



# Town of Williamstown

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## ANNUAL TOWN MEETING MAY 22, 2025

### SHORT-TERM RENTAL BYLAW

**Article 26.** To see if the Town will vote to amend the Williamstown Zoning Bylaws to regulate Short Term Rentals, by -.

Amending **Section 70-6** by adding a new **§ 70-6.3** as follows:

#### **§70-6.3 Short Term Rentals**

##### **(1) Where allowed.**

- (a) In "Residential districts" according to § 70-2.1 Establishment of districts:  
No dwelling unit may be used as a Short-Term Rental for more than 90 cumulative days in a calendar year.
- (i) The above limitation shall not apply to individual bedrooms offered for short-term rental when the owner is residing within the dwelling unit at the time of the rental.
  - (ii) The above limitation shall not apply to an Accessory Dwelling Unit when the owner is residing within the associated principal dwelling unit at the time of the rental.
  - (iii) The above limitation shall not apply to a principal dwelling unit when the owner is residing within an associated Accessory Dwelling Unit at the time of the rental.
  - (iv) The above limitation shall not apply to any dwelling unit in which a servicemember owner would otherwise be residing, but for their military service at the time of the rental. "Servicemember" and "military service" are used in this section as those terms are defined by the Servicemembers Civil Relief Act, 50 U.S.C. 3901 et seq. This subsection's exemption shall also apply in the same manner and to the same extent to members of the Foreign Service who are posted abroad at a Foreign Service post in accordance with 22 U.S.C. 52.
- (b) In Nonresidential districts according to § 70-2.1 Establishments of districts:  
Where dwelling units are allowed, such as above the first story of a nonresidential use, there shall be no limitation on the number of days in a calendar year that a unit may be used as a Short-Term Rental.

- (2) Violations and penalties.** If the Owner of any dwelling unit violates any provision of this section, the Owner may be subject to a civil penalty in accordance with M.G.L. c. 40 § 21D with the following:

- 1st Offense: Warning
- 2nd Offense: \$100
- 3rd Offense: \$200
- 4th Offense and each subsequent offense: \$300

After the notification of a first offense ("Warning"), each additional day that a violation exists shall constitute a separate offense.

(3) **Inspections.** Any dwelling unit used for short-term rentals shall continue to adhere to all applicable Board of Health Regulations for Rental Property, as set forth in Chapter 154, including all required inspections and certifications.

*And by*

Amending **Section 70-9 Definitions** as follows:

**SHORT TERM RENTAL:** The rental of a whole or a portion of a dwelling unit, in exchange for payment, as residential accommodations for not more than thirty consecutive days, excluding a Boardinghouse, Rooming House, Tourist Home, Hotel, or Motel as defined and permitted under the Zoning Bylaw.

Or take any other action in relation thereto.

**The Planning Board unanimously recommends the adoption of this article.**

**The Select Board unanimously recommends the adoption of this article.**

*This zoning amendment will regulate short term rentals such as AirBnB in Williamstown by limiting such rentals to no more than 90 calendar days in a year with limited exceptions as noted in items (i) - (iv) in this article.*

Proceeding: Peter Beck moved article 26 and it was seconded by Jane Patton. Ken Kuttner provided the planning board report on the article. Motion to regulate short term rentals by amending Section 70-6 by adding a new § 70-6.3 passed by a supermajority electronic voting device vote. 219 in favor and 25 opposed for a total of 244 votes. This article requires a 2/3 vote in the affirmative.

A true copy, attest:

*Nicole E. Beverly*

Nicole E. Beverly  
Town Clerk  
May 30, 2025

