

Section 4.3.3 shall be added to the current West Lakeland Township Ordinances.

4.3.3 Rental of dwelling, structure, or premises in SFE District:

Intent of ordinance: to limit disruption by, and frequency of rentals within our neighborhoods, while preserving the township's quiet, rural, residential character and promoting a sense of community and neighborhood within the SFE District.

4.3.3.1 Short Term Rental Definitions:

Rental: Any transactional exchange of value, including rental or lease payments, bartering, sharing, trading, or any form of compensation.

Short Term Rental Period: 180 days or less; consecutive, overlapped, or aggregate.

Bedroom Definition: For the purposes of this section, a bedroom is a recognized sleeping quarters by the UBC, to include a closet and egress.

4.3.3.2 Short Term or Vacation Rentals Prohibited.

It is prohibited to rent, lease, sublease, or offer for rent or lease any dwelling unit, part of a dwelling unit, guest house, guest room or lodging room, structure, or premises for lodging or events for a period of 180 days or less.

Rentals, leases, or offers to individuals, parties, corporations or any other entities may not be overlapped or aggregated to meet the 180 day requirement.

The premises can not be rented out for more than 2 rentals per rolling year.

4.3.3.3 Rentals for periods longer than 180 days:

- Rentals, leases, or offers for over 180 days must be in compliance with all Town ordinances.
- Rentals, leases, or offers for less than 1 year are limited to a minimum length of 180 days. Overlapping or aggregating of rental periods is prohibited. (For example, the next rental period cannot start until 180 days has lapsed since the start of the previous rental.)
- The number of people allowed to reside in the rental is no more than 2x the number of bedrooms plus 1 person.
- During the rental or offered period, the number of allowed persons on the premises cannot exceed 2x the number of bedrooms plus one person.