

## **New Rule 20: Residential Rentals within the Campmeeting Grounds Frequently Asked Questions (FAQs)**

### **Who needs to apply for a rental permit?**

Anyone who has been renting either short term or long term and wishes to continue renting a residential dwelling unit/cottage needs to apply for a rental permit.

### **Are owners of residential dwelling units/cottages who have been renting them and wish to continue renting them guaranteed a rental permit for 2019?**

Yes, as long as you apply, pay the fee for the rental permit, and are not in arrears with the Campmeeting annual assessment or any fines assessed for violations of the Campmeeting Rules & Regulations.

### **I have not previously rented my residential dwelling unit/cottage, but I would like to rent it this summer. May I apply for a permit?**

Yes, you may apply. However, if the number of available permits has been granted to owners who have previously rented and wish to continue renting their residential dwelling units, then you would not automatically receive a permit. You might receive a permit depending if the number of applications has not exceeded the number of available permits for 2019.

### **What is the number of available permits for 2019?**

The number of permits available in 2019 is 72. This represents 30% of the residential dwelling units in The Campmeeting.

### **Why is the Board of Managers requiring rental permits?**

Data reported by Campmeeting members indicate that the number of residential rental dwelling units has been increasing in recent years while the number of permanent residences has been declining. The Board of Managers is seeking to maintain a balance among permanent residences, seasonal residences, and residential rental dwelling units in order to preserve the residential and unique nature of the Campmeeting community.

### **How do I apply for a permit this year?**

If you have been renting and wish to continue renting, you must complete the application and submit it with the \$75 fee between June 21 and August 19. If you have not been renting and wish to apply for a permit to rent in 2019, you must complete the application and submit it with the \$75 fee between June 20 and August 19. Remember: You may not receive the permit if the number of available permits (72) has been met. Note: Applications and fees will be due between September 1 and November 1 for subsequent years.

### **I own more than one residential rental dwelling unit/cottage. How many permits do I need?**

You need a permit for each residential dwelling unit/cottage that you own and that you are renting.

### **I already have reservations from prospective tenants for the summer. How does this new rule affect me?**

The Board of Managers recognizes that owners of residential rental dwelling units already have reservations. That is why everyone who has been renting and wishes to continue to rent will receive a permit for 2019—if a completed application and fee are submitted between June 21 and August 19 and if the property is not in arrears for the Campmeeting assessment and/or fines. Proof of rental history shall be required.

### **I own a residential dwelling unit/cottage that I have not previously rented nor have people made reservations to rent it. But I would like to rent it sometime during 2019. How does this new rule affect me?**

You can apply for a permit. However, if there are no permits available, then you will not receive one.

### **Can a permit application be denied?**

Yes, the permit can be denied if any of the following exist: 1) the application is incomplete; 2) the fee is not included with the application; 3) the deadline is missed; 4) the owner of the residential rental dwelling unit/cottage is in arrears with the Campmeeting annual assessment and fines; 5) 72 permits have been issued.

**Can a permit application be revoked?**

Yes. Permits can be revoked if any of the following exist: 1) the owner of the residential rental dwelling unit/cottage fails to identify a responsible agent/contact person; 2) the owner of the residential rental dwelling unit/cottage and/or tenants repeatedly violate the Campmeeting Rules & Regulations; 3) if the owner does not display the permit.

**Do I need a permit if I allow friends and/or relatives to stay in my residential dwelling unit/cottage?**

No, as long as no rental income is collected.

**When will permits for 2019 be issued?**

Permits will be issued after the deadline for receipt of applications or August 19. In subsequent years, permits will be issued after November 1.

**What happens if tenants violate the Campmeeting Rules & Regulations?**

As stated in the Campmeeting Rules & Regulations, owners are responsible for the compliance by guests and/or tenants with all rules and regulations of the Campmeeting.

**Can the denial/revocation of a permit or issuance of violations/fines be appealed?**

Yes. This process is outlined in the Campmeeting Rules & Regulations.

**What about next year?**

If you were grandfathered under Section X, Paragraph 1 of Rule 20 in the Rules & Regulations and received a permit for 2019, you are guaranteed a permit in 2020– provided you submit a completed application including the \$75 fee, have complied with all Campmeeting Rules & Regulations, and have paid all 2019 property assessments. You must apply between September 1 and November 1.

**What happens if I do not have a permit, but I need to rent my residential dwelling unit/cottage because of job loss, job relocation, military deployment or other such hardship?**

You may ask the Board of Managers for a special rental permit for one year. This permit may be renewed.

**If I rent my residential dwelling unit/cottage, do I need a safety inspection or any other kind of inspection?**

No, it is not required although it is recommended for the safety of your tenants.

**I have applied for and received a permit for 2019. Does it need to be posted?**

Permits must be conspicuously posted on the front of the outside structure of the residential rental dwelling unit/cottage during those times when the unit is rented. This will allow the information on the permit to be read from the street. Note: On those occasions when the unit/cottage is not rented, the permit does not have to be displayed.

**What information will be on the permit?**

Each permit will identify the following: 1) The address of the residential rental dwelling unit/cottage; 2) The telephone number of the owner of the unit/responsible agent/contact person who can be reached on a 24-hour basis; 3) The permit date range and number.

**What is a responsible agent/contact person?**

This is either the owner of the residential rental dwelling unit/cottage or a person authorized by the owner to act in her/his absence or unavailability.

**Why is there a \$75 fee for the permit?**

This fee will cover the administrative costs and printing/laminating of the permit.

**If I sell my residential rental dwelling unit/cottage, will the permit transfer to the new owner?**

Generally, the permit is not transferable. However, if the unit is sold, gifted or transferred by inheritance to a member of the owner's family, that new owner may request the permit be transferred.