

SUMMARY of KEY POINTS

In keeping with the proposed draft law to regulate Short Term Rentals (STRs) -

Property Owners operating STRs in the Village of Aurora will be required to apply for a Permit

Two types of Permits will be available: Hosted and Un-hosted. Owners shall hold only one permit at a time.

Permits for Hosted STRs will be

- unlimited in the number of permits available
- limited to renting to one group of guests at a time
- unrestricted in the maximum number of nights of rental allowed per year
- available for use in One-Family, Two-Family and Accessory Dwellings

Hosts

- shall be either a resident owner or a long term resident renter of record
- must be in residence overnight when guests are present
- need not be the Contact Person available for emergencies 24/7
- may be replaced in an emergency by a registered proxy host

Permits for Un-hosted STRs will be

- restricted in number to no more than 10 permits available
- limited to renting to one group of guests at a time
- subject to a maximum of 90 and a minimum of 30 rental nights per year
- available for use in One-Family Dwellings

STR Permit applications shall include complete owner information, provision for an emergency contact person, a floor plan, proof of insurance, an application fee, a signed agreement with neighbors regarding any shared driveway, and the owner's permission for fire, building, and zoning code inspection by the Code Enforcement Officer.

Time Line: application process = six months, inspection period = another six months,
license extension for completed applications not in receipt of a permit = an additional year.

Please Note: After the one-year application / inspection period, renewable two-year permits will be issued. Any completed applications that did not obtain a permit due to the numeric cap on Un-hosted STRs will receive a one-year non-renewable License and be placed on a waiting list for permit availability.

All STR Permits and Licenses will be

- limited to rental periods of no more than 31 consecutive days,
- subject to maximum occupancy and parking regulation,
- bound by conventional "good neighbor" and safety policies detailed in the STR law
- subject to suspension or revocation by the Code Enforcement Officer in the case of violation of the same law

Please see the complete draft law for more information, and a statement documenting the need for STR regulation in Aurora. Both are posted on the Village website: <https://auroranewyork.us/>