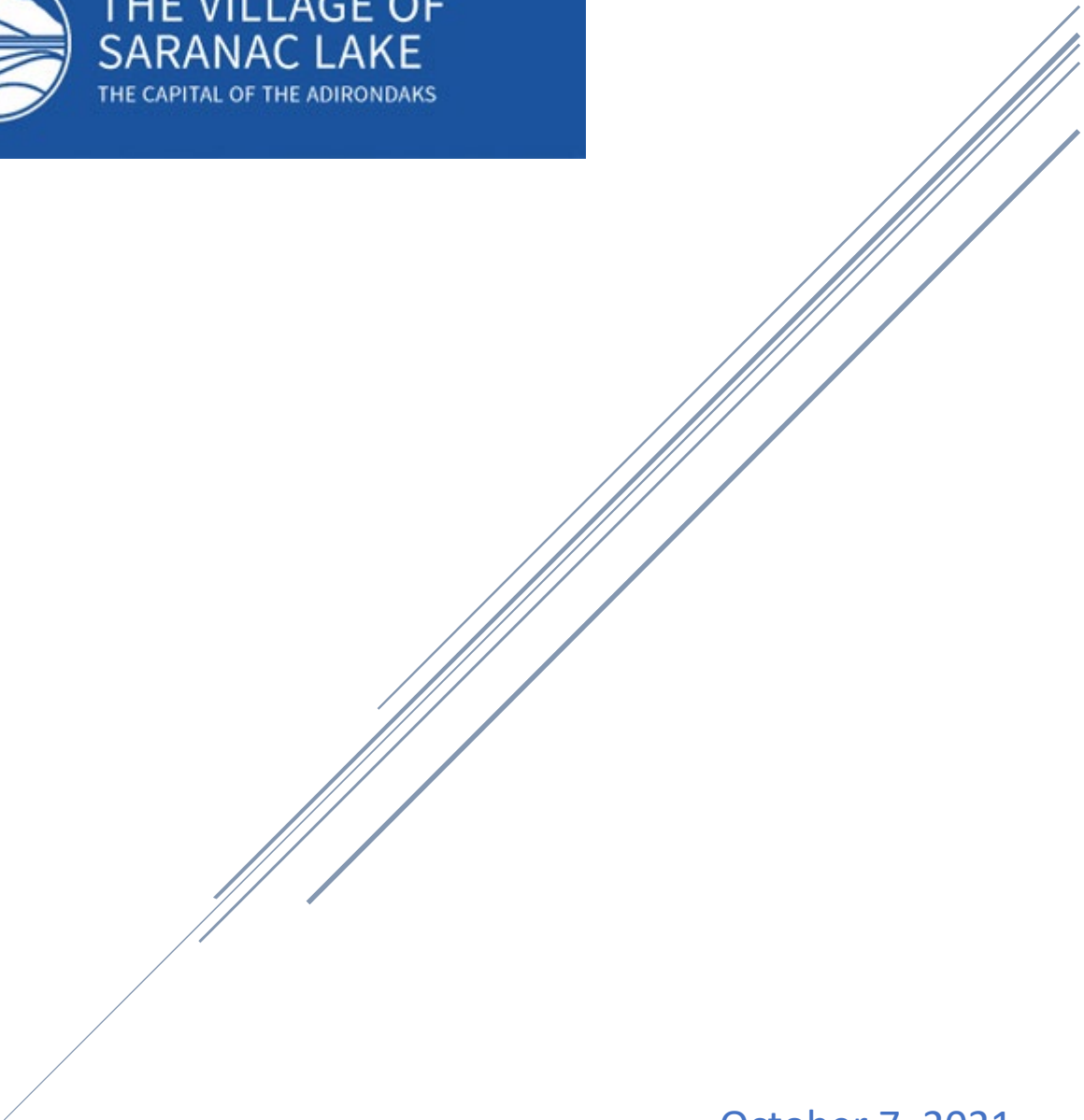


SHORT-TERM RENTAL REPORT

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)

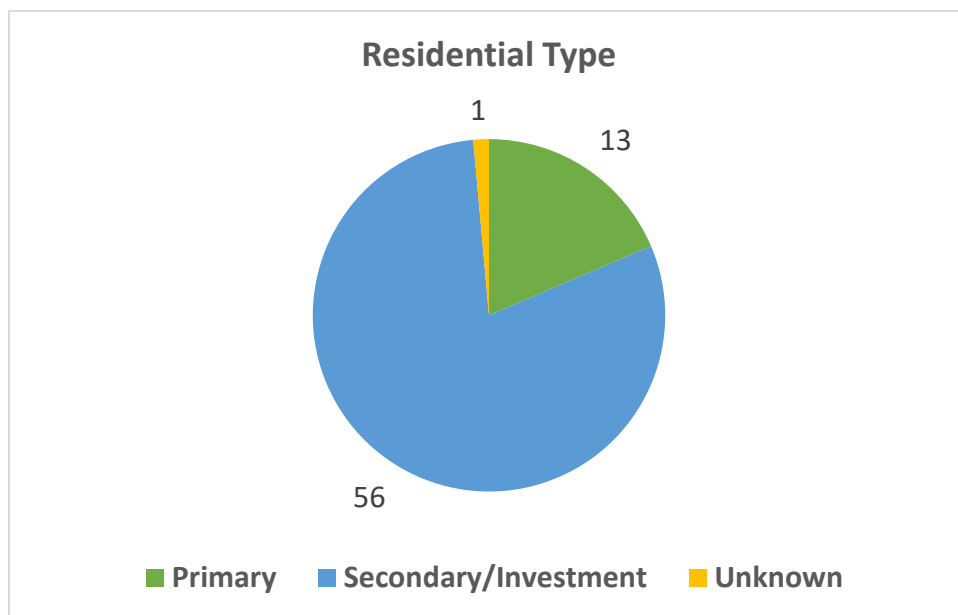
This is the total number of properties that were being advertised on the day the data was reviewed.

Residential Type

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

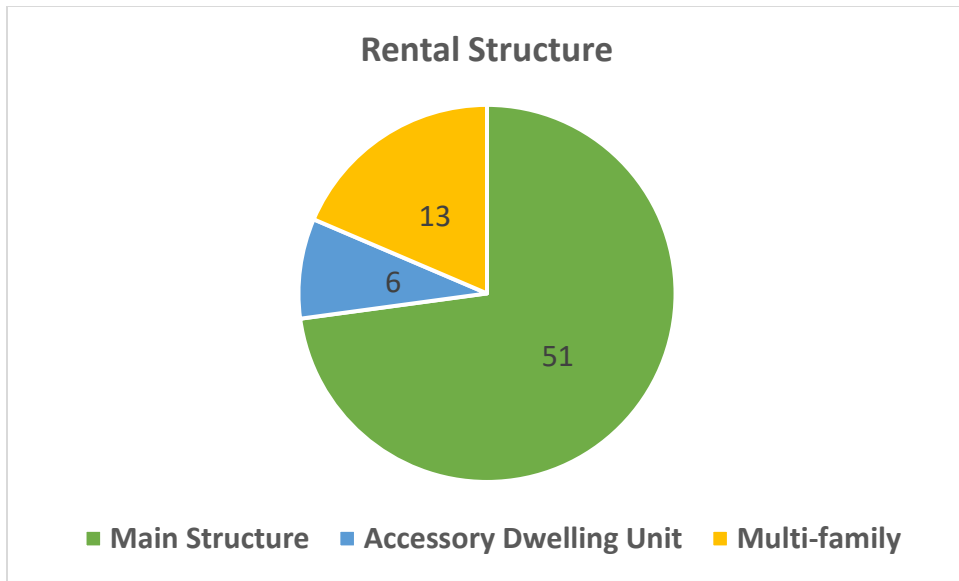
Primary = owner occupied (identified based on STAR program)

Secondary/Investment = second home or investment property



Rental Structure

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

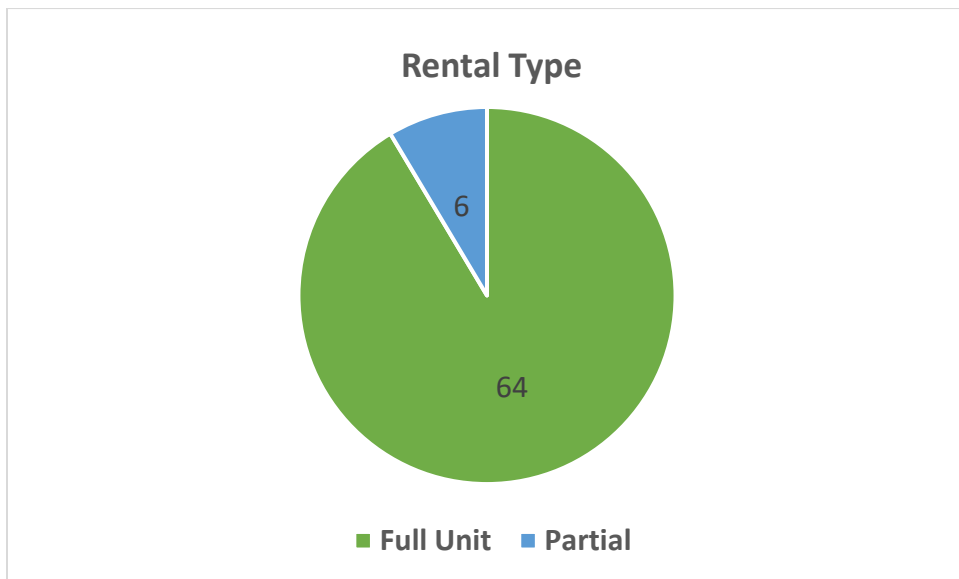


Rental Type

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

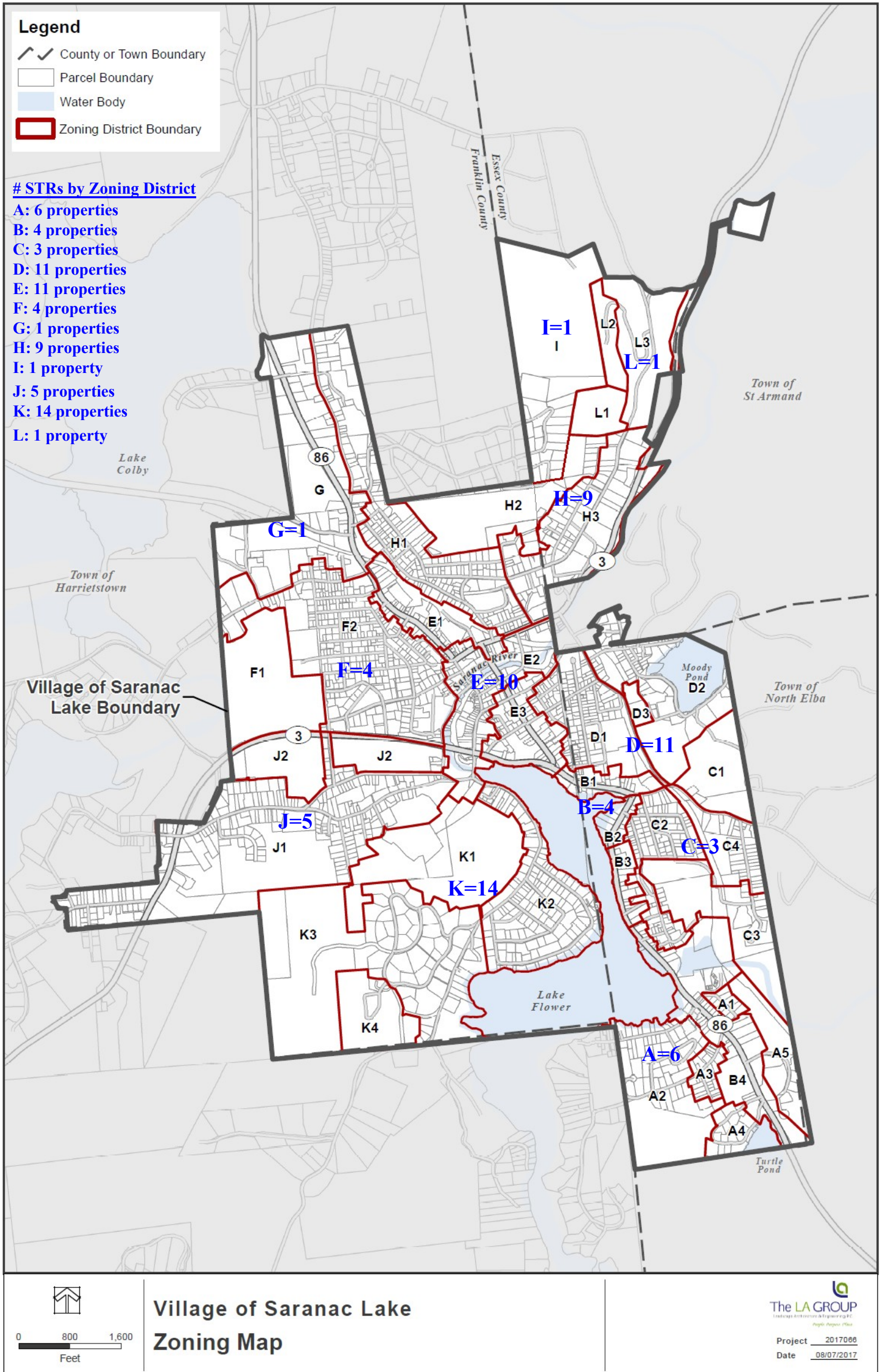
Full Unit = guest will have access to entire home or apartment

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



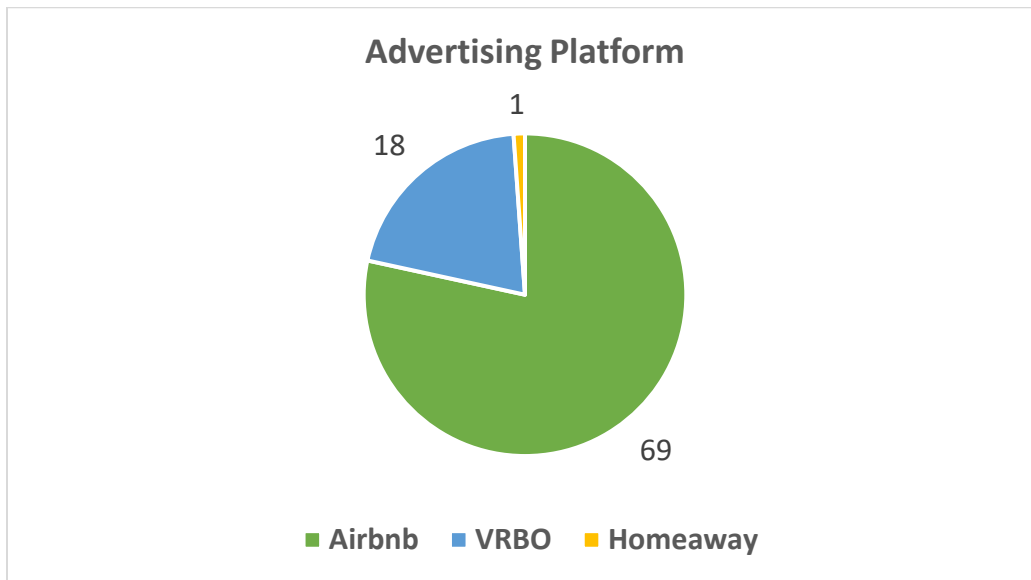
Zoning District

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

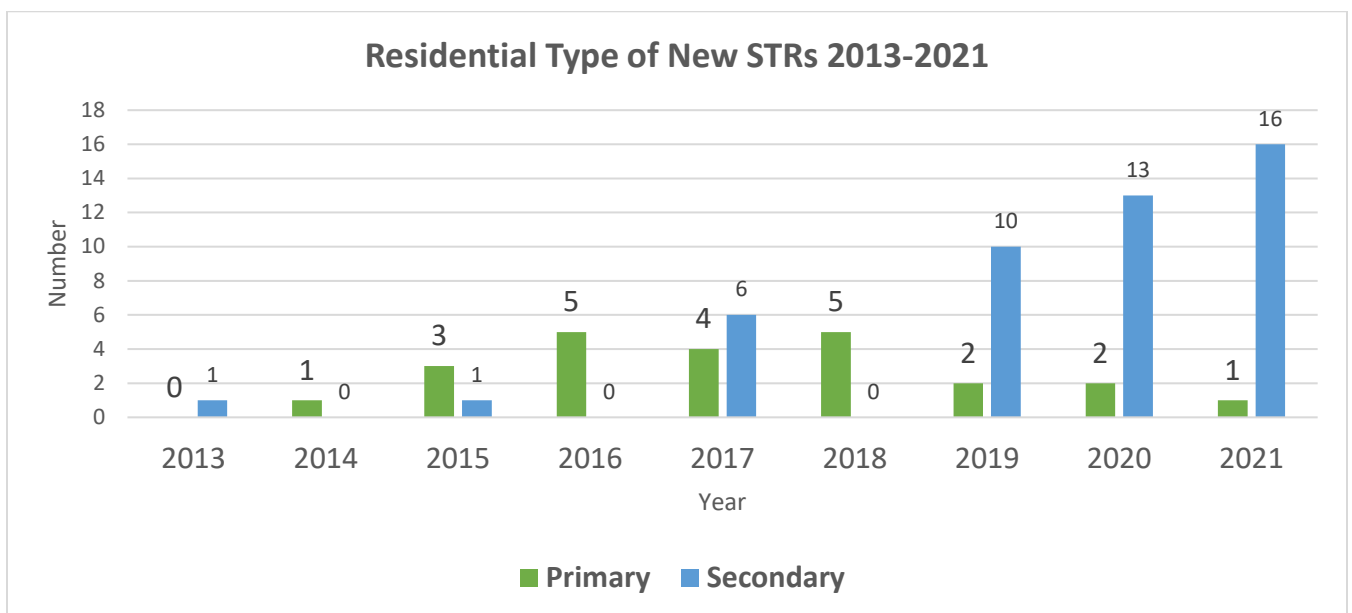
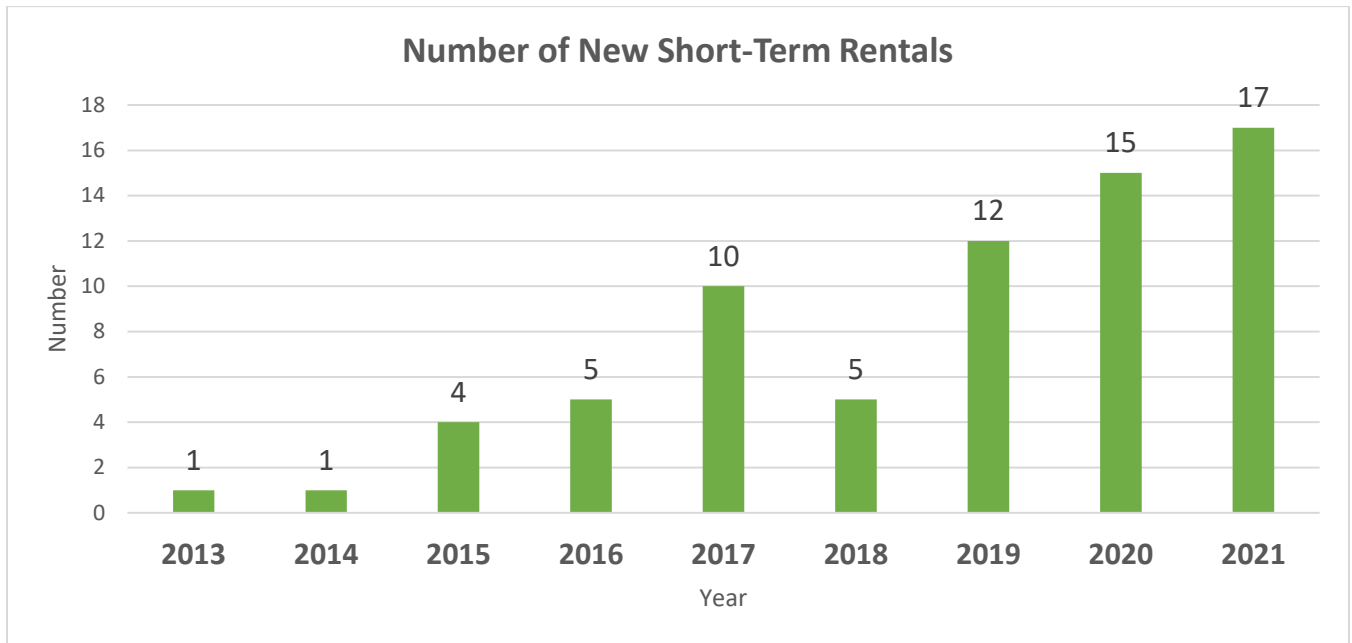
Hosts

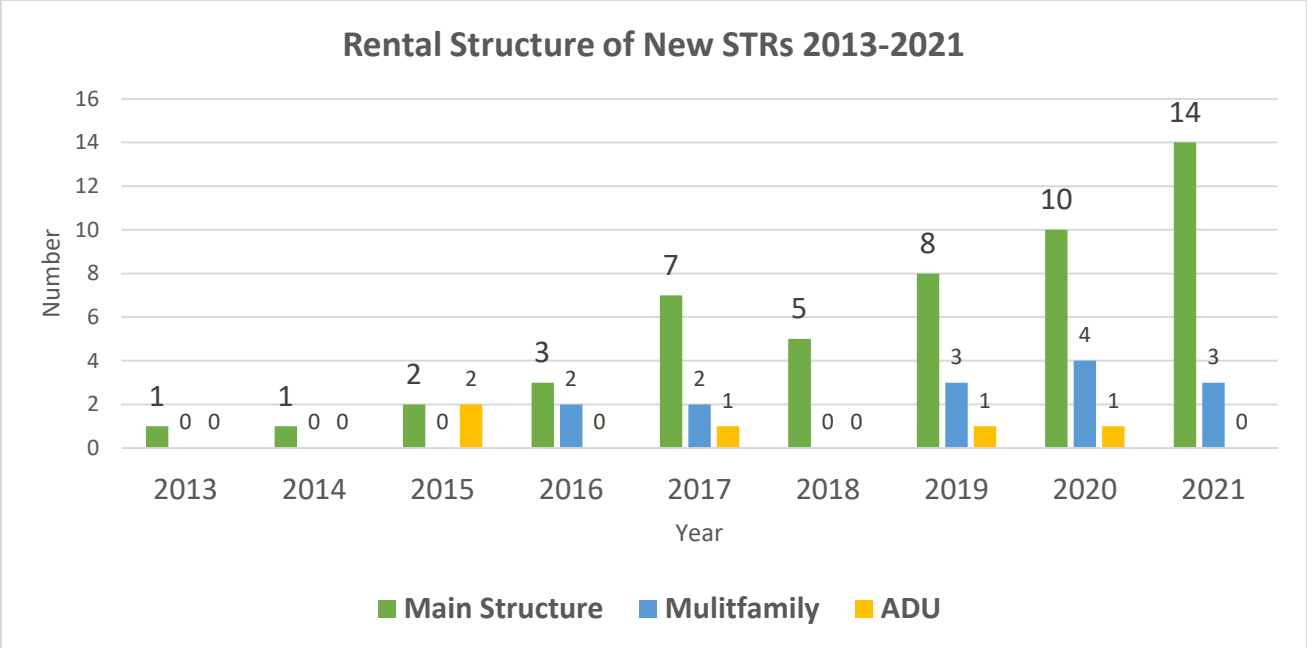
- 64 individuals are listed as hosts for 1 property
- 5 individuals are listed as hosts for 2 properties
- 1 individual is listed as a host for 3 properties

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]

Land Use Type:	Districts:																																						
	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				
	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				
25 School					SP	S			S			S					SP	SP	SP	SP		SP						S							SP	SP			
Commercial	S																																						
1 Amusement and Recreation Services						S	S		S								SP	S				S				S		S								S			
2 Antique Shop						A	A	A	A								A	SP	A			A					S		S							A	A		
3 Agri-Business						SP	S		S													SP					S		S								S		
4 Artisan Workshop	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	A	SP	S	S	S	SP	S	SP	SP				S	A	A			
5 Arts Spaces	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	A	SP		S	S	SP	S	SP	SP				S	A	A			
6 Automotive Dealer										SP													SP																
7 Automotive Repair/Service									S														S														S		
8 Bank						A	A	SP	A								A	SP				A															S		
9 Bank, Drive-Through						SP	SP	SP	SP								SP	S				SP															S	S	
10 Bed and Breakfast	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	SP	SP		A	SP ¹	A	SP	SP	A	SP		S		SP	S	SP	SP	S			S	SP	SP			
11 Boat Storage, Commercial									SP	SP																												S	
12 Brewpub						SP	SP	S	SP								SP	SP	SP																				S
13 Building Material Supply										SP							S	S	S				SP															S	
14 Car wash										SP																													S
15 Cinema						SP	SP	SP	A									SP	SP	SP																			S
16 Driving Range																																							S
17 Farmer's Market						SP	SP		SP									SP	SP	SP																			S
18 Funeral Home						S			S									SP	SP	SP																			S
19 Gasoline Station										SP																													S
20 Gasoline Station/Auto Repair/Service										SP																													S
21 Gasoline Station/Retail Sales										SP								S																					S
22 Greenhouse, Commercial						S	S		SP				SP				S	S	S	S																			S
23 Hotel/Motel						SP	SP	S	SP									SP	SP	SP																			S
24 Housekeeping Cottage	SP	SP	SP	SP	SP	A	A	A	A	SP	SP	SP	SP	SP	SP		A	SP ¹	A	SP	SP	S	SP		S		SP	SP	SP	SP						S	SP	S	
25 Kennel																	S	SP																					S
26 Marina, Type I		SP				SP	SP																																
27 Marina, Type II		SP				SP	SP	SP	SP																														
28 Medical Clinic						A	A	S	A								A	SP	A																				S
29 Mixed Use						A	A	S	A								A	SP	A	S																			S
28 Multi-Use Building						SP		S	SP									SP	SP	SP																			S
29 Office						A	A	S	A									A	SP	A																			S
30 Outdoor Storage, Type II									S								S																						S
31 Personal Services						A	A	A	A									A	SP	A																			S

Village of Saranac Lake - Unified Development Code:

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Symbol Legend:		P Permitted					SP Site Plan Review Required					A Administrative Permit Required					S Special Use Permit Required					Note: Blank cells indicate use is not permitted.																	
32	Recreation Facility, Private						SP	SP		SP								S	SP	SP	SP							SP									SP		
33	Research and Development Facility						A	A	A	A								SP	A	SP	A							S	S									SP	
34	Restaurant						A	A	A	A									A	SP	A								S	S								SP	
35	Restaurant, Drive Through										SP													S					S										
36	Restaurant, Fast Food						A	SP	SP	SP									SP	SP	SP																	S	
37	Retail Sales, Type I						A	A	A	A									A	SP	A								S	S							SP	SP	
38	Retail Sales, Type II						S				S								S	S										S								S	
39	Retail Sales, Outdoors						S	S	S	S								S	S	S																		S	
40	Retail Store, Convenience						SP	SP		SP									SP	SP																		S	
41	Sawmill																																						
42	Self-Service Storage Facility																	S																					
43	Shopping Center										SP																												
44	Tavern						SP	SP	S	SP									SP	SP	SP																		S
45	Tourist Attraction						SP	S	SP	SP									SP	SP	S																		S
46	Veterinary Clinic/Hospital						SP	SP	S	SP									SP	SP	S																		SP
Industrial																																							
1	Chemical and Petroleum Storage																																						
2	Contractor Storage Yard																																						
3	Heavy Equipment Repair																																						
4	Industry, Type I																																						
5	Industry, Type II																																						
6	Mining					SP																																	
7	Transfer Station																																						
8	Warehouse																																						
Accessory Uses																																							
For All Districts and Sub-Districts: Allowed accessory uses are those uses that are customarily subordinate and incidental to allowed principal uses.																																							