

Village of Saranac Lake

Short Term Rentals

Work Session

November 14, 2022



Quick Recap

Work Session #1.

November 8, 2022

ESTABLISHED SHARED VALUES:

- The Saranac Lake Village Board and residents can work collaboratively and in good faith to balance the needs and rights of all residents.
- The Saranac Lake Village Board should do everything it can to protect residents from the external forces affecting housing access and affordability.
- Close-knit neighborhoods can provide stability and a high quality of life for village residents.
- Tourism should be used to build resilient, local wealth, and directly benefit village residents.
- Short-term rentals, when operated appropriately and leveraged by village residents, can provide great benefit to the community.

STR Committee Input

Recommendations for the Regulation of STRs.

October 26, 2022

PROPOSED OBJECTIVES FROM STR COMMITTEE:

1. Maintain the character and integrity of residential neighborhoods which is an identified strategy in the Comprehensive Plan.
2. Maintain quality of life for village residents.
3. Maintain neighborhood Integrity.
4. Safety – create protections for the well-being of guests and neighbors
5. Housing availability – prevent conversion of housing stock and preserve residential use
6. Strike a balance between the need for year-round workforce housing and tourist accommodations

PROPOSED REGULATIONS FROM STR COMMITTEE:

1. All Owner Occupied STRs are allowed but
 - Require Administrative Approval and Short-Term Rental Permit
 - Properties rented for 14 days or less within a calendar year are required to have a limited use permit.
2. Allow Vacation Rentals in zoning districts B, E, and G only .
 - Require Administrative Approval and Short-Term Rental Permit
 - Existing Vacation Rentals in other zones will be permitted for up to three years allowing owners to recoup their investment.
 - Note: Consider the creation of a Shoreline Overlay.
3. [Alternate to 2] Allow Vacation Rentals in all zoning districts
 - Require Administrative Review and STR permit
 - Additional limitation on Vacation Rentals with the intent to limit STR investment properties but allow second homes:
 - A STR property shall not be rented for STR purposes for more than 120 days in total per calendar year. This limitation shall not apply where the STR property or an immediately adjacent property is the principal residence of the STR owner.

Establish Clear and Concrete Policy Objectives.

Work Session #2.

November 14, 2022

POLICY OBJECTIVES UNDERSTANDING:

- There is no “one size fits all” approach.
- Our STR regulations must fit our village, and be enforced in a practical and cost-effective manner.

OBJECTIVE:

1. Track the number and location of STR units in the village.
 - a. How: STR permit registration with the village.



OBJECTIVE:

2. Establish all existing STRs as legally operating.
 - a. How: As part of the permit registration, require proof of initial operation date via county occupancy tax records.



OBJECTIVE:

3. Track and measure quality of life issues: such as noise, parking, trash storage and removal, and property maintenance village-wide.
 - a. How: Review and rewrite village laws to be enforceable. Code Enforcement Officer and the Police Department will manually track the number of complaints received, and resulting tickets issued, and report to the village board quarterly.



OBJECTIVE:

4. Limit the total number of STR units in the village to 5% of the total housing units.
 - a. How: Using total housing units determined per the Census & total STR units per Rentalscape.



OBJECTIVE:

5. Generate revenues from STRs that shall be dedicated to addressing housing needs in the Village of Saranac Lake.
 - a. How: As part of the permit registration, require an annual fee (minimum \$500 per unit, maximum \$2,500 per unit, as determined annually by village board vote).



OBJECTIVE:

6. Create incentives for residents to turn vacant housing units into STRs as a way to cash flow redevelopment.
 - a. How: If a vacant property is converted to non-vacant, allow one STR unit per property waving the STR permit fee and allow it to exceed cap if necessary.



OBJECTIVE:

7. Create opportunities for new residents with incentives for new construction — of any kind, including ADUs — into STRs as a way to cash flow development.
 - a. How: If there is new construction, allow one STR unit per property waving the STR permit fee and allow it to exceed cap if necessary.



What's Next

Work Session #3.

Date: TBD

WHAT'S NEXT:

During last meeting we have identified why — our values related to STRs .

During this meeting we established how — clear and concrete policy objectives.

Next we need to discuss the details of what — specific regulations we need to adopt in order to achieve the agreed upon policy objectives and how the regulations will be implemented.