

November 8, 2025

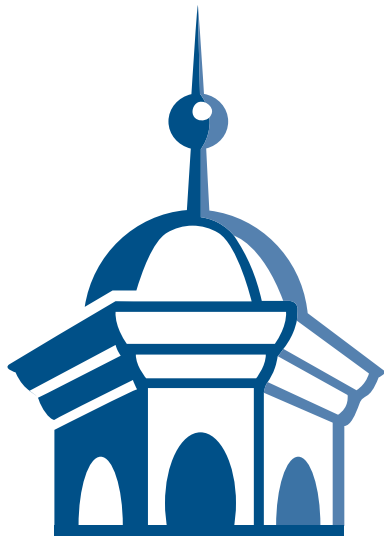
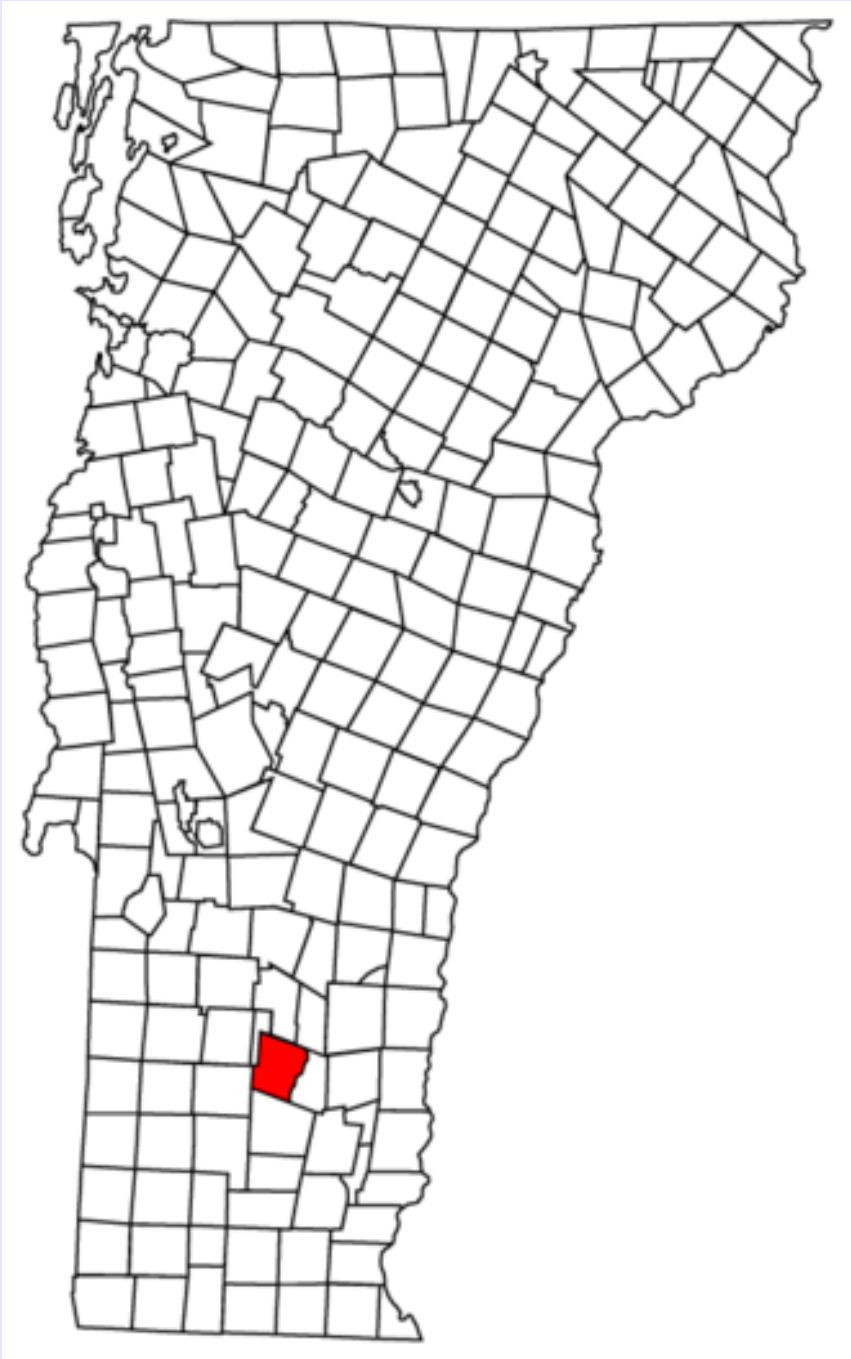
To Register or Regulate...or Not.

Aileen Tulloch, Town Administrator, Londonderry, VT



**Vermont Municipal Short-Term Rental Policy
Retreat**

Welcome to Londonderry, VT



Quick Facts about Londonderry

Population as of the 2023: 2,115

- Located in Windham County
- Contains the Villages of Londonderry and South Londonderry
- Home to Magic Mountain Ski Area
- Bromley and Stratton Ski Areas in adjacent Towns
- Median family income: \$48,000
- Median home price: \$425,000
- Percentage of 2nd Homes: 37%
- Estimated number of Registered STRs: 99
- Percent of unhosted STRs: 80%



To Regulate or not to regulate, that is the question.

Londonderry decided to regulate.

- The Selectboard formed a STR Working Group in 2023
- The Working Group recommended an ordinance.
- A Short Term Rental Ordinance passed in December of 2023. Regulation limited to registration and fire safety.
- Town Meeting 2024: Voted for funding for part-time Short Term Administrator and software.
- May 2024: STR Administrator hired.
- June of 2024: Registrations begin.



Londonderry's Mission: Safety, Town Character and slowing the loss of housing stock

The Ordinance started with a Purpose:

The purposes of this Ordinance are: (a) to balance the desire of property owners to rent their residential properties to short term rental guests for compensation against the desire of residents to preserve the traditional peace and quiet of their residential neighborhoods; (b) to preserve and protect residential neighborhood character and livability from the nuisance impacts that are often associated with short term rentals; (c) to limit or prevent long term rentals from being replaced with short term rentals; (d) to ensure the safety of occupants of short term rentals and the well-being of the community; and (e) to promote the public health, safety and welfare of the Town, its residents and visitors.



Tweaking the Ordinance

The Short Term Rental Working Group Reconvenes in Winter of 2025 and proposes amendments:

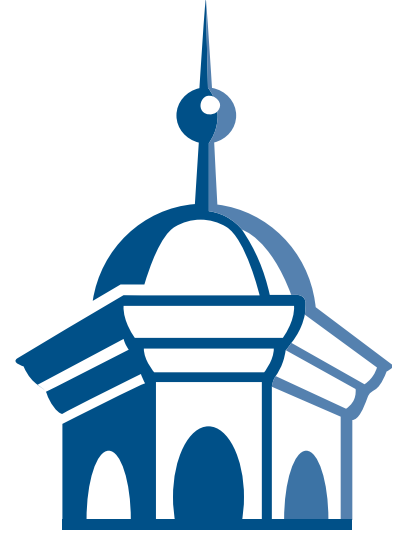
- Clarified the STR Admin's role in fire safety code.
- Adjusted registration fees for hosted and unhosted
- Put a one year moratorium on STR use for one year after purchase
- Capped new unhosted rentals at 50 nights.
- Capped new unhosted rentals to one per property owner.
- Grandfathered property owners of unhosted rentals for as long as the property remains in that ownership.

Londonderry passes an amended Ordinance in May of 2025



Some voters don't like it. Most do.

A petition to disapprove the amendments gets enough signatures to hold a Special Town Meeting. On July 19, 2025, the Town votes 66 to 25 to keep the amendments.



What the Ordinance Does and Doesn't Do:

The Ordinance doesn't prevent properties from deriving income.

Exempt from the Ordinance

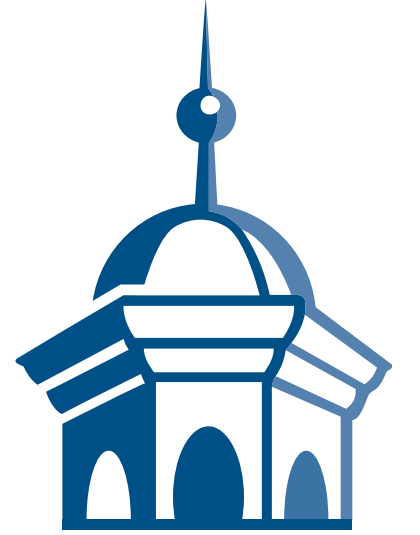
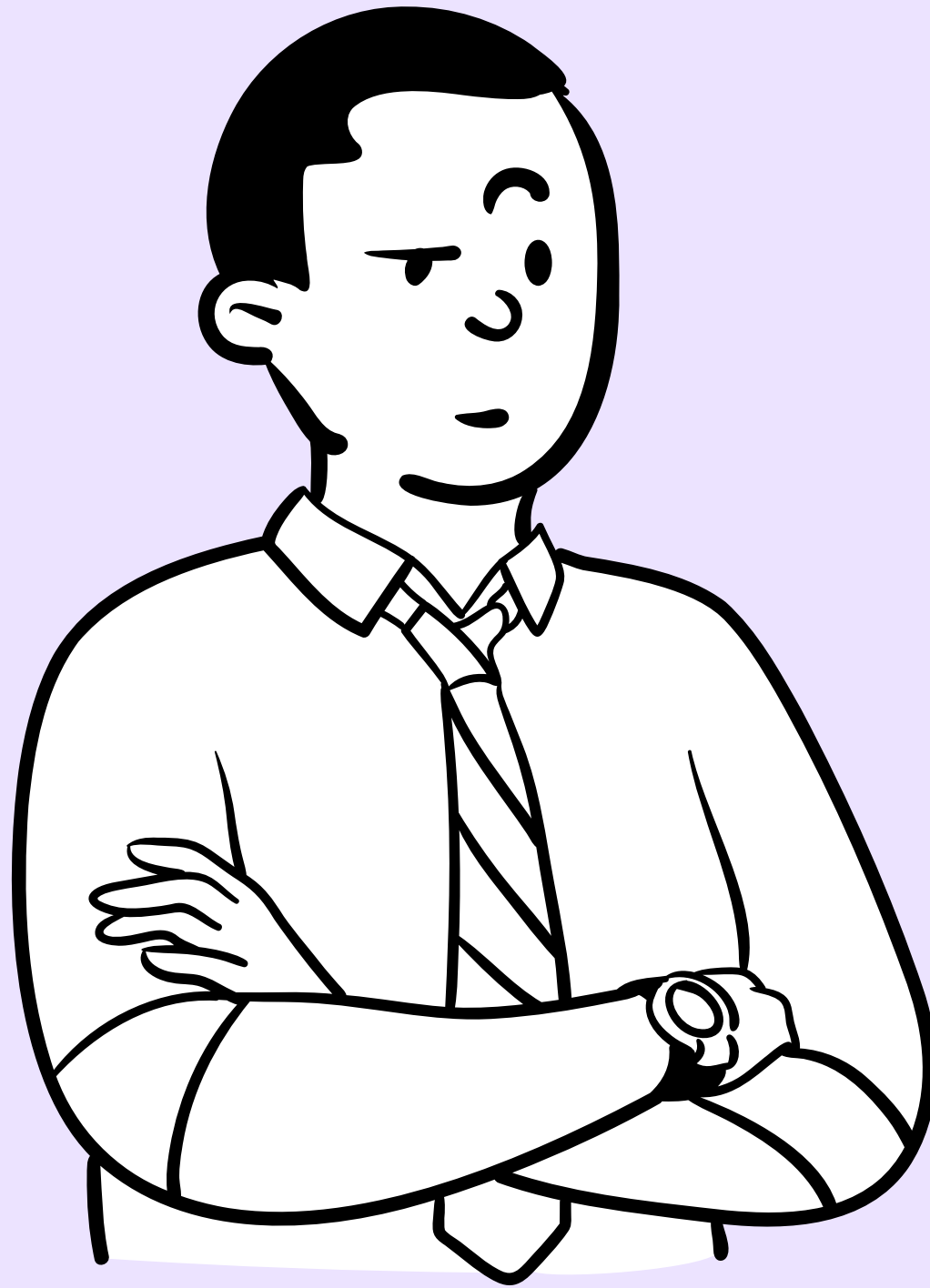
- Those who rent their properties less than 15 days a year.
- Those who rent their properties seasonally (more than 30 consecutive days but not “long term.”)
- Those who rent or lease their properties long-term.

The Ordinance does:

- Encourage long-term rental over short-term rental
- Ensures all STRs are up to fire code and operated safely
- Helps the Town understand how many STRs there are in Town



Is it working?



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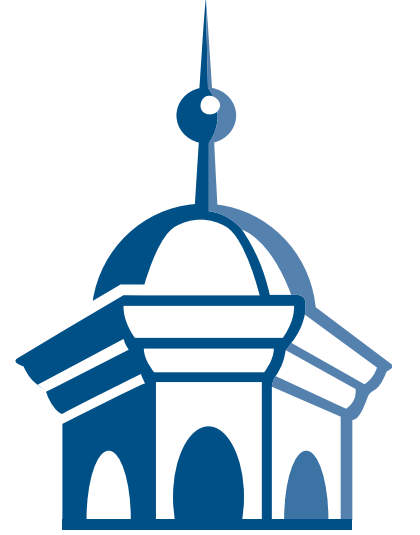




- Is 50 nights an appropriate cap?
- Will regulation crash the real estate market?
- Should there be an appeal process?
- Is the program paying for itself?
- And other questions.

The STR Working Group will likely reconvene again in the winter of 2026 to discuss these and other issues.

THANK YOU!



Aileen Tulloch, townadmin@londonderryvt.org