



Town of Dennis
Health Department

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Dennis Board of Health

SHORT-TERM RENTAL PROPERTY REGULATION:

Purpose

The purpose of this Regulation is to protect the health, safety, and welfare of occupants of short-term rental units and the public; to ensure that properties are being used in a manner that will not stress the properties septic infrastructure, and to ensure that short-term rentals do not create or cause a nuisance to the surrounding neighborhood due to the creation of a public health and safety issue, or any other nuisance condition, and will not negatively impact the quality of life in a residential neighborhood.

Authority

This regulation is enacted under the authority of Massachusetts General Laws, Chapter 111, Section 31.

Definitions

As used in this regulation, the following terms shall have the meanings indicated.

BOARD OF HEALTH – The Board of Health of the Town or its designees.

DWELLING – Any building or area in a building used or intended for use for human habitation, including, but not limited to, apartments, condominiums, cottages, guesthouses, one-two-or multiple-unit residential buildings/dwellings, except those licensed under any state or local laws or regulations other than those licensed under this chapter, (e.g., see definition of SHORT-TERM RENTAL in this section).

OCCUPANCY – The use or possession of or the right to use or possess a short-term rental.

OCCUPANT (GUEST) – Any individual, of any age, residing overnight in a short-term rental.

OPERATOR (HOST) – Any person operating a short-term rental.

OPERATORS AGENT – A person who, on behalf of an operator of a short-term rental: (i) manages the operation or upkeep of a property offered for rent; or (ii) books reservations at a property offered for rent. An “operator’s agent” shall include but not be limited to, a property manager, property management company, or real estate agent.

OWNER – Any person whom alone or severally with others has legal or equitable title or a beneficial interest in any dwelling unit; a mortgagee in possession; or an agent, trustee or other person appointed by the courts.

SHORT TERM RENTAL – A residential dwelling, or any bedroom within a dwelling, rented out using advance reservations, for a fee, for a period of not more than 31 consecutive calendar days, excluding: hotels licensed under M.G.L Chapter, 140, §6; motels licensed under M.G.L Chapter 140, §32B; lodging establishments licensed under M.G.L Chapter 140, §23.

SHORT TERM RENTAL Registration

A. Registration/Application Required

No **OWNER** shall rent, or offer to rent, any **SHORT-TERM RENTAL**, as that term is defined herein, prior to registering with the Board of Health and obtaining a **Certificate of Registration**. No tenant or lessee of an **OWNER** shall let or sub-let a **SHORT-TERM RENTAL** under any circumstances. Any **SHORT-TERM RENTAL** required to be registered with the Commonwealth of Massachusetts pursuant to the applicable provision of General Laws Chapter 64G shall also be required to register with the Board of Health under this Regulation. **A copy of the certificate of registration currently on file with the Massachusetts Department of Revenue will be required.**

The **OWNER** of the dwelling shall be required to provide a **SHORT-TERM RENTAL** registration application by March 15th, 2024 for the rental season beginning March 15th, 2024, the form and context of which shall be provided by the **TOWN**. The period of registration shall be for one calendar year expiring annually on March 15th of each year. Acceptance of a **SHORT-TERM RENTAL** registration application by the Board of Health shall not be deemed a determination that the proposed **SHORT-TERM RENTAL** complies with the provisions of the Dennis Zoning Bylaw, Town and State Health Regulations or that the number of bedrooms listed in the registration application will be accepted by the Town.

B. Compliance

A dwelling used as a **SHORT-TERM RENTAL** shall be in compliance with the applicable provisions of all applicable state and local health and safety laws, ordinances, and regulations. Demonstration of compliance shall be in the form of a sworn affidavit submitted as part of the registration application.

C. Registration Renewal

SHORT-TERM RENTAL registrations shall be renewed annually. All renewals shall require a new application and affidavit, to be submitted to the Board of Health with payment of the annual fee.

D. Fees

The fee for the **SHORT-TERM RENTAL** registration or a renewal shall be consistent with the Rental Registration fee, which may thereafter be modified by the Board of Health after a public hearing.

E. Non-Transferability

SHORT-TERM RENTAL registrations shall be granted solely to an **OWNER** and shall not be transferable or assigned to any other person, legal entity, or address. The registration shall be terminated upon sale or transfer of the property for which the registration as been issued.

Publication of Registration Number

The Town-issued registration certificate number shall be included on any listing offering the **SHORT-TERM RENTAL** for rent.

Contact Information of OWNER, OPERATOR and/or OPERATOR'S AGENT

A. An **OWNER** of a **SHORT-TERM RENTAL** shall provide the **TOWN** with his/her current residential address and telephone number as part of the application as well as an attestation that all person and entities with an ownership interest in the unit have been notified that a certificate of registration has been applied for.

B. If the **OWNER** is a corporation (including a Limited Liability Company (LLC), the name, address, and telephone number of the president and legal representative of the corporation shall be provided. If the **OWNER** is a realty trust or partnership, the name, address, and telephone numbers of the managing trustee or partner shall be provided.

C. The name and contact information of the **OPERATOR** must be provided, along with the name and contact information of an **OPERATOR'S AGENT**, if different from the **OPERATOR**, who is able to respond to any emergencies that arise during occupancy within one (1) hour of contact by the **TOWN'S** Health Department or Police or Fire Department to complaints regarding the condition or operations of the **SHORT-TERM RENTAL**. Contact information must include a telephone number that is available 24 hours per day, 7 days a week to **OCCUPANTS** and the above-stated public safety agencies. This contact information shall be posted conspicuously within the rental unit.

Trash Removal

The **OPERATOR** shall be responsible for ensuring that household trash is removed from the premises immediately after occupancy is concluded or once per week, whichever is more frequent. An adequate number of trash containers that can be sealed must be provided.

The **OPERATOR** shall provide the Town in the form of a signed Affidavit of Compliance, means of trash pickup and/or disposal from the dwelling.

Occupancy Requirements

The maximum number of **OCCUPANTS** in a **SHORT-TERM RENTAL** shall be two (2) per bedroom (as defined by the Board of Health) plus two (2) additional **OCCUPANTS** unless limited by 105 CMR 410.000 MINIMUM STANDARDS OF FITNESS FOR HUMAN HABITATION.

Parking

Adequate on-site parking shall be provided, and shall not create a public health or public safety issue or create undue traffic congestion. The Board of Health may refer violations of these parking requirements to the appropriate Town enforcing Agents(s).

Inspections

SHORT-TERM RENTALS shall be subject to reasonable inspections and/or verification by the applicable agencies or Departments of the Town.

Suspension, Modification or Revocation of Rental Certificate

The Board of Health may suspend or revoke any Rental Certificate, after a hearing, accordance with the procedures set forth in 105 CMR 410.830-410.860, for any violation of any provision of this regulation, the State Sanitary Code, or any other applicable General Law, regulation or by-law intended to protect public health, safety and/or the environment. The Board of Health may, in lieu of suspension or revocation, modify any Rental Certificate to impose additional conditions.

Penalties

Violations of this regulation will be subject to the provisions of the Regulation of the Town of Dennis regarding non-criminal disposition, according to the Massachusetts General Laws, Chapter 40, Section 21D and the Town of Dennis By-Laws.

Severability

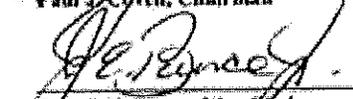
If any portion, sentence, or clause is held invalid, the remainder of the regulation shall remain in full force and effect.

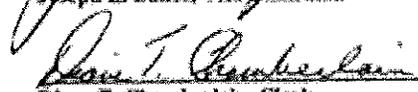
Review

The Board of Health shall conduct a comprehensive review of this regulation three (3) years from date of first registration period.

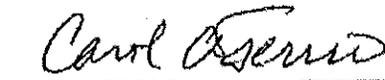
Board of Health


Paul J. Covell, Chairman


Joseph E. Bunce, Vice Chairman


Diane T. Chamberlain, Clerk

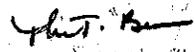

Robert F. Duffy


Carol Terrio

Approved: November 15, 2023
Effective: November 29, 2023

Amended: May 9, 2024
July 10, 2025

July 23, 2025

A True Copy Attest:

Dennis Town Clerk