Wilmington Town Board:

On behalf of the Committee for Short Term Rental Regulations we formally submit our revised short-term rental regulations for your review and consideration. Over the past several months, our committee has worked diligently to review and refine the existing short-term rental regulations to ensure they are fair, effective, and aligned with the interests and needs of our community.

Short-term rentals, facilitated primarily through platforms like Airbnb and Vrbo, have become increasingly popular in recent years. While they offer economic opportunities for property owners and bring tourists to our town, they also pose several challenges. These challenges include noise disturbances, safety concerns, potential negative impacts on property values, and a shift in the character of our neighborhoods. Without proper regulation, these issues can persist and potentially worsen.

Over the past several months, our committee has engaged in extensive research, gathered input from various stakeholders, and carefully reviewed existing regulations from comparable municipalities. We have taken into consideration the valuable feedback from residents. Most importantly, we have taken into account the unique character and requirements of Wilmington, striving to strike a balance between the economic benefits of short-term rentals and the preservation of our community's quality of life.

The revised regulations have undergone a thorough process of review and refinement, taking into consideration the following key factors:

Licensing and Registration: We propose a streamlined licensing and registration process that ensures compliance with safety and tax regulations, making it easier for property owners to operate short-term rentals within the town.

Occupancy Limits and Parking: Setting appropriate occupancy limits to prevent overcrowding and ensuring adequate parking facilities for both guests and residents.

Neighborhood Impact Mitigation: Implementing measures to address concerns related to noise, garbage disposal, and other potential disruptions to the community.

Reporting and Accountability: Establishing mechanisms for monitoring and reporting, including a system for lodging complaints and responding to violations promptly.

Taxation and Revenue: Our regulations ensure fair taxation of short-term rentals, contributing to the town's revenue and infrastructure development.

Community Engagement: We encourage open dialogue between property owners, renters, and neighbors to foster a sense of community and address concerns promptly.

Economic Impact: We have considered the economic benefits that short-term rentals bring to our community, including increased tourism revenue and support for local businesses, while also implementing measures to mitigate potential negative impacts.

We believe that these proposed revised regulations strike a balance between supporting the economic benefits of short-term rentals and preserving the quality of life for all residents of Wilmington. We have attached a detailed document outlining the proposed regulations for your review and consideration.

The committee also proposes a cap on the total number of active permits at any given time. Currently it is estimated that short term rentals account for 24% of total residences in Wilmington. We propose that permits be capped at the current number plus five. Considering the number of permits issued including those pending totals one-hundred twenty-five (125), we recommend the cap be set at one-hundred thirty (130). Once that number is reached, any further applicants will be placed on a waiting list.
In addition, we recommend: If Wilmington grows as a community with an increased number of residences, the cap may be revisited. The percentage of short-term rentals should stay below 25% of total residences with a recommended goal of decreasing to 20% of total residences.

Our committee remains committed to working collaboratively with the Town of Wilmington, residents, and all stakeholders to ensure the successful implementation of these regulations.

Thank you for your time and consideration. We look forward to discussing the proposed revisions in more detail and to working together towards the best interests of the Town of Wilmington.

Sincerely,

Committee for Short Term Rental Regulations

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