

# Short-Term Rental Licensing Requirement in Massachusetts

To legally operate a short-term rental in Massachusetts, property owners must follow a set of state-wide requirements. The registration process involves submitting an application to the Massachusetts Short-Term Rental Registry along with several supporting documents.

The required documents and information include:

1. **Proof of Liability Insurance:** Short-term rental operators must maintain a minimum of \$1,000,000 in liability insurance coverage, unless the rental is offered through a platform like Airbnb that provides equal or greater coverage.
2. **City/Town Certification:** A certificate from your city or town confirming the unit is eligible to be used as a short-term rental under local zoning laws and ordinances.
3. **Proof of Primary Residence:** For units classified as "Home Share" rentals, documentation showing the unit is the operator's primary residence, such as a driver's license or utility bill.
4. **Floor Plan:** A floor plan of the rental unit showing the location of smoke and carbon monoxide detectors, fire extinguishers, and emergency exits.
5. **Good Standing Certificate:** A certificate of good standing from the Massachusetts Department of Revenue, proving the operator has no outstanding tax obligations.

The application can be submitted online through the Massachusetts Short-Term Rental Registry portal. There is a \$50 registration fee, and the process typically takes 1-2 weeks for approval.

Once approved, operators will receive a certificate of registration which must be prominently displayed inside the rental unit. This registration must be renewed annually.

Operators who fail to register their short-term rental may face penalties of \$100 per violation, up to a maximum of \$1,000 per year. The state may also issue cease and desist orders for unregistered rentals.

In addition to state registration, many cities and towns in Massachusetts have their own local licensing requirements for short-term rentals. For example:

It's crucial for operators to research and comply with the specific regulations in their city or town, in addition to state registration requirements. Failing to obtain proper local licenses can result in significant fines - up to 1<sup>st</sup> Offense \$150 / 2<sup>nd</sup> Offense \$300 per day in Winthrop

# Required Documents for Massachusetts Short-Term Rentals

To legally operate a short-term rental in Massachusetts, property owners must submit several documents to the state's Short-Term Rental Registry. Each document serves a specific purpose in ensuring the rental complies with state regulations. The required documents include:

1. **Proof of Liability Insurance:** Short-term rental operators must provide evidence of liability insurance coverage of at least \$1,000,000, unless the rental is offered through a hosting platform like Airbnb that provides equal or greater coverage. This protects both the host and guests in case of accidents or injuries on the property.
2. **City/Town Certification:** A certificate from the city or town where the rental is located, confirming the unit is eligible to be used as a short-term rental under local zoning laws and ordinances. This document ensures the rental complies with any additional regulations set by the local municipality. Contact your city/town's building or zoning department to obtain this certification.
3. **Proof of Primary Residence:** For units classified as "Home Share" rentals, hosts must provide documentation showing the unit is their primary residence, such as a driver's license, voter registration, or utility bill. This requirement aims to prevent investors from buying up housing stock solely for short-term rentals, which can negatively impact local communities.
4. **Floor Plan:** A detailed floor plan of the rental unit showing the location of safety features like smoke detectors, carbon monoxide detectors, fire extinguishers, and emergency exits. This helps ensure the unit meets all necessary safety standards. You can create this floor plan yourself or hire a professional.
5. **Good Standing Certificate:** A certificate of good standing from the Massachusetts Department of Revenue, proving the operator has no outstanding tax obligations. Apply for this certificate online through the DOR's MassTaxConnect portal.