Short-Term Rental (STR) Decision Tree

Is the property you own your primary residence?  

- **yes:** property owner  
  - Is your property either a 4-family, 3-family, 2-family, or single family residence?  
    - **no:** tenant  
      - Is the place you rent your primary residence?  
        - **yes:** You qualify to operate one OPERATOR-ADJACENT short-term rental  
        - **no:** You do not qualify to operate a short-term rental under the terms of the City of Cambridge Short-Term Rentals Ordinance  
    - **yes:** You qualify to operate one OPERATOR-OCCUPIED short-term rental
  - **no:** You own all the dwelling units in the building?  
    - **yes:** Will you be living in the dwelling unit that also has the STR?  
      - **no:** Do you have the condominium association’s permission to operate a STR?  
        - **yes:** You qualify to operate one OPERATOR-OCCUPIED short-term rental  
        - **no:** You qualify to operate one OWNER-ADJACENT short-term rental  
    - **no:** Is your property part of a residential condominium association?  
      - **yes:** Do you have your landlord's permission to operate a STR?  
        - **yes:** You qualify to operate one OPERATOR-ADJACED short-term rental  
        - **no:** You do not qualify to operate a short-term rental under the terms of the City of Cambridge Short-Term Rentals Ordinance  
      - **no:** Is your place part of a residential condominium association?  
        - **yes:** Do you have the condominium association’s permission to operate a STR?  
          - **yes:** You qualify to operate one OPERATOR-OCCUPIED short-term rental  
          - **no:** You do not qualify to operate a short-term rental under the terms of the City of Cambridge Short-Term Rentals Ordinance  
        - **no:** Will you be a resident in one dwelling unit and operating another whole unit as a short-term rental?  
          - **yes:** You qualify to operate one OPERATOR-OCCUPIED short-term rental  
          - **no:** You do not qualify to operate a short-term rental under the terms of the City of Cambridge Short-Term Rentals Ordinance  

1 To prove primary residence, a STR operator must occupy the dwelling unit for at least 180 nights in the past one-year period.

* A short-term rental must comply with all the applicable provisions of the City of Cambridge Zoning ordinance, including but not limited to all conditions set forth in Zoning Ordinance Section 4.60 – Short-Term Rentals