



Village of Saranac Lake

Community Development Department

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Memo

To: Short-Term Rental Owners
From: Community Development Director
Date: July 14, 2023
Re: New Regulations for Short-Term Rentals in the Village of Saranac Lake

I am writing to inform you about recent developments regarding short-term rentals (STR) in the Village of Saranac Lake. The village has recently implemented new laws and regulations to ensure the orderly and responsible management of short-term rentals. As a short-term rental owner, it is important for you to be aware of these changes and the requirements that will be applicable to your property.

The Village of Saranac Lake recognizes the growing popularity of short-term rentals and their contribution to the local economy. However, in order to strike a balance between the interests of property owners, visitors, and the community at large, the village has adopted these regulations to preserve the quality of life for residents and maintain the character of our vibrant community.

Under the new regulations, **all short-term rental owners will be required to obtain a Special Use Permit and a Short-Term Rental Permit** from the Village. These permits are necessary to ensure that your property meets all building, safety, health, and zoning requirements. By implementing these measures, the village aims to enhance the overall experience for both visitors and residents, while also addressing concerns related to parking, noise, and neighborhood compatibility.

The new regulations define two types of short-term rentals:

- Pre-Existing Short-Term Rentals are those that were lawfully operating as of January 31, 2023 and are authorized to continue operation through the permitting process.
- New Short-Term Rentals are those that were not lawfully in operation as of January 31, 2023 and are not authorized to operate until permits are granted. The Village has enacted a moratorium on New Short-Term Rental permit applications for 18 months or until all applications for Pre-Existing STRs have been processed. Operators of New STRs must obtain permits prior to renting your property for short-term stays.

To apply for the special use permit and short-term rental permit, you will need to complete an application form and provide the required documentation. It is essential to note that there will be a 60-day period for owners of Pre-Existing STRs to submit an application in order to continue to operate. Operators of New STRs must obtain permits prior to renting your property for short-term stays. Applications for New STRs may be submitted after the moratorium has ended. Failure to comply with these regulations may result in penalties or fines. **If you would like to be notified when the 60-day application period for Pre-Existing STRs begins or when the moratorium for New STRs ends, please send a request to comdevassist1@saranaclakeny.gov to be added to the email list.**

I understand that adapting to new regulations can be challenging, but the Village of Saranac Lake is committed to providing assistance and guidance throughout the process. The Community Development Department will handle short-term rental permits and address any questions or concerns you may have. You can reach out to the Community Development Department at 518-891-4150 ext. 234 or comdevassist1@saranaclakeny.gov for any assistance or clarification.

Additionally, I encourage you to familiarize yourself with the full text of the short-term rental regulations. **The complete guidelines, including permit application forms and fee schedules, can be accessed on the official Village of Saranac Lake website <https://saranaclakeny.gov>** (see Projects > Short-Term Rentals).

Thank you for your attention to this matter and for being an important member of our community. The Village of Saranac Lake values your contributions to the local economy and appreciates your cooperation in adhering to the new regulations. By working together, we can maintain the charm and integrity of our village while also fostering a positive experience for all.

If you have any further questions or require additional information, please do not hesitate to contact the Community Development Department. We are here to assist you in any way we can.

Best regards,

Jamie Konkoski, AICP
Community Development Director