

**SHORT TERM RENTAL  
VOLUNTARY BEST PRACTICES SUGGESTIONS**

Meredith residents, businesses, property owners and visitors value the many qualities of life that make Meredith a great place to live and visit. It is recognized that Short Terms Rentals, when properly managed, can provide many economic benefits to the property owner and the local economy. However, absent proper management and owner-accountability, short term rentals have the potential to negatively impact abutters, neighborhoods and the community as a whole.

Short Term Rentals are considered a home, room or rooms for rent for one night to 30 days.

The following recommended Best Practices are intended to inform those renting, or considering renting their property in Meredith of Best Practices that when implemented, will help achieve the intended benefits while respecting the rights, privacy and wellbeing of others.

1. Check with your Homeowners Association, if any, to see if short term rental is allowed per the private HOA **bylaws, covenants or deed restrictions**.
2. Check with your **mortgage** company, if any to see if short term rental is permitted under the terms of the loan agreement.
3. Check with your **insurance** company to see if your property is properly insured as a short term rental.
4. Check with your tax professional to be aware of any federal and/or State of New Hampshire **tax requirements** applicable to short term rentals.
5. Establish a rental agreement that should include:
  - a. Identification of the local person or company with management responsibilities including current contact information.
  - b. Indicate that the local person or company with management responsibilities has the authority on behalf of the owner to terminate agreement due to behavior complaints unacceptable behavior.
  - c. Identify renter expectation and unacceptable behaviors.
  - d. Renter shall be held accountable for all unacceptable behaviors.
  - e. Purposes of deposit, forfeiture may occur due to **complaints** or if police respond to disturbance complaints.
  - f. Indicate all complaints received by the town will be forwarded to owner and manager.
  - g. Identify reasonable overnight, adult **occupancy limits** based on the number of bedrooms.
  - h. Use of septic system (if applicable): do's and don'ts' to avoid plumbing problems and potential **septic system failure**.
  - i. Incorporate references to **local laws** governing **noise**, quiet hours, unattended **dogs**, **fireworks**, obstructions of public roads, including related penalties, etc.
6. File with the Meredith PD a Short Term Rental Contact Form (similar to the existing Residential Alarm Information Form, Property Check Request Form and the Business Emergency Contact Form) to include contact info for BOTH the property manager and owner.
7. Each STR should have working smoke alarms, CO2 alarms and fire extinguisher(s). The local person or company with management responsibilities should ensure prior to each rental that all smoke and CO2 alarms and fire extinguishers are in working order.
8. Off street parking- do not create hazard or obstruct on public ways