



Town of Queensbury
Building & Codes Enforcement
742 Bay Road, Queensbury, NY 12804-5902
P: 518-761-8256 www.queensbury.net

Dear Short-Term Rental Owner(s),

With the start of the New Year, we wanted to let you know about some improvements the Town of Queensbury has made regarding resources for Short-Term Rental owners. If you haven't been on the Town website (www.queensbury.net) lately that would be a great place to start. In the Building and Code Enforcement section, under Departments, we have a page for Short-Term Rental information. On this page, you will find a link to the Town Code as well as information on our **new 24/7 Hotline** for issues that may arise with a Short-Term Rental property. The hotline is monitored by Granicus, a third-party monitoring company.

As of 27 June 2022, the Town of Queensbury amended, in its entirety, Town Code Chapter 115 Short-Term Rentals. Below are the major changes to the Short Term Rental that went into effect as of 1 January 2023:

- **115-4. Short-Term Rental Limitations.**
 - From May 15 through September 15 of each year, a short-term rental shall not be rented for a period of less than 4 consecutive nights to any person or entity. This limitation shall not apply where the short-term rental property or an immediate property is the principal residence of the short-term rental owner.
 - A short-term rental property shall not be rented for short-term purposes for more than 120 days in total per calendar year. This limitation shall not apply where the short-term rental property or an immediately adjacent property is the principle residence of the short-term owner.

- **115-3. Short-Term Rental Standards.**
 - The number of vehicles permitted overnight at the short-term rental property is limited to one vehicle per bedroom. The number of bedrooms set forth in the Town of Queensbury's assessment records shall be used for the purposes of this section. Overnight on the street parking is not allowed.

- **Short-Term Rentals Bed Tax**
 - Make sure your short-term rental property is registered through Warren County. Contact Warren County Treasurer's Office at 518-761-6375.



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Please understand that, while these items are very important to your Short-Term Rental, they are not the only items to take into account. That is why we highly recommend reading through the Town Code before contacting us with any questions. **In addition, Chapter 115 will be fully enforced as of 1 January 2024.**

The 24/7 Hotline was established to monitor concerns that someone may have with a Short-Term Rental property. These concerns may include things like, loud noise outside the quiet hours, blocking the street with vehicles, overflowing trash, etc. We have been fortunate to have only had a few issues and we appreciate you all for that.

Our goal is to help create an inviting area for everyone to enjoy. We appreciate your continued cooperation and look forward to working with you.

Respectfully,

John O'Brien, Director
Building and Code Enforcement
Town of Queensbury

Visit our Short-Term Rental Info page here:

