

Short term Rental Changes for 2024

1. A New Rental Registration form will be required to be filled out completely by the Owner. New Registration forms are being created.
Forms will be available early 2024 (as long as a registration form is already submitted with our office, that will hold "good standing" until forms are ready) There will be an electronic version and a paper version. There will be a spot for the owners' designated contact person in case of emergency.
2. Inspections are still required **before** any tenants. Rental inspections have **NOT** changed. Inspections will continue to follow the **International Property Maintenance Code**. ***We strongly suggest **before** your scheduled inspection to **check your smoke and carbon alarms** to ensure they are less than 10 years old and are functioning properly.
 - a. **Summer certificate period May-September**
 - b. **Winter certificate period September-May**
 - 2.1 If a rental fails the initial inspection, a \$25 reinspection fee will be due upon the reinspection.
 - 2.2 If the reinspection fails, any following reinspection will be \$100 fee.
3. All rentals must submit current **proof of liability insurance, minimum \$500K in liability coverage**.
4. Taxes, water and sewer bill must **remain in good standing** with the tax office.
5. **STR owners must maintain** a contact list of their renters. In case of any substantiated complaints, owners may be contacted for the short-term renter's contact information. (Full Name, address, phone number, Email) We suggest getting contact info for at least one person from each week's rental. Or the owner is defaulted to be the person held liable. There is a **minimum age of 25** to rent in Brigantine.
6. STR must have maximum occupancy limit posted visibly in the rental. (see Welcome to Brigantine Memo)
7. **Registration Fees** for STR are \$150 per advertised bedroom. The registration fee covers ALL of your necessary inspections. (not reinspection for a failed inspection)
8. Any STR that advertise and book with any online marketplace must collect **1.25% tax per online booking**. This is collected by the online booking site.
9. **Maximum Rental Occupancy Limit** is measured on initial inspection or by owner request. (Max Occupancy shall **not exceed 18 people** for a rental property where sq footage allows)
10. Make sure the short-term **tenant(s)** are aware of the **trash schedule in your zone, the City's noise ordinance and be mindful of PARKING**.
11. Rentals with **3 Bedrooms or more** are required to book **MINIMUM 2 NIGHTS**