

Guidelines for Short-Term Rentals in New Milford CT

1. Purpose

The purpose of these guidelines is to regulate short-term rentals (STRs) in New Milford CT to balance economic opportunities while preserving neighborhood character, ensuring public safety, and addressing community concerns.

2. Definition and Scope

- **Short-Term Rental Definition:** A short-term rental is defined as a residential home unit, accessory building or portion thereof rented for a duration of 31 consecutive days or less.
 - **Eligible Properties:** STRs may include single-family homes, apartments, accessory dwelling units (ADUs), or other residential units, subject to zoning regulations.
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3. Registration and Permit

- STR Owner/Agent must register their property with the Mayor's office and obtain a STR permit.
 - Permits must be renewed annually.
 - Hosts must provide:
 - Property Tax Code and proof of current tax payment as evidence of property ownership as shown on permit.
 - A floor plan indicating guest-accessible areas.
 - Emergency contact information for a local representative available 24/7.
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4. Zoning and Location Restrictions

- STRs are permitted only in zones designated for residential or mixed-use, as per the Town of New Milford zoning map.
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5. Health, Safety, and Building Compliance

- STR properties must comply with all applicable building codes and health standards.
 - Required safety features include:
 - Smoke detectors in every bedroom and common area.
 - Carbon monoxide detectors.
 - At least one fire extinguisher per floor.
 - Clearly marked emergency exits.
 - An annual safety inspection may be required.
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6. Noise and Nuisance Policies

- Quiet hours are enforced by New Milford Police Dept. between 10:00 pm and 7:00 am.
 - Guests must comply with Town of New Milford Breach of Peace laws and avoid disturbances to neighbors.
 - Owner/Agent is responsible for responding to guest complaints within 24-hours. Repeated violations may result in penalties or permit revocation.
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7. Occupancy Limits

- Occupancy limits must meet all State and Federal Safety Guidelines.
 - Owner/Agent must provide sufficient off-street parking for guests or disclose parking limitations to renters in writing.
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8. Taxes

- Property taxes must be current with proof provided during the permit application process.
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9. Insurance Requirements

- STR Owner/Agent must provide Proof of Insurance covering liability for guest injuries and property damage when applying for a permit.
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10. Impact on Housing

- To protect the long-term rental market, STRs are prohibited on deed-restricted property.
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11. Community Engagement and Transparency

- A publicly accessible database of registered STRs will be maintained on the Town of New Milford website.
- Residents are encouraged to provide feedback on STR operations by email to mayor@newmilfordct.gov.

12. Enforcement and Penalties

- The Mayor and/or other applicable New Milford Town Department will oversee STR compliance and investigate complaints.
 - Penalties for noncompliance include:
 - Suspension or revocation of the STR permit for repeated offenses.
 - Immediate delisting from STR platforms and Town Website for unpermitted operations.
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13. Implementation Timeline

- These guidelines will take effect upon approval
 - Existing STR operators must register and comply with these regulations within one month of STR guidelines going in to effect.
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14. Contact Information

For questions or assistance, contact Mayor's office by email or phone: mayor@newmilfordct.gov, 860-355-6010

By adhering to these guidelines, the Town of New Milford endeavors to foster a fair and sustainable short-term rental market that benefits the community, property owners, and visitors alike.