



Town of Dummerston

1523 Middle Road, East Dummerston, Vermont 05346

Long & Short Term Rentals; Responsibilities for Owners

SHORT-TERM RENTAL

Statutory definition: A room or dwelling rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year.

All Short-Term Rentals in Dummerston require a Conditional Use Permit

Renting out an Airbnb or other short-term rental can trigger state oversight from Health, Fire Safety, Tax, and Environmental departments. If you rent out a room or space for sleeping accommodations:

- * Your facility is a public building and is subject to fire safety requirements. Contact Fire Safety at 802-885-8883.
- * You will need to collect state meals and rooms tax <<https://tax.vermont.gov/business-and-corp/meals-and-rooms-tax/short-term-rentals>> (unless paid by a third party).
- * If you are serving any food other than pre-packaged, you will need a food and lodging license <<http://www.healthvermont.gov/health-environment/food-lodging/lodging-licensing>>. Contact Dick.Martindale@vermont.gov <mailto:Dick.Martindale@vermont.gov> 802-490-1683.
- * If you have 3 or more units, you will need a food and lodging license <<http://www.healthvermont.gov/health-environment/food-lodging/lodging-licensing>>. Contact Dick.Martindale@vermont.gov <mailto:Dick.Martindale@vermont.gov> 802-490-1683.
- * **If you have only 1 or 2 units:**
- * You must post a Vermont Meals and Rooms Tax account number on any advertisement.
- * You should complete and keep on-site a self-certification form <http://www.healthvermont.gov/sites/default/files/ENV_FL_ShortTermRentalObligations.pdf> prior to renting a unit.
- * You must post certain information in the units (see the self-certification form).
- * If you are effectively creating a new bedroom or an apartment, you will need a Wastewater permit as well. Contact a Licensed Designer <<https://dec.vermont.gov/water/licensed-designers>> (look down the page for "Finding a Designer").
- * As always, contact your town office to see if there are any local requirements.
- * And, be sure to register with the Secretary of State <<https://www.sec.state.vt.us/corporationsbusiness-services/business-nonprofit-services/start-a-vermont-business.aspx>> if necessary.

ALL RENTALS

As of January 1, 2024, the Division of Fire Safety is now the primary state agency with authority to regulate [rental housing health and safety](#) for both long-term and short-term rentals.

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The state [Rental Housing Health and Safety Code](#) has requirements for potability for private drinking water sources, like wells:

5.4.2 Potable Water: Water provided to a rented mobile home lot and to every kitchen sink, bathroom sink and bathtub or shower in a dwelling unit or rooming house shall be from a public water supply system that is monitored and regulated by the Water Supply Division of the Vermont Department of Environmental Conservation, or a private supply free from impurities in amounts sufficient to cause disease or harmful physiological effects as per Vermont Department of Health testing guidelines for private water supplies. Any health-based contaminant in a private water supply that is found to be elevated shall be treated to reduce levels to existing maximum contaminant levels (MCL) or Vermont Health Advisories where no MCL exists.

The only way to demonstrate that the private drinking water meets that requirement would be for the property owner to test the water. The Vermont Department of Health recommends the Vermont Homeowner Testing Package for rental property owners. The Vermont Homeowner Testing Package includes:

- Bacteria (Kit A) \$14 – test every year
- Inorganic chemicals (Kit C) \$100 – test every five years
- Gross alpha radiation (Kit RA) \$45 – test every five years

You can read more about the testing package and ordering instructions here: <https://www.healthvermont.gov/environment/drinking-water/residential-drinking-water-testing>