

# Village of Saranac Lake

Short Term Rentals

Work Session

December 12, 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.

# Quick Recap

Work Session #2.

November 14, 2022

## ESTABLISHED SHARED OBJECTIVES:

- Track the number and location of STR units in the village.
- Establish all existing STRs as legally operating.
- Track and measure quality of life issues: such as noise, parking, trash storage and removal, and property maintenance village-wide.
- Limit the total number of STR units in the village to % of the total housing units.
- Generate revenues from STRs that shall be dedicated to addressing housing needs in the Village of Saranac Lake.
- Create incentives for residents to turn vacant housing units into STRs as a way to cash flow redevelopment.
- Create opportunities for new residents with incentives for new construction — of any kind, including ADUs — into STRs as a way to cash flow development.

# Establish Regulations.

Work Session #3.

December 12, 2022

## REGULATION:

### 1. Village-Wide STR Cap

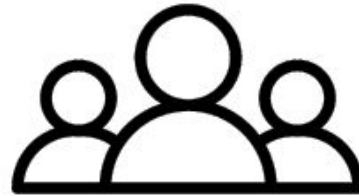
The Village Board will limit the number of Village-Wide STRs annually. To not exceed % of the total housing units.



## REGULATION:

### 2. Non-Individual Owners

Properties must be owned by an individual, individuals, sole proprietorship, general partnership, limited liability partnership, or a limited liability company.





## REGULATION:

### 3. Allowable Number of Short-Term Rentals

The maximum allowable number of STRs owned shall be no more than four (4) per individual.

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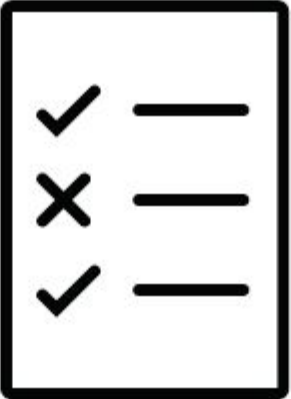
## REGULATION:

4. Occupancy  
Shall be limited to 2 guests per Bedroom.

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**REGULATION:**

- 5. Owner / Host
- 6. House Rules
- 7. Management Requirements
- 8. Application of Law to Existing Short Term Rentals
- 9. Multi-Family Dwellings
- 10. Temporary Structures
- 11. Rental Arbitrage



What's Next

## WHAT'S NEXT:

We have identified why — our values related to STRs .

We established how — clear and concrete policy objectives.

During this meeting we discussed the details of what — specific regulations we need to adopt in order to achieve the agreed upon policy objectives.

Next...task Attorney with drafting local law, create a fee and fine schedule, permit application, and implementation plan.