

2. Definitions

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When used in this Short Term Rental By-law, unless a contrary intention clearly appears, the following terms shall have the following meanings:

Operator: a person operating a short-term rental including, but not limited to, the owner or proprietor of such premises, the lessee, sublessee, mortgagee in possession, licensee or any other person otherwise operating such short-term rental.

Short-term rental: An owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where; (i) at least 1 room or unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance; provided, however, that a private owner-occupied property shall be considered a single unit if leased or rented as such. It does not include time- share property. A short-term rental is a rental that is for not more than 31 consecutive calendar days.

Limited share unit: operator plans to list part of its primary residence for rent and will be present in the unit during the short term rental.

Home share unit: operator plans to list its primary residence for rent and will not be present in the unit during some or all of the rental.

Owner-adjacent unit: operator plans to rent a full unit in the same two-or three- unit property where its primary residential unit is located.

Independent reference excerpt. Consult the official town PDF for authoritative formatting and subsequent amendments.

Source: <https://www.town.canton.ma.us/DocumentCenter/View/13507/GENERAL-BY-LAWS-2025#page=224>