

Short-Term Rentals

Best Practices



When you own a Short-Term Rental, there are a variety of things you can do to protect the well-being of your guests, your home, and your neighborhood. Below are some of the most effective ways to create a safe and well maintained Short-Term Rental.

SAFETY MEASURES

One of the most important things to do when you own a Short-Term Rental is to create a safe environment to protect the health and welfare of your guests.

Emergency Contact Information:

Leave instructions for your guests regarding what to do and who to contact in case of an emergency. Leave your own contact number as well as the phone number for a local representative. Your representative contact should be someone who lives locally (within 20 miles) that will be available 24 hours a day in case any issues should arise.

Install Preventative Equipment:

Install functioning smoke alarms and carbon monoxide detectors in your home. Make sure that you have functioning fire extinguishers and that guests know where they are located.

Building Exits & Fire Escape Routes:

Create a map of your home and indicate where the building exits and fire escape routes are located.

Provide First Aid Kits:

Have first aid kits readily available for guests to use. Remember to restock your first aid kits after your guests leave.



Remove Any Hazards:

It is important to make your home safe for adults, as well as for children. Remove clutter or anything that may be a tripping hazard. Remove or lock up any dangerous objects, and do not leave any wires exposed.

Occupancy Limits:

In order to create a safe rental environment, you should use the following occupancy standard: two people per bedroom, plus two additional people. Inform your guests what the occupancy rules are when renting your home.

PARKING, TRASH, & NOISE

To ensure that your guests are respectful of your home as well as of the neighborhood, provide them with information regarding parking requirements, trash disposal, and noise level limits.

Parking Requirements:

Tell your guests where they are required to park. Also, inform your guests if there are rules regarding the number or types of vehicles that are allowed to park at your home or on the street.

Trash Disposal:

Tell your guests where to dispose of their trash. Inform them when and where to place trash and recycling bins on collection days.

Noise Level Limits:

Notify your guests of the City's quiet hours (8 p.m. to 6 a.m.). Establish a rule prohibiting parties or gatherings that could cause excessive noise.

ADDITIONAL CONSIDERATIONS

Notify your Neighbors:

Notify your neighbors about your plans to turn your home into a Short-Term Rental. You should also inform your neighbors about how you plan on preventing your guests from causing disturbances in the neighborhood. Provide them with contact information, so that if an issue arises your neighbors can get a hold of either you or your representative contact person.

Building Rules:

If you live in a shared building, provide your guests with the building's common area rules. Also, ensure that your guests do not disturb the other occupants in the building.

Pets:

If you allow your guests to bring pets, establish rules that will prevent any pet from causing damage to your home, yard, or to the neighborhood. Instruct your guests to pick up after their dogs and properly dispose of any waste.

INFORMATION PACKET

Create an information packet and leave it in a visible location in your home. This is the most effective way to provide your guests with a variety of important information, including all of the rules that you expect your guests to follow. Make sure to include in your packet the information discussed in the above sections, such as: emergency contact information, safety protocol, parking requirements, trash disposal, noise limits, pet rules etc.