



CITY OF CAMBRIDGE

SHORT-TERM RENTAL (STR) ZONING ORDINANCE

THE CITY OF CAMBRIDGE SEEKS TO AMEND ITS STR ORDINANCE TO BETTER
REGULATE SHORT-TERM RENTALS

What is a Short-Term Rental

Current: Any rental of a residential dwelling unit, or of a bedroom within a dwelling unit, in exchange for payment, as residential accommodations for a duration of less than thirty (30) consecutive days.

Proposed: Any rental of a residential dwelling unit or any rental of a bedroom within a dwelling unit, in exchange for payment, as residential accommodations for a duration of less than **twenty-eight (28)** consecutive days.

What are the Types of Short-Term Rentals

Current:

Operator-Occupied: The short-term rental of a dwelling unit, or of no more than three (3) individual bedrooms within such dwelling unit, that is the primary residence of its operator.

Owner-Adjacent: The short-term rental of a dwelling unit that is not the primary residence of the operator, but is located within a residential building with a total of four or fewer dwelling units where all dwelling units in the building are owned by the operator, and one of the dwelling units in the building is the primary residence of the operator.

Proposed:

Operator-Occupied: Operator-occupied short-term rental. The short-term rental of at least one but no more than three (3) individual bedrooms within a dwelling unit that is the primary residence of its operator.

The operator must also occupy the dwelling unit for the duration of the short-term rental.

Owner-Adjacent: The short-term rental of a dwelling unit that is not the primary residence of the operator, but is located within a residential building with a total of four or fewer dwelling units where all dwelling units in the building are owned by the operator, and one of the dwelling units in the building is the primary residence of the operator.

What are the Types of Short-Term Rentals (cont.)

Current Limits:

Operator-Occupied: There are no limits as to the number of days that a person can rent individual bedrooms while they are present in the unit. However, there is a maximum of 183 days that a person can rent out their entire unit as a whole. This is because a primary resident is considered to be someone who lives in the unit for at least 6 months out of the year.

Owner-Adjacent: There are no limits as to the number of days an owner-adjacent unit can be rented.

Condominium Associations

Current Condominium Requirements: If the operator is not the owner of the property, the operator shall provide written evidence that the owner and the condominium association if applicable has consented to the short-term rental use of the property

Proposed Condominium Requirements: There will be no requirement for short-term rental operators to submit written proof of condominium approval to the city. It will be the sole responsibility of the condominium association to enforce its own documents and determine whether the use is permitted.