

3. Registration

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3 Article XXVI inserted under article 30, ATM May 8, 2023 224

A. No person shall operate a Short term rental without having first obtained a Certificate of Registration from the Town Clerk. An application for a Certificate of Registration shall be on a form provided by the Town and shall contain the Department of Revenue identification number or proof of exemption under G.L. c.64G. The Operator shall provide with the application a certificate of registration issued by the Department of Revenue in accordance with section 67 of Chapter 62C of the General Laws.

B. The annual fee for such Certificate of Registration shall be set forth in the regulations issued pursuant to Section 4 of this Short Term Rentals by-law.

C. The application for the Certificate of Registration shall include an attestation that the owner and/or operator is in compliance with all applicable federal, state and local laws, including but not limited to G.L. c.64G and the Fair Housing Act , G.L. c.151B and local equivalents and regulations related thereto and all other regulations applicable to residential dwellings and that the owner and/or operator of the property is current with all Town taxes, water and sewage charges and other fees. Any property offered for a Short term rental shall not have any outstanding building, sanitary, zoning, or fire code violations, orders of abatement, or stop work orders. Nothing contained herein shall relieve the owner or operator from complying with all local permits, rules and regulations issued by any Town boards or officials generally applicable to residential dwelling units.

D. The Town Clerk shall not issue any Certificate of Registration unless the operator has (1) submitted a complete application and paid all associated fees; (2) provided contact information for the operator and persons designated to address any issues at the Short term rental within two hours' notice; (3) provided the Town with a certificate of insurance evidencing liability insurance coverage for the Short term rental in an amount to be determined in the regulations issued pursuant to Section 4 of this Short Term Rentals by-law; and (4) provided an approved Certificate of Inspection completed by the Building and Fire Departments .

E. Short term rentals are subject to inspection by the Board of Health upon reasonable notice via consent or administrative warrant, or without such notice in the event of an imminent threat to public health or safety.

F. A Certificate of Registration is valid for one year and may be renewed at the discretion of the Town, provided that the operator has complied with the provisions of this Short Term Rentals by-law and any associated regulations during the preceding year. An application for

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renewal of a Certificate of Registration shall be submitted along with the annual fee no later than November 1 of the next year.

G. The Certificate of Registration is issued to the Operator and does not run with the land. If the Short Term Rental is sold or transferred out of ownership, a new application for a Certificate of Registration must be issued before Short Term Rentals can continue or resume.

H. The Operator must notify all abutters to a Short term rental that it has been registered as a Short-term rental unit within 30 days of being issued a Certificate of Registration. An abutter is defined as the owner of any residential dwelling within 300 feet of the Short-term rental.

I. Short term rentals are only allowed in owner-occupied condominiums, single-family, two-family, and three-family buildings. For two-family and three-family buildings, the owner-occupant must own all the units.

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>