

LONDONDERRY TOWNSHIP

REQUIREMENTS FOR SHORT-TERM RENTALS

THIS INFORMATION SHEET WAS PUT TOGETHER TO PROVIDE INFORMATION ON SHORT-TERM RENTAL REGULATIONS IN LONDONDERRY 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.

BACKGROUND:

ON APRIL 1ST, 2024 THE LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS PASSED ORDINANCE 2024-02 TO MAKE CHANGES TO THE TOWNSHIP ZONING ORDINANCE, AND ORDINANCE 2024-03 TO CREATE A NEW CHAPTER TO THE TOWNSHIP CODE WHICH IS CHAPTER 11 RENTAL HOUSING.

THESE ORDINANCE BECAME EFFECTIVE APRIL 6TH, 2024 AND ALL SHORT-TERM RENTALS ARE REQUIRED TO REGISTER WITH THE TOWNSHIP AND PROPERTY OWNERS RECEIVE A LICENSE PRIOR TO THE OPERATION OF ANY RENTAL HOUSING WITHIN THE TOWNSHIP.

WHAT IS A "SHORT-TERM" RENTAL?

BOTH CHAPTER 27 AND CHAPTER 11 RENTAL HOUSING HAVE THE FOLLOWING DEFINITION OF A SHORT-TERM RENTAL:

"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. THE TERM SHALL NOT INCLUDE A BED-AND-BREAKFAST ESTABLISHMENT, BOARDING HOUSE, HOTEL, MOTEL, RESIDENTIAL HOTEL, LONG-TERM RENTAL, OR GROUP HOME"

A SHORT-TERM RENTAL CAN BE GENERALLY UNDERSTOOD BY THIS DEFINITION TO BE A DWELLING (HOUSE OR APARTMENT) THAT IS USED AS TEMPORARY LODGING. THIS TYPE OF RENTAL IS SOMETIMES REFERRED TO AS AN "AIRBnB" AND ADVERTISED OR "HOSTED" ON SITES LIKE VRBO, AIRBnB, OR OTHER SIMILAR SITES.

WHERE ARE SHORT-TERM RENTALS PERMITTED?

UNDER THE CHAPTER 27 ZONING, SHORT-TERM RENTAL ARE PERMITTED IN THE FOLLOWING ZONING DISTRICTS:

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

SHORT-TERM RENTALS ARE PERMITTED BY RIGHT IN THE R-2 RESIDENTIAL SUBURBAN DISTRICT. ALL USES ALLOWED IN THE R-2 DISTRICT ARE ALSO ALLOWED IN THE C-1 AND C-2 DISTRICTS UNDER THE ZONING ORDINANCE

WHAT ARE THE REQUIREMENTS FOR A SHORT-TERM RENTAL?

THERE ARE MANY POINTS THAT POTENTIALLY COULD AFFECT A PROPERTY BEING USED AS A SHORT-TERM RENTAL. ALL PROPERTIES WITHIN THE TOWNSHIP ARE SUBJECT TO TOWNSHIP ZONING AND PROPERTY MAINTENANCE ORDINANCE AS WELL AS STATE BUILDING CODE. WHAT IS INCLUDED IN THIS SECTION ARE THOSE THINGS WHICH ARE SPECIFICALLY LISTED IN CHAPTER 11 AND EXPLANATION OF SOME TERMS THAT AFFECT SHORT-TERM RENTALS FROM THE ZONING ORDINANCE CHAPTER 27 OF THE TOWNSHIP CODE.

SHORT-TERM RENTALS MUST BE RENTED TO A "FAMILY", A "FAMILY" IS DEFINED UNDER SECTION 27-302 ZONING DEFINITIONS OF THE LONDONDERRY TOWNSHIP CODE OF ORDINANCE AND READS AS FOLLOWS:

"AN INDIVIDUAL PERSON LIVING ALONE OR ANY OF THE FOLLOWING GROUPS LIVING TOGETHER AS A SINGLE, STABLE, NON-TRANSIENT HOUSEKEEPING UNIT:

1. ANY NUMBER OF RELATED PERSONS
2. THREE UNRELATED PERSONS

3. TWO UNRELATED PERSON AND ANY CHILDREN RELATED TO EITHER OF THEM
4. NOT MORE THAN EIGHT (8) RELATED OR UNRELATED PERSONS WHO ARE THE FUNCTIONAL EQUIVALENT OF A FAMILY...

THE DEFINITION OF "FAMILY" DOES NOT INCLUDE

1. MORE THAN THREE (3) UNRELATED PERSONS LIVING TOGETHER
2. ANY SOCIETY, CLUB, FRATERNITY, SORORITY...
3. ANY GROUP OF INDIVIDUALS WHOSE ASSOCIATION IS TRANSIENT OR SEASONAL...
4. ANY GROUP OF INDIVIDUALS WHO ARE IN A GROUP LIVING ARRANGEMENT AS A RESULT OF INSTITUTIONAL USES OR CRIMINAL OFFENSES
5. ANY INDIVIDUAL OR GROUP OF INDIVIDUALS OCCUPYING A BOARDING HOUSE"

SHORT-TERM RENTALS MUST BE LICENSED PRIOR TO THE START OF OPERATION OF THE PROPERTY AS A RENTAL UNIT

A SHORT-TERM RENTAL MUST HAVE A USE & OCCUPANCY CERTIFICATE FROM THE TOWNSHIP ZONING OFFICER SHOWING THAT THE USE IS PERMITTED AT THE PROPERTY IN QUESTION

A SHORT-TERM RENTAL MUST BE RENTED FOR A PERIOD OF AT LEAST ONE (1) DAY AND NOT TO EXCEED THIRTY (30) DAYS TO SOMEONE OTHER THAN FAMILY OF THE OWNER WHEN NO RENT IS BEING COLLECTED.

THE OVERNIGHT OCCUPANCY OF A SHORT-TERM RENTAL SHALL BE LIMITED TO TWO (2) OCCUPANTS PER BEDROOM OR TEN (10) OCCUPANTS PER RENTAL UNIT. ADDITIONALLY THE NUMBER OF GUESTS ALLOWED DURING THE DAY AT ANY ONE TIME IN ADDITION TO THE OVERNIGHT GUESTS MAY NOT EXCEED 50% OF THE MAXIMUM OCCUPANCY STATED ON THE LICENSE (*EXAMPLE: 6 OVERNIGHT GUESTS PERMITTED UNDER THE LICENSE – MAX OF 3 ADDITIONAL GUESTS DURING THE DAY MAY BE PRESENT – TOTAL OF 9 OCCUPANTS ON SITE*)

THE OVERNIGHT OCCUPANCY OF RECREATIONAL VEHICLES, CAMPER TRAILERS, OR VEHICLE CAMPING AT A PROPERTY THAT HAS A RENTAL LICENSE IS NOT PERMITTED, OUTDOOR OVERNIGHT SLEEPING OF OCCUPANTS OR THEIR DAY GUESTS IS PROHIBITED.

OUTDOOR PARKING FOR OVERNIGHT OCCUPANTS AND DAY GUESTS SHALL BE LIMITED TO AVAILABLE PARKING ON THE PROPERTY. NO PARKING SHALL TAKE PLACE IN ANY PUBLIC STREET RIGHT-OF-WAY OR ON ANY LAWNS OR OTHER VEGETATED AREAS.

ALL RENTAL UNITS WITHIN LONDONDERRY TOWNSHIP SHALL BE HELD TO THE FOLLOWING STANDARDS:

- ALL AREAS, INCLUDING BUT NOT LIMITED TO BEDROOMS AND HABITABLE AREAS, SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE (AS ADOPTED AND AMENDED) AND THE UNIFORM CONSTRUCTION CODE
- MEANS OF EGRESS SHALL BE PROVIDED IN A CONTINUOUS AND UNOBSTRUCTED PATH FOR BOTH VERTICAL AND HORIZONTAL TRAVEL FROM ALL PORTIONS OF THE DWELLING TO AN EGRESS DOOR THAT SHALL DIRECTLY OPEN TO A YARD OR COURT WITH ACCESS TO A PUBLIC WAY, OR THE PUBLIC WAY DIRECTLY WITHOUT PASSING THROUGH A GARAGE
- SWIMMING POOLS, HOT TUBS, AND SPAS MUST MEET THE BARRIER REQUIREMENTS AS INDICATED IN THE UNIFORM CONSTRUCTION CODE
- A MINIMUM OF A 3A30BC FIRE EXTINGUISHER SHALL BE INSTALLED IN A CONSPICUOUS LOCATION IN THE KITCHEN AT 46 INCHES TO THE TOP OF THE HANDLE FROM THE FLOOR AND MUST BE TAGGED WITH CURRENT INSPECTION DATE FROM A FIRE EXTINGUISHER INSPECTION COMPANY AND MUST BE INSPECTED YEARLY.

THERE ARE OTHER FACTORS AND REQUIREMENTS FOR LICENSING AND OPERATION OF A SHORT-TERM RENTAL. IF YOU ARE A PROPERTY OWNER LOOKING TO OPERATE A SHORT-TERM RENTAL PLEASE SEE THE "INFORMATION FOR RENTAL PROPERTY OWNERS" PAMPHLET OR CONTACT THE TOWNSHIP CODES DEPARTMENT.