

**TOWN OF LEDYARD, CT
PLANNING AND DEVELOPMENT DEPARTMENT**

**Revision to: 8.28 Short Term Rental (STRs) Regulations
September 8th, 2022**

By:

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SCOPE

- Summary of proposed Changes to 8.28
- Issues being address
 - Proposed solutions
- Demo



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PROPOSED CHANGES

ALLOW NON-HOSTED STRS

(1) Previsions and Controls are being put into place to limit number of guests, based on available bedrooms. This is included in the online advertising of the STR, and in the guests' handbook.

(13) Adding requirement that Host must be available within 2 hours, when required

ALLOW USE OF PROPERTIES SERVICED BY SHARED DRIVEWAYS

(14) Use allowed only after written consent is obtained from all property owners serviced by such shared driveway

NEW REQUIREMENTS

(16) Exterior video surveillance

(17) Special STR property Insurance

(18) Annual smoke and/or CO detectors inspection
by the Fire Marshal

(19) Inspection by a CT Licensed Home Inspector

(21) Put a CAP on number of allowed STRs

SURVEILLANCE AND RECORDING

24-Hour active recording will be in place. Guests will be made aware that exterior of the house is under active surveillance before making a reservation. To be part of advertised information.

Recordings are stored in the cloud (away from guests' reach) for 14 days

ADDRESSING PAST ISSUES

NUMBER GUESTS ALLOWED

Short Term Rental platforms allow to specify the maximum number of guests STR

- [AirBnB](#)
- [VRBO](#)
- [VACASA](#)

Host knows how many guest are in the reservation ahead of time

ACCESS TO LIVESTREAMING AND RECORDINGS

Host will have access to their cameras via mobile device for monitoring on-going behavior or perform on demand recording, if needed.

ADDRESSING PAST ISSUES

NON-COMPLIANT GUESTS

Host has the right to either deny, or request that guests vacate premises, shall they break any of the rules set forth by the Host

24-Hour active recording will be in place. Access to these recordings will be given by the Host to zoning officials and law enforcement, shall the need arise

Recordings are stored in the cloud (away from guests' reach) for 14 days. Guests can not tamper with recorded material.



SURVEILLANCE DEMO

WYZE CAM SURVEILLANCE

Wyze Cam v3

<https://www.youtube.com/watch?v=AbFAU7SMDSE>

Wyze Cam Plus (Cloud Storage)

<https://www.youtube.com/watch?v=GZqtuJ7QV-s>