

# Town of Londonderry, Vermont

## Short-Term Rental Working Group Meeting Agenda

Monday, February 16, 2026 – 5 PM  
100 Old School St, South Londonderry, VT 05155

1. Call Meeting to Order
2. Additions or Deletions to the Agenda [\[1 VSA 312\(d\)\(3\)\(A\)\]](#)
3. Approve minutes from Feb 2, 2026 meeting
4. Consider areas of possible change to STR Ordinance
5. Next regular meeting, March 2, 2026, 5pm
6. Adjourn

### ***Meeting may be attended remotely as follows:***

*Via web:* <https://us06web.zoom.us/j/4104075916>

*Via telephone:* 309 205 3325 US

*Meeting ID:* 410 407 5916

*Passcode:* ny5GX0

*It is strongly recommended that potential participants familiarize themselves with Zoom software (<https://zoom.us/>) prior to the meeting as the Board will not dedicate time to educating the public in its use*

*Posted and distributed on February 13, 2026*

# Town of Londonderry, Vermont

## Short-Term Rental Working Group

### minutes

Monday, February 2, 2026 – 5 PM

100 Old School St, South Londonderry, VT 05155

Members present: Tom Cavanagh, Martha Dale, Trevor Powers, Brent Bammarito, Andy Dahlstrom, Patty Eisenhour [remote]

Members absent: Maryann Morris

Others in attendance: Pam Spaulding, Will Johnson [remote]

1. Call Meeting to Order: 5pm
2. Additions or Deletions to the Agenda: none
3. Approve minutes from Jan 20, 2026 meeting: moved by , 2nd by : unanimous vote
4. STR Administrator update on Londonderry rentals: STR Administrator Dahlstrom reported current registration numbers: 57 complete applications, 20 in-process applications, and 1 canceled application due to life-safety requirements. 19 licensed properties from the previous year did not renew, with about a third moving to long-term rentals. STRA is currently researching approximately 20 properties with questionable status and has identified about 40 inactive ghost websites and roughly 20 more properties with online lodging ads where rental activity does not meet the definition of STR. Dale asked about meeting the STR program budget. Dahlstrom reviewed the STR revenue from short-term rentals, approximately \$41,000 in revenue, seven months into the fiscal year. The new fee structure is closer to break-even this year. Dahlstrom will calculate a projection of revenue based on in-process applications; most of these applicants have not paid the annual fee.  
Dahlstrom shared the property transfer information available in the Town Office: from April 2025 to January 2026, 26 primary residence transfers, 25 second home transfers, 3 seasonal or mobile-home transfers, and 20 long-term rental transfers. Discussion turned to the current real estate transfer tax, with a loophole that allows a 2% tax reduction if the buyer commits to a long-term rental. Discussion turned to the idea of starting a long-term rental registry, for a list at the Town Office of LTRs. Eisenhour shared the resources the Housing Commission has assembled.
5. Consider areas of possible change to STR Ordinance:  
The Housing Commission discussed creating a registry for long-term rental opportunities in the town, with Andy suggesting it could be housed in the town office. Patty proposed reaching out to potential renters, including healthcare workers and teachers, and suggested providing safety upgrade resources for rental properties.  
The group discussed updates to Londonderry's short-term rental ordinance, including a new model ordinance from the Vermont League of Cities and Towns that is shorter than Londonderry's current version. They explored the possibility of adding a licensing system with visible identification for registered properties, which would help with enforcement and advertising compliance. The group also considered implementing an annual registry and renewal process, as well as creating a formal appeals process for license revocations.
6. Next regular meeting, February 16, 2026, 5pm [Note: in the meeting, the Working Group voted to move the next meeting to Tuesday, 2-17-2026. Later, due to scheduling conflicts, the Group agreed to move the meeting date back to Monday, 2-16-2026, 5pm]

From VLCT Short-Term Rental Summit, Nov 8, 2025

Maura Collins, Executive Director, Vermont Housing Finance Agency (VHFA)  
 Understanding The Interplay Between Short-Term Rentals and Vermont's Housing Availability.

## Communities with the most STRs



Town	Active Listings Sept 2025	% of total housing stock	Median Revenue	
			Sept 2025	Feb 2025
1. Stowe	1,085	27%	\$2,962	\$7,457
2. Killington	906	33%	\$1,373	\$9,500
3. Ludlow	615	19%	\$882	\$9,220
4. Dover	573	19%	\$896	\$7,062
5. Warren	388	15%	\$1,301	\$6,494
6. Cambridge	349	20%	\$2,247	\$3,463
7. Wilmington	325	13%	\$1,073	\$5,025
8. Londonderry	303	20%	\$159	\$8,205
9. Burlington	284	2%	\$3,289	\$1,694
10. Hartford	232	4%	\$2,860	\$3,414
11. Manchester	232	8%	\$2,455	\$3,760
12. Winhall	218	13%	\$548	\$9,072
13. Waterbury	181	7%	\$2,422	\$3,520
14. Burke	180	19%	\$2,214	\$2,971
15. Waitsfield	167	15%	\$1,284	\$4,393
16. Troy	165	20%	\$2,135	\$7,288
17. Morristown	138	5%	\$580	\$4,216
18. Colchester	135	2%	\$2,593	\$1,533
19. Wardsboro	130	15%	\$3,788	\$7,018
20. Jamaica	125	12%	\$811	\$5,305

YouTube | Understanding The Interplay  
 Between Short-Term Rentals and Vermont's  
 Housing Availability

**Top 20 communities account for >50% of listings**

Length of ownership of current Londonderry STRs

<u>Year of Purchase</u>	<u># of STRs</u>	<u># w/life-safety modifications required for STR operation</u>
1986	1	0
1997	1	0
2004	1	1
2005	1	1
2009	1	0
2010	1	1
2016	6	3
2017	3	1
2018	4	1
2019	2	1
2020	8	2
2021	9	4
2022	12	4
2023	5	3
2024	8	0
2025	1	1
	<u>64</u>	<u>22</u>

67% of STR stock from purchases since 2020; 91% since 2016.

60% of STRs requiring rental safety corrections from purchases since 2020; 86% since 2016.

Information collected 02/15/2026

NOTE: 13 current STRs were not included in the figures above because the transfer date was not available on the Town's online lister database.