

## SHORT TERM RENTAL SUMMARY



On January 1, 2019 a short term rental tax went into effect. The total tax for Eastham is 12.45%. The breakdown will be as follows:

- **5.7%** to the state
- **4%** to Eastham via the state. This is the same rate as hotels and B&Bs currently pay. Raising the rate beyond the 4% would require approval at Town Meeting.
- **2.75%** to Eastham via a state water commission. *For appropriate waste water/water quality projects.*

**The law requires whoever collects the payment for the rental also collect the tax and remits it to the State.**

Exemptions from the Short Term Rental Tax:

- Owners who rent their homes for <14 days **annually**
- Long-term rentals defined as of over 31 days to the same occupant/s

Other information:

- Each rental unit will need to be listed with the state short-term rental registry
- Each city and town is permitted to create a registration requirement for short-term rentals
- Every home owner that rents out their property must carry not less than \$1 million of liability coverage for each stay unless the hosting platform provides equal or greater coverage