future decisions on these and other topics will require regular attendance and input of all committee members."

- frequency of licensing
- who would be in charge of licensing and enforcement, who handles complaints
- should be to the owner or owner representative and not transferrable and does not run with the land
- whether it will be annual or bi-annual, fixed date or rolling, no prorated cost if rolling licensing dates approved

- distinction between not renewing in time and actively renting or allowing the license to lapse and allowing a new license start date to rent again
- education sessions will be important and putting something in a tax bill or website to inform residents and non-residents of the STR processes and rules
- posting the STR license in a conspicuous place and/or putting the information on a portal for public information
- structuring the fee schedule to have a larger one for owner not in residence vs. owner in residence should be a consideration
- pros and cons of renewing by birthdate vs. first time licensing
- when licensing task needs to be completed?

The next meeting will be on Friday, 2/9 at 8:30 AM in the Annex.

The meeting adjourned at 10:00 AM.