



## Town of Freedom BOARD OF SELECTMEN

April 5, 2022

Dear Property Owner,

I am writing to acknowledge receipt of your letter claiming that your property is grandfathered as a pre-existing non-conforming use under RSA 674:19 from complying with the Short-Term Rental Conditional Use Permit in the Zoning Ordinance. However, you will need to demonstrate to the Town of Freedom that you had a pre-existing non-conforming use as a short-term rental prior to March 8, 2022. If you demonstrate that you rented your property as a short-term rental for more than ninety (90) days, you will be grandfathered from the 90-day limitation. There are a number of ways you can prove that use. Examples include proof of rental receipts or agreements from an accredited source (e.g., AirBNB, Vacasa, VRBO), State of NH Department of Revenue Form DP-14: Meals & Rentals Tax Return, or any other documents that you may have that shows the short-term rental of your property for ninety (90) or more days prior to March 8, 2022.

However, you will not be grandfathered from the other provisions of the Zoning Ordinance because they are health and safety requirements. Therefore, for continued use of the property as a short-term rental, you are still required to file for a Short-Term Rental Conditional Use Permit and sign the affidavit pertaining to the life safety and welfare requirements defined in the Zoning Ordinance, as well as comply with the rest of the provisions outlined in the Zoning Ordinance. The application for Short-Term Rental Conditional Use Permit is still in the process of being developed and we anticipate this form will be available in May. Please check the town's website, [www.townoffreedom.net](http://www.townoffreedom.net), for updates.

If you have any questions or concerns, please feel free to contact the Town Office Monday-Thursday from 8 am - 3 pm at 603-539-6323.

Kind regards,

Ellen N. White  
Town Administrator