

## **TOWN OF AMHERST RENTAL PERMITTING EXCEPTIONS**

- Rental of up to 3 single rooms in an owner-occupied residence.
- Lodging facilities, such as hotels, motels, inns, hostels, or bed and breakfasts.
- Halfway houses or group houses, such as group housing for the elderly, the disabled, housing for persons with substance abuse problems, etc.
- Short-term rentals (less than one single calendar year) of dwelling units on owner-occupied properties that serve as an owner's principle residence and that contain no more than two rental units, under one of the two following conditions: (1) during a pending sale of the property by the owner-occupant, or (2) because of regular or periodic interruption of residency by the owner occupant due to illness, professional or academic scheduling, or other temporary reasons for absence which do not affect basic residency. Owners of such short-term rentals will register their property with the Town but will not be required to obtain a rental permit. Short-term rentals lasting longer than a calendar year or involving more than two rental units will be required to obtain a rental permit.