



**DEPARTMENT OF PLANNING AND ZONING**  
**45 BEACON STREET, EAST**  
**LACONIA, NH 03246**  
**☎ 603-527-1264**  
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## Courtesy Notice

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**To:** Brian and Kimberly Widener

**From:** Dean Trefethen, Planning and Code Enforcement Director

**RE:** Short Term Lodging at 1121 N Main Street, Laconia

**Date:** 1-10-23

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This notice is to inform you that the City of Laconia has a comprehensive ordinance concerning Short Term Rentals (we refer to them as Short-Term Lodging or STL). A copy of the ordinance is included (235-41:M). The ordinance defines a STL as a rental lasting less than 14 consecutive nights. Anyone conducting STL's in the City is required to have a permit issued by the Planning Department. If you qualify for a permit, the cost is \$250 for a two-year period and requires a basic safety inspection of the property and confirmation of the property's various dimensions.

Your property is located in the RS (residential single family) zone and as such is generally not allowed to conduct STL's. However, there are some provisions in the ordinance that may provide an exception. In your case, the most likely provision is section M(1)(c)[1], which allows STL in owner-occupied properties. This ordinance provision requires that the property be your principal/legal address and that you are there a minimum of 150 days a year. (We interpret this provision to mean this is where you are registered to vote, where you register your cars, the address you use for income tax filing, etc.) It is possible you might qualify under a different provision of the ordinance, and we'd be happy to discuss those possibilities with you.

We ask that you cease all STL's until you have obtained a permit. Please note the ordinance provides for penalties for conducting STL's without a permit. We certainly don't want to resort to that action and appreciate your cooperation in this matter.

*Dean Trefethen* 1-10-2023