

In South Windsor, Connecticut, short-term rentals are allowed with a permit. The following regulations apply to both new and current operators, with a grandfathering provision for existing operators:

1. Short-term rental is a type of accommodation where a property owner or a rental operator rents out a furnished property, such as a house, apartment, or a room, to guests for a temporary stay. Short-term rentals are typically booked for a period of less than 30 days and are often used by travelers, tourists, and business professionals who need a temporary furnished place to stay. Short-term rentals can be found through various online platforms and are known by different names, such as vacation rentals, holiday rentals, and homestays. Here is a list of popular platforms: Airbnb, Vrbo (formerly known as HomeAway), Booking.com, Expedia, TripAdvisor, FlipKey, Homestay, Agoda, Traveloka, Roomorama.
2. A permit must be obtained from the South Windsor Planning Department before engaging in short-term rentals.
3. The permit holder must provide a contact person or a management company available to respond to complaints and emergencies 24/7.
4. The permit holder must adhere to all applicable safety, health, and zoning regulations.
5. The permit holder must provide a copy of the permit number in all advertisements and listings.
6. The permit holder must collect and pay all applicable taxes and fees, such as occupancy taxes in accordance with local laws and regulations.
7. The permit holder must maintain adequate liability insurance coverage for the rental property.
8. Existing operators who were renting out their property prior to the effective date of this regulation are grandfathered in and allowed to continue their short-term rental operations for up to two years without a permit. After that time, they must obtain a permit to continue operating.
9. The permit may be suspended or revoked for violation of any of these regulations.

By following these regulations, property owners can participate in the short-term rental market in South Windsor while ensuring that their rentals are safe, legal, and respectful of the community.