

LONDONDERRY TOWNSHIP

RENTAL HOUSING FACT SHEET

THIS SHEET WAS PUT TOGETHER TO HELP RESIDENTS UNDERSTAND THE REGULATIONS SURROUNDING RENTALS IN LONDONDERRY TOWNSHIP AND ANSWER SOME FREQUENTLY ASKED QUESTIONS REGARDING THE VARIOUS TYPES OF RENTAL USES IN THE TOWNSHIP. INFORMATION IN THIS DOCUMENT IS GATHERED FROM THE TOWNSHIP CODE OF ORDINANCES, CHAPTER 27 ZONING AND CHAPTER 11 RENTAL HOUSING, IN ADDITION TO INTERNAL POLICY OF THE CODES DEPARTMENT.

LONG-TERM RENTALS:

DEFINITION: "A DWELING UNIT THAT IS RENTED BY A FAMILY FOR A PERIOD OF MORE THAN THIRTY (30) CONSECUTIVE DAYS. THIS TERM SHALL NOT INCLUDE A SHORT-TERM RENTAL, BED-AND-BREAKFAST ESTABLISHMENT, BOARDING HOUSE, HOTEL, MOTEL, RESIDENTIAL HOTEL, OR GROUP HOME."

IN SIMPLE LANGUAGE A "LONG-TERM" RENTAL IS A TRADITIONAL OR GENERALLY UNDERSTOOD RENTAL UNIT, WHERE SOMEONE RENTS A HOUSE OR APARTMENT AS THEIR PRIMARY RESIDENCE

LONG-TERM RENTALS ARE PERMITTED IN THE FOLLOWING ZONING DISTRICTS:

- AGRICULTURAL: AG
- RESIDENTIAL COUNTRY: R-1
- RESIDENTIAL SUBURBAN: R-2
- COMMERCIAL NEIGHBORHOOD: C-1
- COMMERCIAL SHOPPING CENTER: C-2

LICENSE ARE VALID JANUARY 1ST UNTIL DECEMBER 31ST EVERY YEAR, THERE IS NO PRORATING OF FEES FOR PARTIAL YEAR REGISTRATION. RENEWAL MUST BE COMPLETED AT LEAST 30 DAYS PRIOR TO THE EXPIRATION OF THE LICENSE.

INSPECTION OF LONG-TERM RENTAL UNITS BY THE TOWNSHIP OR APPOINTED THIRD PARTY WILL OCCUR PRIOR TO FINAL ISSUANCE OF A LICENSE/PERMIT AND EVERY FOUR (4) YEARS THE PROPERTY IS IN THE PROGRAM.

SHORT-TERM RENTALS:

DEFINITION: "A UNIFORM CONSTRUCTION CODE COMPLIANT DWELLING UNIT RENTED TO A FAMILY ON ONE OR MORE OCCASIONS PER YEAR FOR THE PURPOSE OF TRANSIENT LIVING AND OVERNIGHT LODGING, FOR A PERIOD OF NOT LESS THAN ONE DAY AND NOT MORE THAN THIRTY (30) CONSECUTIVE DAYS. THIS TERM SHALL NOT INCLUDE A BED-AND-BREAKFAST ESTABLISHMENT..."

IN SIMPLE LANGUAGE A "SHORT-TERM" RENTAL IS A RENTAL UNIT INTENDED TO BE USED FOR SHORT STAYS IN A DWELLING WHERE THE PROPERTY OWNER OR A SITE MANAGE IS NOT PRESENT. THESE TYPES OF RENTAL UNITS ARE COMMON REFERRED TO AS "AIRBnBs" AND YOU WILL COMMONLY SEE THEM ADVERTISED ON INTERNET PLATFORMS SUCH AS VRBO, AIRBnB, AND OTHER SIMILAR HOSTING PLATFORMS

SHORT-TERM RENTALS ARE PERMITTED IN THE FOLLOWING ZONING DISTRICTS:

- RESIDENTIAL SUBURBAN: R-2
- COMMERCIAL NEIGHBORHOOD: C-1
- COMMERCIAL SHOPPING CENTER: C-2

LICENSE ARE VALID JANUARY 1ST UNTIL DECEMBER 31ST EVERY YEAR, THERE IS NO PRORATING OF FEES FOR PARTIAL YEAR REGISTRATION. RENEWAL MUST BE COMPLETED AT LEAST 30 DAYS PRIOR TO THE EXPIRATION OF THE LICENSE.

INSPECTION OF LONG-TERM RENTAL UNITS BY THE TOWNSHIP OR APPOINTED THIRD PARTY WILL OCCUR PRIOR TO FINAL ISSUANCE OF A LICENSE/PERMIT AND EVERY TWO (2) YEARS THE PROPERTY IS IN THE PROGRAM.

BED & BREAKFAST ESTABLISHMENTS:

DEFINITION: "AN OWNER-OCCUPIED OR OPERATOR-OCCUPIED SINGLE-FAMILY DETACHED DWELLING IN WHICH BETWEEN ONE (1) AND TEN (10) ROOMS ARE RENTED FOR COMPENSATION TO OVERNIGHT GUESTS, NOT TO EXCEED TWENTY (20) GUESTS ON A DAILY BASIS, FOR PERIODS NOT EXCEEDING TWO CONSECUTIVE WEEKS PER GUEST. MEALS FOR LODGING GUESTS SHALL BE INCLUDED, HOWEVER, NO COOKING FACILITIES ARE PERMITTED IN ANY RENTAL ROOM..."

IN SIMPLE LANGUAGE A "BED-AND-BREAKFAST ESTABLISHMENT" IS THE TRADITIONALLY OR COMMONLY UNDERSTOOD CONCEPT OF A HOUSE IN WHICH THE BEDROOMS ARE RENTED OUT BY AN OWNER/OPERATOR TO GUESTS AND MEALS ARE PROVIDED BY THE OWNER/OPERATOR TO THE GUESTS. THE OWNER/OPERATOR RESIDES ONSITE AND IS PRESENT DURING THE GUESTS STAY UNLIKE A SHORT-TERM RENTAL IN WHICH THE OWNER OR OPERATOR IS NOT.

A ZONING PERMIT IS REQUIRED FOR THE CHANGE OF USE TO THE PROPERTY, NO SEPARATE LICENSING IS REQUIRED BY THE TOWNSHIP. INSPECTIONS FOR THE ZONING PERMIT MAY BE REQUIRED TO ENSURE COMPLIANCE WITH THE ZONING ORDINANCE.

BED-AND-BREAKFAST ESTABLISHMENTS ARE PERMITTED IN THE FOLLOWING DISTRICTS:

- AGRICULTURAL: AG
- RESIDENTIAL SUBURBAN: R-2
- COMMERCIAL NEIGHBORHOOD: C-1
- COMMERCIAL SHOPPING CENTER: C-2

GENERAL INFORMATION:

ANY PROPERTY OWNER THAT WISHES TO OPERATE A LONG-TERM OR SHORT-TERM RENTAL MUST FIRST ACQUIRE A LICENSE FOR THAT PURPOSE FROM THE TOWNSHIP.

ANY PROPERTY OWNER THAT OWNS A PROPERTY THEY WISH TO USE AS A RENTAL PROPERTY MUST RESIDE WITH-IN TWENTY (20) MILES OF THE TOWNSHIP OR APPOINT A PROPERTY MANAGER.

A LONG-TERM RENTAL UNIT MAY NOT BE OPERATED AS A SHORT-TERM RENTAL UNIT, UNLESS THE PROPERTY OWNER APPLIES FOR AND RECEIVES A LICENSE FOR BOTH RENTAL TYPES AGAINST THE PROPERTY

FOR ADDITIONAL INFORMATION PROPERTY OWNERS CONSIDERING ACQUIRING A LICENSE FOR ANY TYPE OF RENTAL PROPERTY SHOULD CONSULT THE FOLLOWING DOCUMENTS:

- INFORMATION FOR RENTAL PROPERTY OWNERS
- REQUIREMENTS FOR LONG-TERM RENTAL
- REQUIREMENTS FOR SHORT-TERM RENTALS

FOR MORE INFORMATION CONTACT THE LONDONDERRY TOWNSHIP CODES DEPARTMENT AT 717-944-1803 OR VISIT OUR WEBSITE.