SHORT-TERM RENTAL REPORT

ARANAC LAKE CAPITAL OF THE ADIRONDAKS

Village of Saranac Lake



October 7, 2021 **Community Development Department**

Introduction

Rentalscape data was finalized on 9/9/21.

The data included in this report was generated from Rentalscape on 9/16/21.

The data includes only short-term rental listings that are *Live Now*, which means the listing is active and the owner is accepting bookings. Rentalscape does show additional properties, but they are not identified since they are not currently being advertised on any online platform. The number of Live Now listings does change over time as owners list new properties or inactivate listings.

Existing Conditions

Identified STRs: 70 Properties (117 Listings)

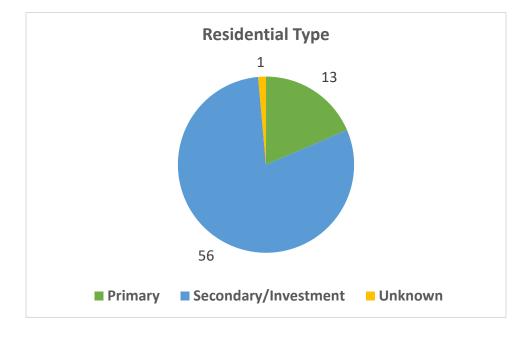
This is the total number of properties that were being advertised on the day the data was reviewed.

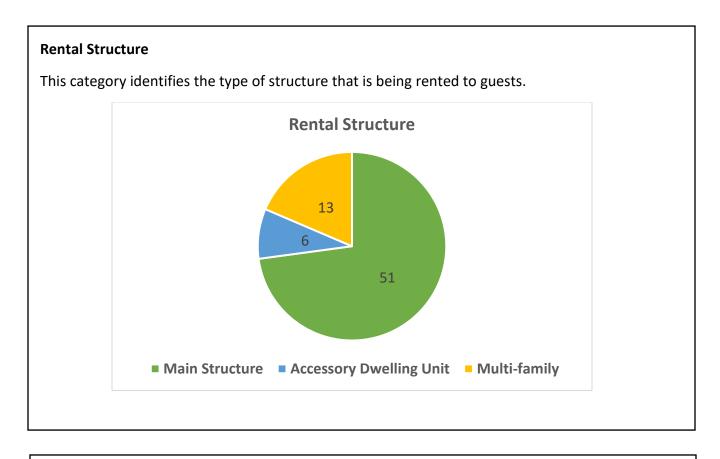
Residential Type

This category identifies whether the property is the primary residence of the owner or used as a second home or investment property.

Primary = owner occupied (identified based on STAR program)

Secondary/Investment = second home or investment property



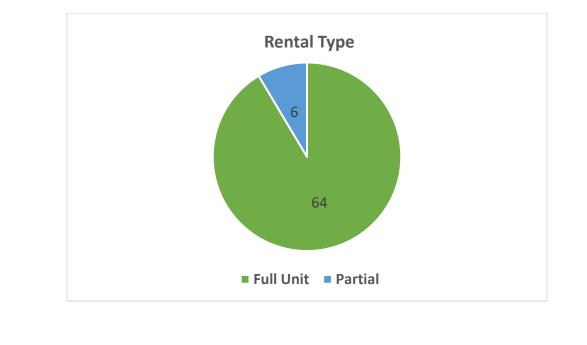


Rental Type

This category identifies the type of unit that is being rented to guests.

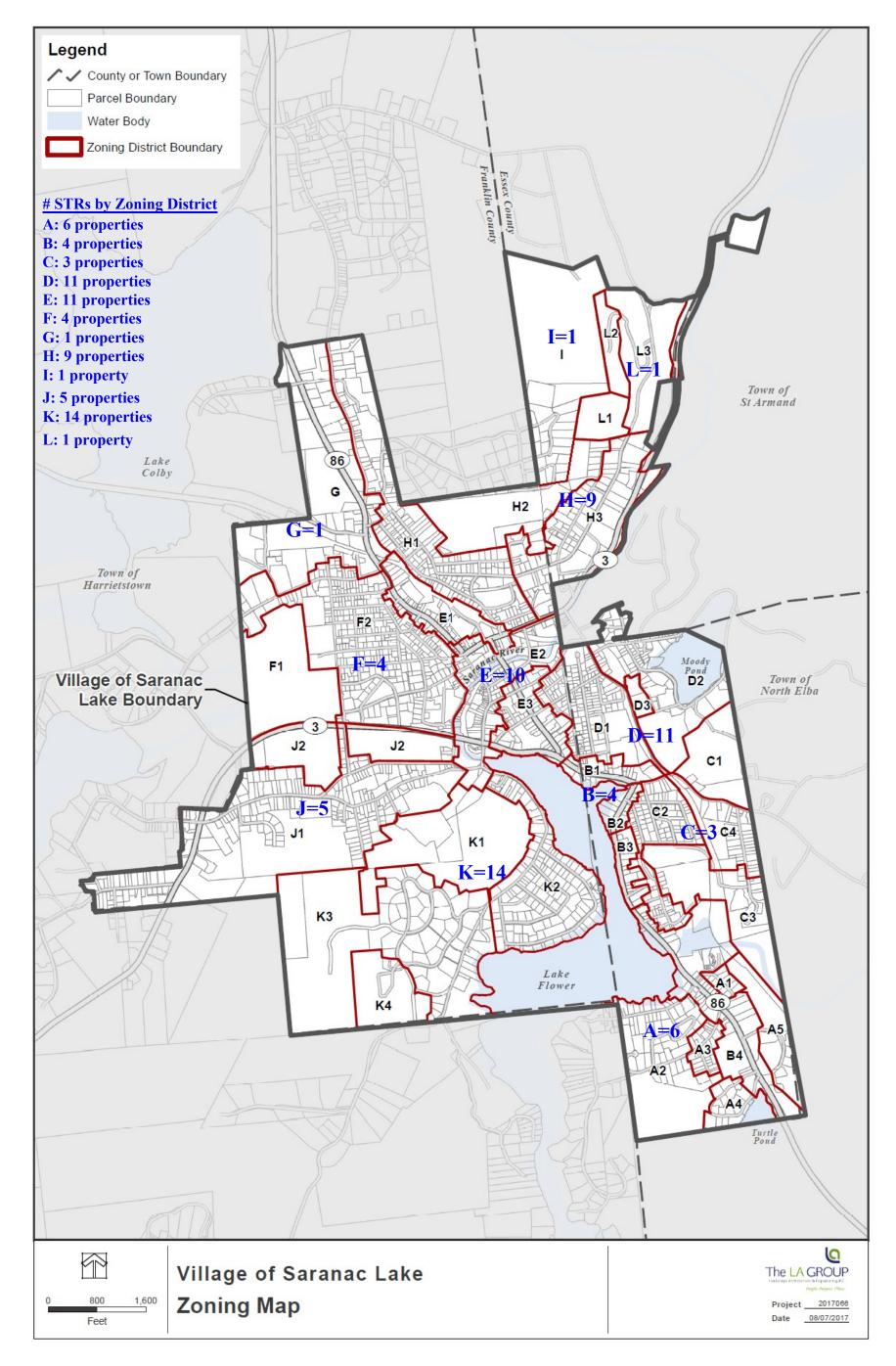
Full Unit = guest will have access to entire home or apartment

Partial = guest will be staying in a room or suite within the home or apartment



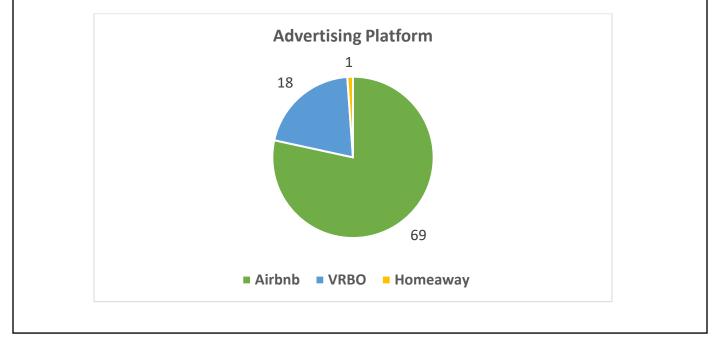
Zoning District

The maps shows the number of short-term rentals that are located in each zoning district.



Advertising Platform

This chart shows the number of properties that are advertising on each short-term rental platform. All properties are being advertised on Airbnb. Some owners advertise their listings on an additional platform.



Property Ownership

Number of Properties Owned

- 67 STR property owners own 1 property
- 2 STR property owners own 2 properties
- 1 STR property owner owns 5 properties
- 12 of the property owners are identified as an LLC, trust or company name

Primary Address of Owner(s)

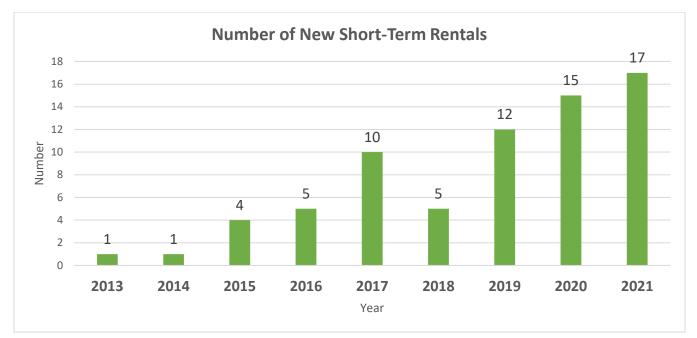
- 43 STR properties are owned by individuals living in Saranac Lake
- 7 STR properties are owned by individuals living outside of Saranac Lake and within New York State
- 6 STR properties are owned by individuals living outside of New York State

Hosts

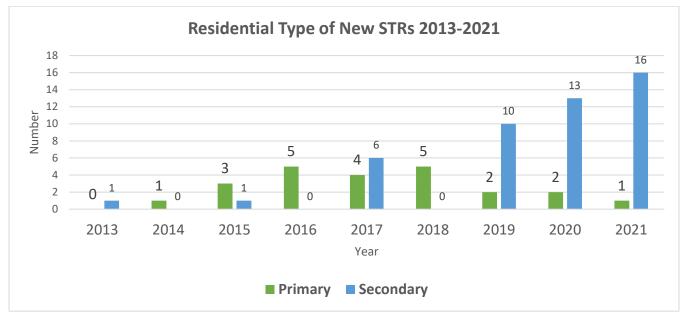
- 64 individuals are listed as hosts for 1 property
- 5 individuals are listed as hosts for 2 properties
- 1 individual is listed as a host for 3 properties

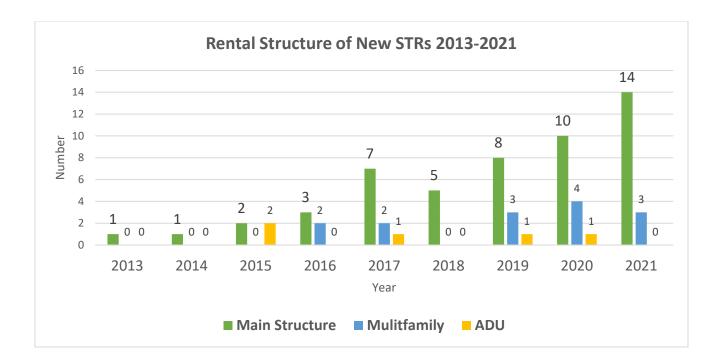
Trends

Rentalscape does not identify when a property was first listed on an advertising platform, so the data regarding trends is based on the date that the first review was written for each identified short-term rental property. This data was collected only for the properties that are Live Now (currently active listings). The following data does not represent the total number of short-term rentals that were active each year as it does not include listings that are no longer active. The purpose for presenting this data is to identify general trends in the number of and type of short-term rentals that are located in the Village of Saranac Lake.



Number of New Rentals 2013-2021





Next Steps

The proposed next steps are identified in the DRAFT Strategic Housing Plan.

- Resume the gathering of public input about the benefits, issues and impacts of short-term rentals.
- Complete policy research: examine relevant laws in the village; examine STR regulatory structure in similar communities; analyze enforcement capabilities.
- Define planning objectives establish priorities to inform planning objectives and regulatory structure.
- Recommend a short-term rental regulatory structure.

Attachment A – Village of Saranac Lake Development Code: Allowed Uses

Village of Saranac Lake - Unified Development Code:

Schedule #1 - Allowed Uses

[Amended 7-9-2018 by L.L. No. 2-2018; 10-22-2018 by L.L. No. 4-2018; 12-9-2019 by L.L. No. 1-2020; 11-9-2020 by L.L. No. 7-2020]

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Village of Saranac Lake - Unified Development Code:

Schedule #1 - Allowed Uses

[Amended 7-9-2018 by L.L. No. 2-2018; 10-22-2018 by L.L. No. 4-2018; 12-9-2019 by L.L. No. 1-2020; 11-9-2020 by L.L. No. 7-2020]

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					1	~	~	~	~	I							~	5.	~			~												51	5.

Village of Saranac Lake - Unified Development Code:

Schedule #1 - Allowed Uses

[Amended 7-9-2018 by L.L. No. 2-2018; 10-22-2018 by L.L. No. 4-2018; 12-9-2019 by L.L. No. 1-2020; 11-9-2020 by L.L. No. 7-2020]

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		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
Land Use Type:		District A-1	District A-2	District A-3	District A-4	District A-5	District B-1	District B-2	District B-3	District B-4	District C-1	District C-2	District C-3	District C-4	District D-1	District D-2	District D-3	District E-1	District E-2	District E-3	District F-1	District F-2	District G	District H-1	District H-2	District H-3	District I	District J-1	District J-2	District K-1	District K-2	District K-3	District K-4	District L-1	District L-2	District L-3
	Symbol Legend:	P	Perm						eview				_			tive Pe							al Use											: permi		
32 Recreation Facility, Private							SP	SP		SP							S	SP	SP	SP			SP					SP								SP
33 Research and Development Fa	acility						Α	Α	Α	Α							SP	Α	SP	Α			Α					S	0							SP
34 Restaurant							Α	Α	Α	Α								Α	SP	Α			Α						S							SP
35 Restaurant, Drive Through										SP													S						6							
36 Restaurant, Fast Food							Α	SP	SP	SP								SP	SP	SP			SP						S							S
37 Retail Sales, Type I							Α	Α	Α	Α								Α	SP	Α			Α					S	S						SP	SP
38 Retail Sales, Type II							S			3								S	S				S						S							S
39 Retail Sales, Outdoors							S	S	S	ဖ							တ	S	S				S						S							S
40 Retail Store, Convenience							SP	SP		SP								SP	SP				SP													S
41 Sawmill																							S													
42 Self-Service Storage Facility																	6						0													
43 Shopping Center										SP													9						3							
44 Tavern							SP	SP	3	SP								SP	SP	SP			Ø						3							S
45 Tourist Attraction							SP	S	SP	SP								SP	SP				SP						0							S
46 Veterinary Clinic/Hospital							SP	SP	6	SP								SP	SP	S			SP						S							SP
Industrial																																				
1 Chemical and Petroleum Stora	age																						S													
2 Contractor Storage Yard																	3						S													S
3 Heavy Equipment Repair																	9						6													
4 Industry, Type I																	S	S					S					S								S
5 Industry, Type II																	6						8													S
6 Mining						SP																	S													
7 Transfer Station																							S													
8 Warehouse																	S						S													S
Accessory Uses		-		Distri			N:-+-: ·				_		41								1 1		U			-1	-									
		ŀ	or All	DISTRIC	us and	I SUD-L	JISTRICI	ιs: Allα	owed a	iccess	ory us	es are	inose	uses	inat a	re cust	omar	ily sub	oraina	ate and	i incide	entalt	.o alio	wea p	rincipa	ai uses	s.									