



TOWN OF PERINTON

1350 TURK HILL ROAD ■ FAIRPORT, NEW YORK 14450-8796
(585) 223-0770 ■ Fax: (585) 223-3629 ■ www.perinton.org

SHORT TERM RENTAL / BED AND BREAKFAST REGULATIONS & INSTRUCTIONS

The Perinton Town Code defines a **Short-Term Rental** as

A typical residential dwelling unit that is not a hotel, motel or bed and breakfast establishment, in which the dwelling unit is offered or provided to a guest for overnight lodging, for compensation, for fewer than twenty-eight (28) consecutive nights.

The Perinton Town Code defines **Bed & Breakfast Establishments** as:

*A typical **owner-occupied** residential dwelling that operates as a regular business enterprise for transient rental and transient guests where overnight lodging is provided for compensation.*

The below regulations apply to properties being rented for a term of 28 days or less.

If the property is owner occupied:

1. A Special Use Permit is required to operate a Bed & Breakfast Establishment. Applicants must first apply to the Zoning Board of Appeals for a special use permit.
2. After a Special Use Permit is secured, a building permit and certificate of occupancy must be issued prior to commencing operation.
3. To apply for a special use permit, please contact the Director of Volunteer Boards to obtain the application and instructions. <https://perinton.org/government/boards/volunteer-boards/>

If the property is not owner occupied:

1. Short-term rentals are prohibited in all apartment, townhouse, industrial, PDD and residential districts.
2. Applicants for properties within a restricted business, commercial or mixed-use district must first obtain a permit and certificate of occupancy prior to commencing operation.
3. Operational regulations. Permitted short-term rentals shall be operated in accordance with the short-term rental policy provided by the Building & Codes Department.
4. To apply, submit a building permit application form along with the application details outlined on page 2 of this document.



TOWN OF PERINTON

1350 TURK HILL ROAD ■ FAIRPORT, NEW YORK 14450-8796
(585) 223-0770 ■ Fax: (585) 223-3629 ■ www.perinton.org

SHORT TERM RENTAL POLICY

Town Code Summary

Short-term rentals are permitted in Restricted Business, Mixed Use and Commercial zoning districts and prohibited in all other districts.

A building permit, certificate of occupancy and operating permit are all required prior to hosting guests.

Short-term rentals must be operated in accordance with this policy.

Revocation authority- The Director of Building & Codes shall have the authority to revoke the operating permit for a short-term rental deemed to be a habitual nuisance to neighboring properties and the community.

Application Requirements

Provide the following documents to apply for a building permit:

1. Building permit application form along with a letter of intent describing the operational details of the short-term rental,
2. Property survey map indicating the location and capacity of off-street parking,
3. Floor plan of the building detailing all areas accessible and inaccessible to guests,
4. Summary of all smoke alarms, carbon monoxide alarms and other life-safety devices.

Operational Requirements

1. Maximum occupancy shall be determined by the Building & Codes Department based on the number of sleeping rooms. Basements shall not be utilized for sleeping unless a secondary means of egress is present and all appropriate life safety features are in place.
2. Parking- all vehicles must be parked on a driveway surface on the property. No overnight on-street parking shall be permitted.
3. Oversized vehicles, construction equipment, campers and/or trailers are prohibited to be stored or parked on the property by guests.
4. Trash disposal- arrangements shall be made and guests shall be provided with instructions for regular trash disposal.
5. Nuisances to neighboring properties shall be prohibited including excess noise, parties, large gatherings, animals, etc.
6. Emergency contact- the property owner shall provide the name, address and phone number of a local contact person who must be available at all times during a rental period and be able to respond to the property within 60 minutes to address any complaints or incidents at the property. The contact person may be changed throughout the operational period by written notification to the Building & Codes Department.



TOWN OF PERINTON

1350 TURK HILL ROAD, FAIRPORT, NEW YORK 14450-8796
(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

Building Permit Application

Date: _____ Estimated cost of the project: _____

Project description: _____

Property information where the work is going to be performed:

Address: _____
Owners Name: _____
Owners Address: _____
Owners Phone: _____

Contractor Information:

Name: _____
Address: _____
Phone: _____

Primary Contact:

Name: _____ Phone: _____
Email: _____

Preferred Contact type: Phone Email

Electrical Service Info (if applicable to project)

Utility Company: _____
Overhead or underground: _____
Voltage: _____ Amperage: _____ Phases: _____
RG&E work request number: _____