

Beech Mountain Lakes Association			
<b>Policies</b>			
<b>Section:</b>	<b>4.0 Administration</b>	<b>Effective Date:</b>	<b>07/26/2023</b>
<b>Policy:</b>	<b>4.2.2 Short-Term Rental Policy</b>	<b>Supersedes:</b>	<b>4.2(11/28/2018)</b>
<b>Approved by:</b>	_____ of _____ Board Members		

**If applicable, the exact amount of the Fee, Fine or Deposit that may be referenced in the below Policy, can be found in the Schedule for Fees and Fines (found on the BML website)**

**If permits are required for this policy:**

- 1. Beech Mountain has 30 days from date of submission to approve the permit.**
- 2. It is your responsibility to check with Butler Township for any permits needed to ensure you are in compliance with their policies.**

**RECITALS:**

- A. Whereas, the Beech Mountain Lakes Protective Covenants, Declarations, and Rules and Regulations, from hereon referred to as the ‘Policies,’ describe how a property may be used, developed, and maintained within the community.
- B. Whereas, the Board of Directors, under section 13 of the Beech Mountain Lakes Protective Covenants, has the power to implement general use restrictions including section 13.10.
- C. Whereas, the Property Owner, under section 13 of the Covenants and section 3 of the Policies, is charged with certain responsibilities regarding the care, maintenance, service, and preservation of property within Beech Mountain Lakes Community in Drums, Pennsylvania.
- D. Whereas, the Board of Directors wishes to establish a uniform policy for short term rentals within the Beech Mountain Lakes Community.

**Now, therefore, let it be resolved that the BML Board of Directors hereby establishes the following policy for short term rentals for the purpose of providing and maintaining the residential character of the community and to promote the welfare, safety, and security of all BML property owners and residents:**

**SHORT-TERMS RENTALS:**

In compliance with the Butler Township Ordinance No. 07142020B (as amended on 7/14/2020) and as seen below, and which defines and addresses the regulation of short-term rentals, the Beech Mountain Lakes Community, a Suburban Residential (SR) community, prohibits any ‘short term home rentals’ or any ‘short term transient home rentals.’ The only exception to this policy is short-term rentals or short-term transient home rentals which have been specifically “grandfathered,” to be allowed to continue renting, by both the Butler Township Supervisors and the Beech Mountain Lakes Directors.

ORDINANCE NO. 17142020 B  
 BUTLER TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA

**AN ORDINANCE OF BUTLER TOWNSHIP AMENDING THE BUTLER TOWNSHIP ZONING ORDINANCE OF 2014 TO REGULATE SHORT TERM RENTALS**

The Butler Township Board of Supervisors do hereby amend the Butler Township Zoning Ordinance of 2014 as follows:

**Section 202. Definition of Terms.** The following additional words, terms and phrases shall have the meaning indicated herein:

**“Short Term Home Rental”** means any dwelling unit rented for the purpose of overnight lodging for a period of not less than one day and not more than 30 days on more than one occasion to someone other than a family member of the landowner where the landowner resides in the dwelling unit during the rental, or more than a total of 183 days per year. The term does not include a hotel, motel or short-term transient home rental.

**“Short-Term Transient Home Rental”** means any dwelling unit rented for the purpose of overnight lodging for a period of not less than one day and not more than 60 days where the landowner does not reside in the dwelling unit during any rental, or resides in the dwelling unit less than a total of 183 days per year. The term does not include a hotel, motel or short-term home rental.

**Section 310. Table of Land Uses.** The following additional uses are included in the Table of Land Uses below:

Type of Land Uses	SR	UR	RC	RA/RAR	MRB	NC	GC	I	MI	BP	WTO/SEO	SPI
<b>Residential Uses</b>												
Short Term Home Rental	N	P	P	P	N	N	N	N	N	N	N	N
Short Term Transient Rental	N	N	N	N	P	P	P	N	N	N	N	N

## GRANDFATHERED HOME RENTALS:

**MEMBERS ARE ENTIRELY RESPONSIBLE FOR THE ACTIONS OF THEIR RENTERS/OCCUPANTS, AND MUST ADVISE THE RENTERS/OCCUPANTS OF THE RULES AND REGULATIONS OF THE BEECH MOUNTAIN LAKES COMMUNITY.**

### CONDITIONS:

- 1) For BML properties to be authorized to rent, the properties must be registered with BML and have obtained a Certificate of Non-Conforming use from the Butler Township Zoning Commission.
- 2) The owner must provide the renter information form for each tenancy. The owner must also pay a rental/amenity fee per tenancy. (See the Schedule for Fees and Fines.)
- 3) **No unit owner may lease/rent less than the entire dwelling.** Any lease or rental other than the entire unit shall be prohibited for any duration.
- 4) The owner, whether local or out of the area, is ultimately responsible for the renters to abide by all BML rules, regulations, and policies. This includes, but is not limited to, keeping the property in good condition, maintaining swales, following trash guidelines, the use of recreational vehicles and adhering to parking and road regulations.
- 5) **If the owner of the rental property resides more than 30 miles away from Beech Mountain Lakes, then the owner must have a rental agent who resides closer than 30 miles. The agent's contact information must be on file with BML.**
- 6) Prior to occupancy, the rental lease will include the name of the lessee (minimum age must be 25), as well as the names of all drivers of automobiles associated with the rental.
- 7) The owner of the rental property will submit to the administration the total number of people permitted to occupy the rental property.
- 8) Any watercraft used by renters must have a current BML boating sticker.
- 9) When title of any of BML authorized rental properties changes, the new owners must obtain both a Non-Conforming use certificate from the Butler Township Zoning Commission and a permit from BMLA if the new owners choose to use the property as a Short Term rental.

### Effective Date:

In witness whereof, the undersigned have executed this resolution on the 26 day of July 2023.

Signature on file in Admin Office

President

Signature on file in Admin Office

Secretary