



# STATE OF VERMONT

## SHORT-TERM RENTAL DRINKING WATER & WASTEWATER SYSTEMS GUIDELINES



If you are considering renting all or part of a home or structure on a short-term basis you need to be aware of Vermont's rules regarding drinking water supplies and wastewater systems (WW Rules). You and your guests want reliable water and wastewater systems—sewage backups on your property aren't a recipe for 5-star reviews!

**Remember, Learn Before You List!**

### Examples of Short-Term rentals:

Non-mobile, non-registered RV connected to a water supply or wastewater system

Yurts/ Yomes

Cabins/Huts

Mobile homes

Single family residences

Accessory Apartments

Duplexes

Multi-unit buildings

Condominiums

Seasonal Camps & Cottages

### DO I NEED A WW PERMIT?

VT WW Rules (<https://bit.ly/vtwwrules>) require all structures for living or work have a water supply and wastewater system that protects human health and the environment. With the exception of some exemptions, changes in use that impact waste output and water usage need an updated permit, for example, adding studio apartment to your property.

### WHAT DO SHORT-TERM RENTALS HAVE TO DO WITH WASTEWATER AND DRINKING WATER?

Water supply/wastewater systems can't handle an unlimited number of guests. An example list of the types of buildings and structures covered by the VT WW Rules is provided in the box to the left.

### WHAT IS A BEDROOM?

A bedroom is a room in a building that is used or serves as sleeping quarters/spaces. Adding beds to places like a screened in porch or other room in the building is considered a bedroom. Adding a "bedroom" to your building is considered an increase in wastewater/water flows and requires a permit.

### DRINKING WATER AND WASTEWATER SYSTEMS HAVE LIMITS!

Drinking water and wastewater systems are engineered for certain amounts of water and sewage per day. If you have a local permit to use your property as a short-term rental it is important to know if its water supply and wastewater system has the capacity to serve your rental guests. Both town sewer/water and onsite wastewater/private wells have limits on the amount of water and sewage they can handle. **Vermont does not permit a short-term rental to advertise sleeping space for more people than your drinking water/wastewater system has the capacity to serve.** Doing so voids your permit or the WW Rules and can damage wastewater components or harm the environment if they fail. Not having a proper wastewater and water supply system can negatively impact human and environmental health by spreading dangerous germs or releasing untreated wastewater.

### MY SHORT TERM RENTAL IS FOR CAMPING OR ONLY ACCESSIBLE BY FOOT OR BOAT

A WW Permit may still be required, however, additional options are available for water sources and wastewater disposal. Please see our Camping/Campground Guidance document for details. (Link to document) or contact a VT Licensed Designer.

# FAQS

## What if my short-term rental unit has a composting toilet, doesn't that take care of their wastewater needs?

No, you must safely dispose of all types wastewater, not just toilet water.

## What if I provide bottled water for my short-term rental unit guests, does that take care of my potable water needs?

No, a sufficient quantity of water for guests for personal hygiene and proper sanitation is required. Different standards exist for remote sites, please contact us with questions.

## How do I get a WW Permit?

Contact a State of Vermont licensed wastewater and water supply designer. They can help you understand requirements and assist you in applying for a permit. Go to this link to find a nearby professional: <https://bit.ly/vtlicenseddesigner>

## I want to add an in-law apartment, tiny home, yurt, etc., do I need a WW Permit?

Yes. Please contact a VT Licensed Designer to apply for a permit.

## I plan to convert a bedroom to create a short-term rental apartment, do I need a WW Permit?

Most likely yes, however, some exemptions may apply. Please contact a VT Licensed Designer or your Regional Engineer to determine the specifics of your situation.

## HOW DO I CALCULATE THE NUMBER OF PEOPLE THAT CAN SPEND THE NIGHT?

Typically, wastewater systems are designed for two people per bedroom, up to three bedrooms, and one person per bedroom beginning with the fourth bedroom. **On occasion, a wastewater system may be oversized, which may allow greater occupancy.** You will need to contact a VT Licensed Designer to review if you have an oversized system or system that meets the advertised number of guests. The table below lists the typical capacity for certain size dwellings and can help you decided how to list your property (note these examples are for reference only).

Building Type	Typical wastewater/water system capacity
3-bedroom home	6 people
1-bedroom guest cabin	2 people
6-bedroom ski chalet	9 people
4-bedroom lake camp	7 people

**You may only advertise for the number of people for which your system was designed.**

Learn more about Vermont's wastewater and water supply program at:

<https://dec.vermont.gov/water/ww-systems>

Find your wastewater and water supply permit at:

<https://bit.ly/vtwwpermitsearch>



Department of Environmental Conservation  
Drinking Water Groundwater Protection Division