

Suggested Short Term Rental Guidelines: Canaan Historic District

Date: April 18, 2022

Definition:

Short Term Rental means any single-family house or dwelling unit, or portion thereof, or any unit or group of units in a condominium, cooperative, or timeshare, or owner-occupied residential home, that is offered for rent (i) for a fee and (ii) for periods of less than thirty (30) consecutive days.

Guidelines:

The property owner shall establish a set of regulations for short term renters (“renters”) of the property which are recommended to encompass the following:

1. Capacity: Maximum number of persons allowed to stay overnight. (Determined by quantity of bedrooms, for example: 3 bedrooms = maximum 6 people)
2. Capacity: The property owner must confirm that the number of renters will not exceed the capacity of the property’s septic system.
3. Vehicles: It is suggested to park all autos and motorcycles, including those of any guests, on the property and not on the street.
 - a. It is recommended that the property owner inform renters of the maximum number of vehicles that can be reasonably accommodated on the property (e.g., “the driveway can fit two vehicles”).
4. Pets: The Town of Canaan does not allow dogs at Canaan Street Beach. The State of New Hampshire and Town of Canaan have a leash law.
5. Lighting and Noise: The property owner shall determine that renter’s use of lighting and noise generation including any out-of-doors gatherings on the property will not negatively impact neighbors.
 - a. No noise shall be audible from 50 feet from the property line between the hours of 10PM and 7AM.
 - b. Properties are subject to the maximum noise level during this period of time which shall not exceed 60 dBA.
6. Watercraft:
 - a. Property owner shall inform renters and renters shall inform guests of the requirements for watercraft access to Canaan Street Lake, including compliance with NH Boating Laws and NH RSA 270:113 – No person shall use or operate a Skicraft as defined in RSA 270:73 V, or a hovercraft as defined in RSA 270:2, VIII. Use of Wakecraft is discouraged.
 - b. Property owner shall inform renters and renters shall inform guests of NH Department of Environmental Services (NHDES) law RSA 487:43, which requires all motorboats that are registered out of state to purchase and display a New Hampshire Aquatic Invasive Species decal from NHDES. Decals may be purchased here: <https://nhdes.usedirect.com/NewHampshireWeb/Default.aspx>
 - c. All boaters must comply with the NH Lake Host stationed at the Beach and the *Clean, Drain and Dry* guidelines per NH State Law. <https://nhlakes.org/clean-drain-dry/#:~:text=Draining%20is%20the%20law%20in,waterbodies%20is%20the%20gold%20standard.>