

To: Copake Town Board

From: Ad Hoc Short Term Rental Working Group ( Signe Adam, Karen Agnifilio, Lindsay LeBrecht, Janice Nelson, & Jay Schiff )

3/6/2023

“Proposed Short Term Rental Regulations for the Town of Copake” are hereby submitted for your consideration. Our group was able to reach consensus on all but 2 areas. These are:

1. Number of rental days allowed. Existing rules cap annual number of rental days at 92. Two group members were willing to extend this number to 120 days. Three group members advocated for no limit at all on annual rental days.
2. Requiring number of bedrooms and bathrooms to be listed in the registration application. Again, two members felt this would be helpful information, while three members felt this information was unnecessary.

Parking: Town laws are unclear in some cases. We recommend review for consistency and clarity.

All group members agreed that regulations without enforcement are meaningless. For this reason, four professional host compliance software services were interviewed and asked to quote costs over 3 years.

All group members recognize that educating Copakeans about any new regulations is key to their success. An ongoing educational and long-term information sharing effort must accompany adopting new regulations. Vendors call this process “onboarding” and the support which a vendor provides at this point is very important.