

TOWN OF STOWE

SHORT-TERM RENTAL ORDINANCE

I. **Authority:** This Ordinance is adopted pursuant to the authority set forth in Chapters 59 and 61 of Title 24 of the Vermont Statutes Annotated, including specifically 24 V.S.A. §§ 2291(15), (29), and § 204 of the Town of Stowe Charter. This Ordinance shall be designated as a civil ordinance under 24 V.S.A. § 1971(b).

II. **Purpose:** The Town of Stowe values its history and status as a vibrant, year-round mountain resort town and recognizes the significant benefit to the local economy and community stemming from tourism. The purpose of this ordinance is to seek to balance the well-established practice of renting residential dwelling units to travelling transients and the visiting public, while preserving the character of residential neighborhoods, promoting the availability of long-term housing units, including through the Town's Housing Reserve Fund, establishing reasonable limits to minimize the conversion of existing owner-occupied or long-term rental units to short-term rental use, minimizing speculation or investment in short-term rentals, increasing the availability of housing supply for those who serve the Town's employers, minimizing potential deleterious secondary effects and negative impacts of short-term rentals, and continuing to promote and protect the public health, safety, convenience, and welfare of visitors and residents of the Town, both full-time and part-time. By establishing an orderly process for identifying and regulating short-term rental properties in the Town and compiling a database of the Designated Responsible Persons and emergency contact information for each short-term rental property, the Town intends to ensure an effective and expedient response to an emergency that may arise in connection with a short-term rental property.

Furthermore, through the establishment of a dynamic registry of short-term rental properties, the Town seeks to gather information regarding the practice of renting residential dwelling units on a short-term basis, so the Town may continue to evaluate and determine through data what regulation of such rental properties is appropriate and consistent with the best interests of the Town, its residents (full-time and part-time) and visitors.

III. **Definitions:** The following definitions shall apply to this Ordinance:

A. "Commercial Lodging Establishment" shall mean a place where overnight accommodations are regularly provided to the transient, traveling, or vacationing public, including units in SkiPUDs and Resort PUDs, as depicted

on the maps attached hereto as “Exhibit A,” hotels, condominium hotels, motels, inns, and bed and breakfasts. “Commercial Lodging Establishment” does not include a “Short-Term Rental,” and can be distinguished therefrom by the criteria listed in Section IV(J).

- B. “Designated Responsible Person” shall mean a Person or Persons designated and authorized by the Owner to act as their agent, or that Person’s employee or agent, capable of and responsible for responding to emergency situations and other issues related to the Short-Term Rental when the property is being rented or leased as an STR, including providing first responders with timely interior and exterior access to the STR. For the sake of clarity, the Designated Responsible Person may be the Owner of the STR.
- C. “Dwelling Unit” shall mean one or more rooms, connected together, that either pre-dated the requirement for, or holds a valid, Certificate of Occupancy from the Town’s zoning office, and constituting a separate, independent housekeeping establishment for Owner occupancy, rental or lease, physically separated from any other rooms or dwelling units which may be in the same building, and containing independent cooking, sanitation and sleeping facilities.
- D. “Owner” shall mean the Person(s) in whom is vested title to real property individually, their spouse or civil unionized partner, or who is the settlor of a trust or their spouse or civil unionized partner that is vested title to real property, in or on which a STR is located, or that is rented as an STR, regardless of whether that title is undivided or fractional. While an Owner may be represented by, and Owner obligations under this Ordinance may be performed by, an agent, the Owner is ultimately responsible for the STR and compliance with this Ordinance.
- E. “Person” shall include any natural person, corporation, municipality, the State of Vermont or any department, agency, or subdivision of the State, and any partnership, unincorporated association, or other legal entity.
- F. “Primary Residence” or “Homestead” shall mean the Dwelling Unit in which an Owner resides as their legal residence for more than one half of a year, is their primary address for tax and government identification purposes, and registers as their homestead, as evidenced by the filing within the calendar year of either the Short-Term Rental Registration form or Short-Term Rental Registration Renewal form, accompanied by a Town of Stowe Property Tax bill showing application of the homestead tax rate, or a demonstration that the property is held in trust, which cannot qualify for the homestead tax rate,

but is the individual's primary residence as demonstrated by voter registration information.

- G. "Short-Term Rental" or "STR" or "Short-Term Rental property" means any lease or rental of residential real property, including a furnished house, condominium, or other dwelling room or self-contained Dwelling Unit, or a portion thereof, that either pre-dated the requirement for, or holds a valid, Certificate of Occupancy from the Town's zoning office, to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year, but specifically excluding Commercial Lodging Establishments.
- H. "Short-Term Rental License" shall mean the authorization issued by the Town allowing an Owner to rent a STR from May 1 to April 30. A Short-Term Rental License is issued following the submission of a Short-Term Rental Registration form or a Short-Term Rental Registration Renewal form, payment of any applicable fees, and approval of said forms by the Town Manager or their designee.
- I. "STR Lottery Fee" shall mean the non-refundable fee set by the Selectboard that shall be paid prior to acceptance of a STR Lottery Form and entry into the lottery, if any, to have an opportunity to obtain a STR License in an annual registration period.
- J. "STR Lottery Form" shall mean the application form that must be submitted between June 1st and June 30th by an Owner of a Short-Term Rental property or Dwelling Unit that does not at the time of application hold a valid and unexpired STR License for that property or Dwelling Unit to be eligible to receive a Short-Term Rental Registration form and STR License for that annual registration period.
- K. "Short-Term Rental Registration Fee" shall mean the non-refundable fee set by the Selectboard that shall be paid prior to acceptance of a Short-Term Rental Registration form for a new STR that did not previously have a STR License.
- L. "Short-Term Rental Registration form" shall mean the form that the Owner of a Short-Term Rental property must submit to the Town or its designee containing required information related to the Short-Term Rental property.
- M. "Short-Term Rental Registration Renewal Fee" shall mean the non-refundable fee set by the Selectboard that shall be paid prior to acceptance of

a Short-Term Rental Registration Renewal form to renew a STR's STR License for an annual registration period.

- N. "Short-Term Rental Registration Renewal form" shall mean the form that the Owner of a Short-Term Rental property must submit to the Town or its designee that contains required information related to the renewal of the registration of a Short-Term Rental unit in order to continue renting an STR from the next proceeding May 1 to April 30 after expiration of approval under an initial Short-Term Rental Registration form or previous Short-Term Rental Renewal form.
- O. "Timeshare" means an interest in a Dwelling Unit acquired by means of interval ownership or a time-share estate, which is a right to occupy a Dwelling Unit during separate time period coupled with a freehold estate or an estate for years in a time-share property or a specified portion thereof, or a time-share license, means a right to occupy a Dwelling Unit including renewal options, not coupled with a freehold estate or an estate for years, as defined in 27 V.S.A. § 607.

IV. Short-Term Rental License Registration and Renewal:

- A. Prior to renting an STR property, the Owner of the property proposed for Short-Term Rental, or their authorized agent, shall complete and submit to the Town a Short-Term Rental Registration form and pay the Short-Term Rental Registration Fee(s) for each Dwelling Unit they may separately rent as an STR. An authorized agent may register and pay the required Short-Term Rental Registration Fee on behalf of multiple STR owners provided the Short-Term Rental Registration Fee is paid for each Dwelling Unit. A STR Registration form may be completed and submitted at any time during the calendar year, provided submission of the form precedes rental of the involved STR Dwelling Unit. The STR Registration form, once completed, submitted, and approved by the Town Manager or their designee shall result in the issuance of a Short-Term Rental License and authorize the rental of the STR until the next succeeding May 1st, subject to the renewal provisions hereof beginning May 1, 2026.
- B. The Short-Term Rental Registration form shall be developed by the Town Manager or their designee and, subject to the requirements of this Ordinance, may be administratively modified or amended from time to time by the Selectboard, Town Manager, or their designee, in their sole discretion.

- C. The Short-Term Rental Registration form shall require that the Owner of Short-Term Rental property provide the following information to the Town, as well as such additional information about the STR as the Town Manager, Selectboard, or their designee, may reasonably require:
1. physical (E-911) address(es) of all Short-Term Rental property offered for lease/rental;
 2. contact information for the property Owner, including: the Owner's full name, mailing and/or physical address, telephone number and email address;
 3. contact information for the Designated Responsible Person and other agent(s) of the Owner, including: the Designated Responsible Person's/agent's full name, mailing and/or physical address, telephone number and email address;
 4. whether the Short-Term Rental is the Owner's, or a tenant's (with a lease having a term of longer than six (6) months) Primary Residence or, if the Owner is not a natural person, whether the Short-Term Rental is the Primary Residence of a member, director or authorized representative of the Owner;
 5. the number of bedrooms in the Dwelling Unit being leased/rented as a STR;
 6. links to on-line listings, if available; and
 7. evidence of Primary Residency, as described in Section III(F), above, if required.
- D. After completing and submitting a Short-Term Rental Registration form, the Owner shall report to the Town any material change(s) in the required information submitted to the Town within thirty (30) days of the occurrence of the change.
- E. Upon submission of a complete Short-Term Rental Registration form or a Short-Term Rental Registration Renewal form and the payment of the associated fee, the Town shall issue a Short-Term Rental License for a property or Dwelling Unit to be rented as an STR, subject to the requirements of this Ordinance and the limit established in Section IV(H), below. Note, however, that a building in which people rent accommodations constitutes a "public building" under 20 V.S.A. § 2730(a)(1)(D) and, as such is subject to the authority of the State of Vermont Division of Fire Safety, or its designee. Other provisions of federal, State and local law may also apply to Short-Term Rentals.
- F. Homestead Short-Term Rental Licenses. All Owners of real property that maintain their Primary Residence in the Town may obtain a Homestead

Short-Term Rental License when the total number of STR Licenses issued for a certain annual registration period equals the limit established by Section IV(H), below, provided that:

1. The Owner's Primary Residence is in the Town, and they seek to register no more than two Dwelling Units that are located on their Homestead property or property that is their Primary Residence;
 2. Each Dwelling Unit to be rented on a short-term basis requires its own Homestead Short-Term Rental License; and
 3. The Owner holding a Homestead Short-Term Rental License continues using their property as their Primary Residence during the entire annual registration period.
 4. Subject to Section IV(F)(6), below, should the Owner cease using their property as their Homestead or Primary Residence while holding a valid Homestead Short-Term Rental License, then upon seven (7) days' advanced written notice to the Owner, the Town shall revoke the Homestead Short-Term Rental License immediately without a hearing.
 5. Nothing in this Section IV(F) shall prohibit an Owner that either formerly maintained their Primary Residence in the Town, or who owns STR Dwelling Units that are not located on their Homestead property, from submitting a Short-Term Rental Registration form, or a Short-Term Rental Registration Renewal form in accordance with the other provisions of this Ordinance.
 6. Homestead Short-Term Rental Licenses are transferrable and convertible to a Short-Term Rental License upon the filing of a Short-Term Rental Registration Renewal Form no later than thirty (30) days after the transfer or conveyance of the property formerly designated a Homestead or Primary Residence without consideration upon the same terms and conditions and to the individuals identified in Section IV(G)(3)(d), below.
- G. Except as provided in Section IV(F), above, an Owner of a STR may renew their STR License if the property where the STR is located has not been sold or transferred to a new Owner and if a Short-Term Rental Registration Renewal form is submitted with the payment of the Short-Term Rental Registration Renewal Fee and the provision of any required/updated information by April 30, 2027, and by each successive April 30th thereafter.
1. The failure of the Owner to submit a Short-Term Rental Registration Renewal form by the deadline above shall result in the termination of the ability of that Owner to register that STR Dwelling Unit or property and rent that Dwelling Unit or property on a short-term basis in the Town until a new Short-Term Rental Registration form is filed and approved, except as provided in Sections IV(G)(3) and IV(I), below, and subject to the limit set forth in Section IV(H), below.

2. Except as provided in Section IV(G)(3), below, Short-Term Rental Licenses shall not be transferrable or assignable, including as part of an arms-length sale or conveyance of a property on which a STR is located.
3. All Short-Term Rental Licenses and Homestead Short-Term Rental Licenses may be transferred or assigned in the following circumstances, which requires the transferee to file a new Short-Term Rental Registration Renewal Form supporting the claim of an exemption from the foregoing transferability prohibition within thirty (30) days of the date of the transfer:
 - a. Transfers to a trust in which the Owner is the settlor without actual consideration therefor;
 - b. Transfers between an Owner and their spouse, or parent, child or child's spouse, or grandparent and grandchild or grandchild's spouse, without actual consideration therefor; and also transfers in trust or by decree of court to the extent of the benefit to the donor or one or more of the related persons named in this subsection; and transfers from a trust named in this subsection conveying or releasing the property free of trust as between those related persons and without actual consideration therefor;
 - c. Transfers under a court judgment decreeing the disposition of real estate of the parties to a civil marriage to the extent of the property interests conveyed to either of the parties; and
 - d. Transfers upon death of the Owner to an individual listed in Subsection IV(G)(3)(b) who will own at least a 10% share of the property, provided a copy of the death certificate is submitted with the Short-Term Rental Registration Renewal Form.

By way of explanation and for clarity, a Short-Term Rental License may be transferred or assigned in connection with the transfer of a property on which a STR is located in the circumstances referenced in Subsections IV(G)(3)(a) through (d).

4. Short-Term Rental Licenses shall not be needed for any property that is located in a Timeshare as of the date of adoption of this Ordinance and remains in Timeshare ownership.

- H. Limitation on the Total Number of Short-Term Rental Licenses. Beginning on September 15, 2026, no more than eight hundred and fifty (850) Short-Term Rental Licenses shall be issued by the Town, except as otherwise provided herein. As of January 1, 2027, all holders of unexpired, valid Short-Term Rental Licenses will be permitted to submit a Short-Term Rental Registration Renewal form for the next succeeding annual registration period notwithstanding the limit on Short-Term Rental Licenses set forth above. If the number of unexpired and valid Short-Term Rental

Licenses issued for an annual registration period exceeds the aforesaid limit, then no new Short-Term Rental Licenses will be available for that annual registration period, and the Town will not accept any STR Lottery Forms for new Licenses (see Section IV(I), below). On or prior to May 31st, the Town Manager or their designee shall determine the number of STR Licenses available to be issued for that annual registration period based on the limit set in Section IV(H), above, if any.

- I. Issuance of New Short-Term Rental Registration forms and STR Licenses. Any Owner not holding a valid Short-Term Rental License as of June 1st for a Dwelling Unit that they seek to rent on a short-term basis during that annual registration period shall submit a STR Lottery Form that is prepared by the Town Manager or their designee and pay the STR Lottery Fee. STR Lottery Forms shall only be available for submission between June 1st and June 30th.
 1. If there are fewer unexpired and valid Short-Term Rental Licenses than the limit set by the Selectboard pursuant to Section IV(H), above, and the number of completed but pending STR Lottery Forms submitted as of July 1st when combined with the number of STR Licenses issued is less than the number of STR Licenses available, then the Town may issue a Short-Term Rental Registration form to any Owner who submitted a STR Lottery Form for a Dwelling Unit but did not hold a valid Short-Term Rental License for that Dwelling Unit as of June 1st in that year. Following issuance of new Short-Term Rental Registration forms and STR Licenses to those new licensees, the limit on the number of Short-Term Rental Licenses set in Section IV(H), above, shall be automatically reduced to the total number of Short-Term Rental Licenses issued for that annual registration period, unless otherwise directed by the Selectboard.
 2. If there are fewer unexpired and valid Short-Term Rental Licenses than the limit set by the Selectboard in Section IV(H), above, and the number of completed but pending STR Lottery Forms submitted as of July 1st when combined with the number of STR Licenses issued exceeds the number of Short-Term Rental Licenses available for that annual registration period, then the Town shall approve the issuance of new Short-Term Rental Registration forms and STR Licenses on a lottery basis.
 3. If there no STR Licenses available for the 2027-2028 and 2028-2029 annual registration periods due to the limit set by the Selectboard in Section IV(H), above, then for those two annual registration periods, the Town shall make twenty (20) new Short-Term Rental Registration forms and STR Licenses available through the lottery system.

4. The lottery shall be administered by the Town Manager or their designee and shall be held annually on or proximate to July 15th. The lottery is conducted as follows:
- a. Only Owners of Dwelling Units that have completed a STR Lottery Form and submitted it to the Town with the STR Lottery Fee prior to July 1st shall be eligible for the lottery.
 - b. The Town Manager or their designee shall assign a number to any completed STR Lottery Form that was submitted by July 1st.
 - c. The Town Manager or their designee shall use a random number generator to select which STR Lottery Forms and Owner(s) of a STR Dwelling Unit can obtain a Short-Term Rental Registration form and STR License for that Dwelling Unit for the next annual registration period based on the number assigned to each STR Lottery Form in Subsection (c), above. The decision to issue a Short-Term Rental Registration form and STR License using the random number generator and lottery system cannot be challenged, and the lottery shall be live streamed via video recording. Prospective STR License holders participating in the lottery do not need to attend the lottery drawing to be eligible for selection.
 1. The Town Manager or their designee shall select one extra STR Lottery Form than the number of available STR Licenses for that annual registration period to be an alternate.
 - d. Owners whose STR Lottery Forms are selected in the lottery shall submit a completed Short-Term Rental Registration form with the required Short-Term Rental Registration Fee to the Town Manager or their designee no later than August 1st, or fourteen (14) calendar days after being notified in writing that their STR Lottery Form was selected, whichever comes later, in order to obtain a Short-Term Rental License for the annual registration period that runs until the next April 30th.
 - e. If an Owner whose STR Lottery Form was selected in the lottery does not submit a completed Short-Term Rental Registration form with the required Short-Term Rental Registration Fee to the Town Manager or their designee by the deadline in Section IV(I)(4)(d), above, then the Town Manager or their designee shall alert the alternate selected pursuant to Section IV(I)(4)(c)(1), above, that they have fourteen (14) calendar days to submit a completed Short-Term Rental Registration form with the required Short-Term Rental Registration Fee to the Town Manager or their designee in order to obtain a Short-Term Rental License for the annual registration period that runs until the next April 30th.

- f. Should the alternate selected pursuant to Section IV(I)(4)(c)(1), above, not submit a Short-Term Registration Form with the required Short-Term Rental Registration Fee by the deadline in Section IV(I)(4)(e), above, then the remaining available STR License shall go unused for that annual registration period.
 5. Owners of a STR that have had their Short-Term Rental License revoked under Section VII(C), below, within the twelve months prior to their expiration shall not be eligible to submit a new Short-Term Rental Registration Application until at least twelve months have passed since the date of revocation.
- J. Appeal of Requirement to Submit a Short-Term Rental Registration Form. Any Owner of a Dwelling Unit or other unit that disagrees with the requirement to submit a Short-Term Rental Registration form or a Short-Term Rental Registration Renewal form may appeal the requirement to register their Dwelling Unit as a STR to the Selectboard by submitting a written notice of appeal to the Town Manager within fifteen (15) days. Following seven (7) days' advanced written notice to the appellant, the Selectboard shall hold a quasi-judicial hearing on the appeal within thirty (30) days of its submission. In determining whether the appellant is exempt from the requirement to register their Dwelling Unit as a STR, the Dwelling Unit shall satisfy the following criteria:
1. is not required to pay the three percent (3%) Vermont Short-Term Rental Tax;
 2. is licensed, or is located on a property with, a Vermont Department of Health-licensed Lodging Establishment pursuant to 18 V.S.A. Chapter 85;
 3. is licensed, or is located on a property with, on-site food preparation and service or a Vermont Department of Health-licensed Food Service Establishment pursuant to 18 V.S.A. Chapter 85;
 4. has a valid, unexpired zoning permit and Certificate of Occupancy from the Town for a Lodging/Resort use as defined in the Zoning Regulations' Table 6.1 (Table of Permitted and Conditional Uses); and
 5. includes three or more separate units located within the same building or structure, which may be rented separately and concurrently;

V. Other Requirements and Prohibited Activity:

- A. In addition to non-compliance with other mandatory provisions hereof, it shall be a violation of this Ordinance for the Owner of real property used as an STR to:
 1. lease or rent their property as a Short-Term Rental without first registering it with the Town as provided herein.

2. intentionally provide false or materially misleading information on any Short-Term Rental Registration form or Short-Term Rental Registration Renewal form.
 3. fail or refuse to pay the STR Registration fee or renewal fee within twenty-one (21) days of submittal of a Short-Term Rental Registration form or Short-Term Rental Registration Renewal form.
 4. advertise a Short-Term Rental without including their STR registration number in the advertisement.
- B. Prior to renting, the Owners of all STR properties shall ensure that the Stowe Fire Department has year-round, 24-hour access to the STR through a Fire Department approved lock box or other reasonable means of providing immediate access authorized by the Fire Department.
- C. All STR properties shall have a Designated Responsible Person, who may be the STR Owner, who is available and authorized to respond to emergency situations and other issues related to the STR when the property is being rented or leased as an STR. The Designated Responsible Person shall respond within 45 minutes of notification by a Stowe Firefighter or Police Officer regarding any issue or problem involving a Short-Term Rental when the property is being rented or leased as an STR. For the purposes of the foregoing sentence, "respond" shall mean arrive, in person, at the location of the involved Short-Term Rental property, unless specifically excused from doing so by a Stowe Firefighter, Police Officer, the Town Manager or other Person authorized to enforce this Ordinance. This provision is not intended to require a Designated Responsible Person to violate the law, including speed limits, or place themselves or others in an unreasonable at-risk situation to facilitate a timely response.
- D. Prior to renting, the STR Owner or authorized agent shall post in a visible location within the Dwelling Unit the telephone number of the Designated Responsible Person.
- VI. **Fees.** The Selectboard may, from time to time, adopt and amend fees related to the administration of this Ordinance, including Short-Term Rental Registration Fee, the Short-Term Rental Registration Renewal Fee, and the STR Lottery Fee, and may incorporate all such fees into a duly adopted fee schedule, which may be amended from time-to-time at the Selectboard's sole discretion.
- VII. **Enforcement.** Any Person who violates a provision of this civil ordinance shall be subject to a civil penalty for each such violation. Each day the violation continues shall constitute a separate offense; provided, however, that liability for

continuing violation(s) shall not accrue unless and until seven (7) days have expired after notice of the violation. The Stowe Fire Chief, the Stowe Police Chief, and the Town Manager (or their designees) shall all be designated and authorized to act as Issuing Municipal Officials to issue and pursue before the Judicial Bureau, or another court having jurisdiction, municipal complaints to enforce this Ordinance. An Issuing Municipal Official or the Town Attorney may dismiss or amend a municipal complaint in appropriate circumstances in accordance with law or court rules or take such other lawful actions they deem necessary to address or cure a violation of this Ordinance.

- A. **Waiver Fees.** An Issuing Municipal Official is authorized to recover waiver fees, in lieu of a civil penalty, in the following amounts, for any person who declines to contest a municipal complaint and pays the waiver fee:

First Offense -	\$100
Second Offense -	\$200
Third Offense -	\$300
Fourth and Subsequent Offenses -	\$400

Offenses shall be counted on a twelve (12) month basis, beginning May 1 of each year and ending April 30 of the following year. An Issuing Municipal Official shall have discretion, for good cause shown, to issue a written warning, without recovering a waiver fee, for any First Offense. In such instance, the written warning shall be counted as a First Offense for calculating the number of annual offenses.

- B. **Civil Penalties.** An Issuing Municipal Official is authorized to recover civil penalties in the following amounts for each violation:

First Offense -	\$200
Second Offense -	\$400
Third Offense -	\$600
Fourth and Subsequent Offenses -	\$800

Offenses shall be counted on a twelve (12) month basis, beginning May 1 of each year and ending April 30 of the following year.

- C. **Other Relief:** In addition to the enforcement procedure available under Chapter 59 of Title 24 of the Vermont Statutes Annotated, the Town Manager, their designee, or an Issuing Municipal Official is authorized to commence a civil action in a court of competent jurisdiction to obtain injunctive relief and/or to seek such other appropriate relief to enforce this Ordinance as is authorized by law. Upon the issuance of a ticket for a third offense

hereunder, the Town Manager, their designee, or an Issuing Municipal Official may revoke any Owner's Short-Term Rental Registration, which revocation may be appealed to the Selectboard. The Selectboard shall hold a hearing on the revocation appeal within thirty (30) days of the date of appeal, and the decision of the Selectboard on the appeal shall be final.

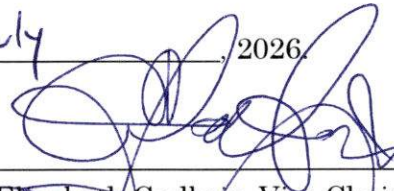
VIII. Severability. If any provision of this ordinance is deemed by a court of competent jurisdiction to be unconstitutional, invalid or unenforceable, that provision shall be severed from the ordinance and the remaining provisions that can be given effect without the severed provision shall continue in effect.

IX. Effective Date. This Ordinance shall take effect on the date of passage in accordance with Section 204(c) of the Stowe Town Charter.

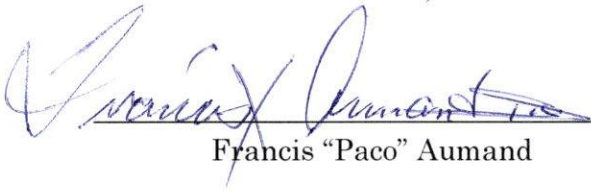
ADOPTED at Stowe, Vermont, this 22 day of July, 2026.



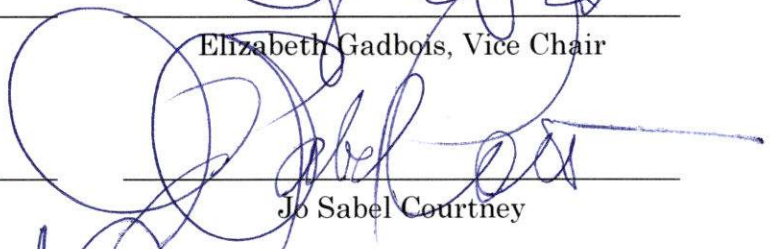
Ethan Carlson, Chair



Elizabeth Gadbois, Vice Chair



Francis "Paco" Aumand



Jo Sabel Courtney

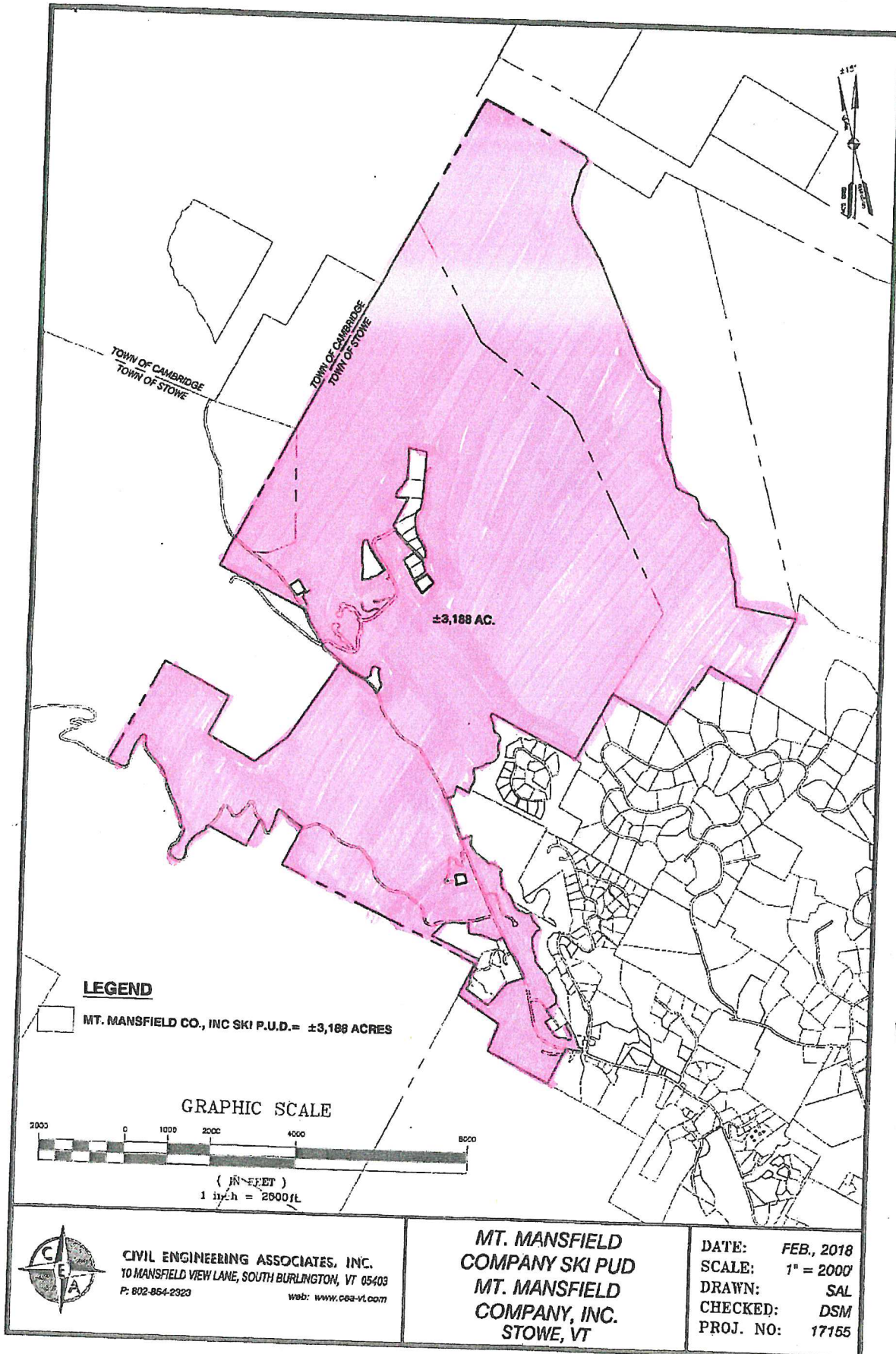


Dominick Donza



Penny Davis, Town Clerk

Received and Recorded: July 23rd, 2026



Project
5757

Filed April 30, 2025 at 12 o'clock at 10 minutes PM

Attest: *[Signature]*

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Slide 1304C

NOTES

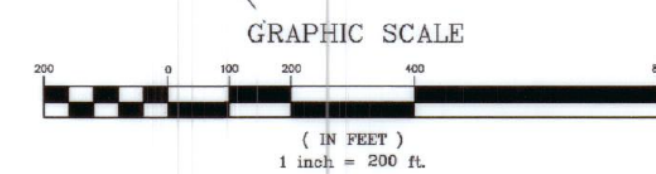
1. PUD RESORT SITE PLAN IS BASED ON A PLAN ENTITLED "TOPNOTCH TERRA IN RESORT STOWE, LLC. PREPARED BY TRUCCULLINS DATED MARCH 6, 2012.
2. PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.



#1313

"THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF SUBDIVISION APPROVAL BY THE STOWE DRB PER THE SUBDIVISION REGULATIONS OF THE TOWN OF STOWE. THE TERMS AND CONDITIONS OF THE APPROVAL AND RELATED INFORMATION ARE ON FILE IN THE STOWE ZONING OFFICE."

DRB *[Signature]* DATE *[Signature]*



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P. 802-864-2323 FAX 802-864-2271 web: www.cae-vt.com

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DRAWN

MAB

CHECKED

DSM

APPROVED

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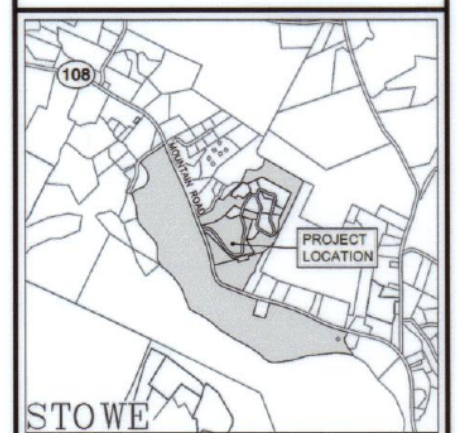
CLIENT:

**TOPNOTCH
RESORT AND SPA**

4000 Mountain Road
Stowe, VT

PROJECT:

**ELEMENTS AT
TOPNOTCH
RESIDENTIAL
CONDOMINIUMS**



STOWE

LOCATION MAP

1" = 200'

DATE	CHECKED	REVISION

**RESORT PUD
SITE PLAN**

DATE
03/12/2025

SCALE
1" = 200'

PROJ. NO.
18231

DRAWING NUMBER

1

Received for Record at Stowe, VT
On 04/30/2025 at 12:10:00 PM
Attest: Penny Davis, Town Clerk

ORIGINAL INK on MYLAR - REDUCED for RECORDING

Barcode ID: 485574
File# 1304C
BK25

Filed: October 22, 2012 at 9 o'clock 26 minutes A.M. Attest: *Auserakaiser Jan Clerk*

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MONUMENT TABLE

POINT	TYPE	SIZE (INCHES)	HEIGHT (INCHES)	SURVEYOR CAP	REMARKS
1	REBAR	5/8	0	DRM.LS813	SET 2010
20	REBAR	5/8	15	DRM.LS813	SET 2010
21	REBAR	5/8	5	DRM.LS813	SET 2010
21A	UNMONUMENTED POINT		WASHOUT	LANDSLIDE AREA	
22	REBAR	5/8	8	DRM.LS813	SET 2010
23	REBAR	1/2	4	TOWNE	FOUND STABLE IN STONEPILE
24	REBAR	1/2	5	TOWNE	FOUND STABLE
25	REBAR	1/2	4	TOWNE	FOUND STABLE
26	REBAR	1/2	6	TOWNE	FOUND STABLE
27	REBAR	3/4	16	-	FOUND STABLE
28	REBAR	5/8	18	LRSC	FOUND STABLE
29	REBAR	1/2	6	-	FOUND STABLE
30	REBAR	1/2	12	-	FOUND STABLE
31	REBAR	1/2	6	-	FOUND STABLE
32	REBAR	5/8	24	LRSC	FOUND STABLE
33	REBAR	1/2	12	-	FOUND STABLE (BASE)
34	REBAR	1/2	6	RICH	FOUND STABLE
35	REBAR	1/2	1	RICH	FOUND STABLE
36	REBAR	1/2	7	RICH	FOUND STABLE
37	REBAR	5/8	12	LRSC	FOUND STABLE
38	IRON PIPE	3/4	18	-	FOUND STABLE (BASE)
39	REBAR	5/8	24	-	FOUND STABLE
40	IRON PIPE	3/4	6	-	FOUND STABLE
41	REBAR	5/8	16	LRSC	FOUND STABLE
42	REBAR	5/8	22	LRSC	FOUND STABLE
43	REBAR	5/8	18	LRSC	FOUND STABLE
44	REBAR	5/8	18	LRSC	FOUND STABLE
45	REBAR	1/2	22	K & L	FOUND SLANTED (TOP)
46	REBAR	3/8	10	-	FOUND STABLE
47	REBAR	3/8	4	-	FOUND STABLE
48	REBAR	1/2	10	-	FOUND STABLE
49	REBAR	1/2	5	TOWNE	FOUND STABLE
50	REBAR	1/2	7	-	FOUND STABLE
51	REBAR	1/2	4	RICH	FOUND STABLE (IN STONEPILE)
52	REBAR	1/2	6	PEATMAN	FOUND STABLE
53	REBAR	1/2	6	PEATMAN	FOUND STABLE
54	REBAR	1/2	4	RICH	FOUND STABLE
A, B, C, D, E, F UNMONUMENTED POINTS					

MEASUREMENT TABLE

POINT TO POINT	DIRECTION	DISTANCE
21 - 21A	N 89°41'08" E	45.00'
21A - 22	N 24°34'30" E	91.00'
22 - E	N 24°34'30" E	14.95'
24 - 25	N 06°55'07" E	71.80'
25 - C	N 06°55'07" E	23.70'
33 - 21	N 89°41'08" E	144.04'
34 - 33	N 17°50'46" E	122.97'
36 - 35	S 49°01'21" W	150.76'
37 - 36	N 35°20'51" W	95.98'
38 - 37	N 38°11'49" E	120.03'
39 - 38	N 34°59'12" E	10.08'
40 - 39	S 60°05'11" E	10.08'
F - 49	N 28°27'10" E	181.20'
F - 48 (TIE LINE)	S 28°27'10" W	22.00'
50 - 49	S 28°21'16" W	114.99'
52 - 51	S 26°13'31" E	94.31'
43 - 42	N 03°30'38" E	88.42'
48 - 47 (TIE LINE)	S 23°42'10" E	177.71'
47 - 46 (TIE LINE)	S 05°06'24" E	163.94'
46 - 45 (TIE LINE)	S 18°24'49" E	267.38'
45 - 44	N 45°22'35" W	111.83'
A - 27	S 61°58'36" E	27.80'
27 - 1 (TIE LINE)	S 34°24'11" W	285.53'
1 - 26 (TIE LINE)	N 27°45'27" E	131.84'
32 - D (TIE LINE)	N 31°20'10" E	60.24'
D - 23	N 31°20'10" E	19.81'
28 - 20 (FORMER LINE)	S 61°56'10" E	250.10'
20 - 29 (FORMER LINE)	S 61°56'10" E	440.89'
29 - 30 (FORMER LINE)	N 26°54'52" E	160.52'
30 - 31 (FORMER LINE)	N 28°05'50" E	158.29'
31 - 32 (FORMER LINE)	N 31°07'51" E	178.20'

REFERENCE MAPS (STOWE LAND RECORDS)

- 1) PORTION OF UNSWORTH PARCEL - LAND OF TRAPP FAMILY LODGE, INC. - TRAPP HILL ROAD - STOWE, LAMOILLE COUNTY, VERMONT - APRIL 2003 BY LITTLE RIVER SURVEY COMPANY, L.L.C. AND RECORDED IN MAP BOOK 13 PAGE 126 (SLIDE 936A).
- 2) ESTATE OF ESTHER R. CHASE - STOWE, VT - SEPTEMBER 2005 BY GLENN TOWNE - AND RECORDED IN MAP BOOK 15 PAGE 127 (SLIDE 999C).
- 3) PROPERTY SURVEY OF SPEAR LAND IN STOWE FOR RAYMOND UNSWORTH DATED MARCH 2, 1965 BY JOHN A. MARSH AND RECORDED IN MAP BOOK A PAGES 108-111 (SLIDES 54B-56A).
- 4) ROBERT, DUANE & MICHAEL CHASE - 1186, 1188 & 1282 LUCE HILL ROAD - STOWE, VT - SEPTEMBER 2008 BY GLENN TOWNE AND RECORDED IN MAP BOOK 18 PAGE 87 (SLIDE 1092C).
- 5) LOT LAYOUT - CLYDE CHASE - LUCE HILL - STOWE, VT FILED MAY 3, 1963 BY C.LORD AND RECORDED IN MAP BOOK A PAGE 56 (SLIDE 28B).
- 6) PROPERTY SURVEY - LOUIS R. BARBA - STOWE, VERMONT SEPTEMBER 1955 BY FRED C. KOERNER AND RECORDED IN MAP BOOK 7 PAGE 115 (SLIDE 840A).
- 7) LUCE HILL PARTNERSHIP - STOWE, VERMONT - REVISED JULY 1994 BY GLENN TOWNE AND RECORDED IN MAP BOOK 10 PAGE 40 (SLIDE 758B).
- 8) GREGORY G. & DIANE G. HUSTON - 1.37 ACRES BEING CONVEYED BY TRAPP FAMILY LODGE, INC. - STOWE, VERMONT - SEPTEMBER 16, 1996 BY DAVID PEATMAN AND RECORDED IN MAP BOOK 11 PAGE 24 (SLIDE 876A).
- 9) SUBDIVISION SURVEY - EVERGREEN PROPERTIES OF STOWE, LLC - LUCE HILL ROAD & TRAPP HILL ROAD - STOWE, VERMONT - OCTOBER 2010 BY CHARLES GRENIER, CONSULTING ENGINEER, P.C. - PROJECT M-808-112 AND RECORDED IN MAP BOOK 17 PAGES 50 & 51 (SLIDES 1123B & 1123C).

SURVEY NOTES

TOTAL STATION PERIMETER SURVEY OF CHASE PARCEL AND PORTIONS OF UNSWORTH/TRAPP PARCEL BY DANIEL MULLIGAN, CHRIS AUSTIN AND RYAN MARSH FROM JANUARY 2009 TO OCTOBER 2010. THIS MAP WAS PREPARED TO SHOW THE AREA OF COMBINED PARCELS WHICH WERE PREVIOUSLY SUBDIVIDED BY EVERGREEN PROPERTIES OF STOWE, LLC. AND SHOWN ON REFERENCE MAP 9.

BEARINGS ARE BASED UPON REFERENCE MAP 1 WHICH INDICATES VERMONT GRID NORTH AS A BASIS.

BEARINGS ARE ACCURATE TO THE NEAREST 40" OF ARC, BUT ARE DISPLAYED TO THE NEAREST SECOND OF ARC FOR MATHEMATICAL PURPOSES ONLY.

DISTANCES ARE ACCURATE TO THE NEAREST 0.08'±, BUT ARE DISPLAYED TO THE NEAREST HUNDREDTH OF A FOOT FOR MATHEMATICAL PURPOSES ONLY.

VARIATIONS IN BEARINGS AND DISTANCES RELATIVE TO THE NOTED REFERENCE SURVEY MAPS ARE DUE TO A REFINEMENT IN SURVEY METHOD AND/OR A DIFFERENT BASIS OF BEARINGS.

CALCULATIONS AND DEED RESEARCH BY DANIEL MULLIGAN.

DRAFTING BY TERESA MERRILL.

THE FORMER SPEAR WATER SYSTEM CONSISTING OF SPRINGS, WATERLINES AND RESERVOIR WHICH FORMERLY SUPPLIED THE FORMER SPEAR FARM (NOW STONYBROOK) IS NOW SUPPLYING WATER TO TEN ACRES LODGE BUILDINGS (OWNED BY FRANK & ROBIN WILSON - SEE 44/329 AND 47/125 FOR RIGHTS). ROBERT, DUANE & MICHAEL CHASE ALSO HAVE RESERVED RIGHTS TO THIS SYSTEM.(SEE 622/50). THE ROBERT & CLAIRE POTTER PROPERTY ALSO WAS SUPPLIED BY THIS WATER SYSTEM. (CURRENT USAGE UNKNOWN). (SEE 58/278-279). ACCORDING TO FRANK WILSON ONLY ONE SPRING IS CURRENTLY CONNECTED TO THE RESERVOIR, THE OTHER SPRINGS NEAR TRAPP HILL ROAD ARE NOW DISCONNECTED.

OLD LUCE HILL ROAD WAS DISCONTINUED ON DECEMBER 10, 1942 AND REDISCONTINUED OF FEBRUARY 15, 1954. THE 50 FOOT WIDE RIGHT OF WAY FROM LUCE HILL ROAD OVER OLD LUCE HILL ROAD TO THE POTTER PROPERTY AND THE ALDERTON PROPERTY IS NOW A PRIVATE RIGHT OF WAY NOT A TOWN HIGHWAY. TRAPP FAMILY LODGE, INC. HAD A RIGHT OF WAY OVER THIS PORTION, BUT DID NOT CONVEY THIS TO EVERGREEN VERMONT PARTNERS, LLC. (SEE 58/278-279). THIS PORTION WAS ALSO CONVEYED TO GREGORY & DIANE HUSTON IN 313/61-63. (NOW OWNED BY WILLIAM D. DAVIS).

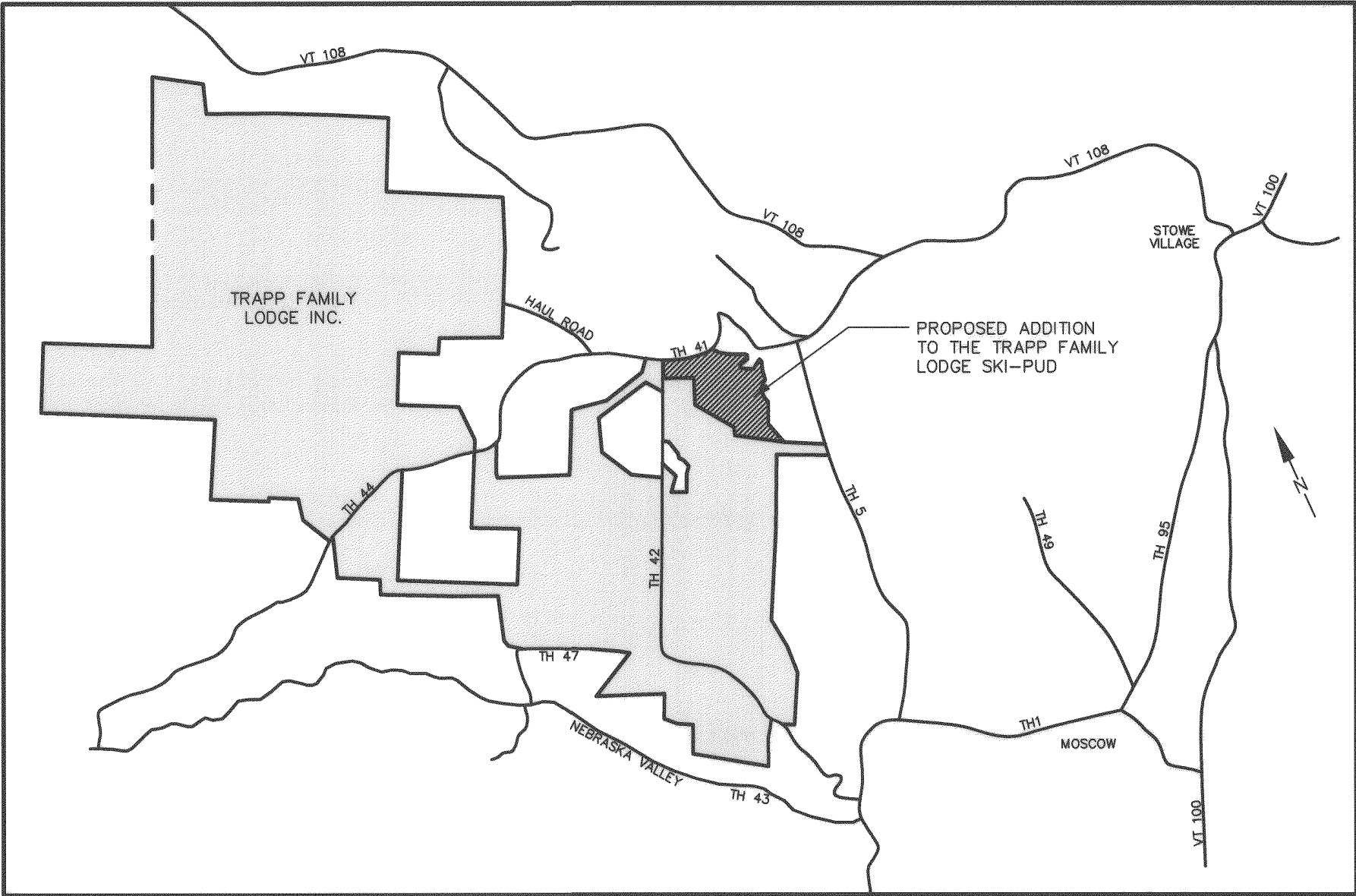
TRAPP FAMILY LODGE, INC. RESERVED A RIGHT OF WAY OVER EXISTING CROSS COUNTRY SKIING AND RECREATIONAL TRAILS TRAVERSING ACROSS THE FORMER UNSWORTH PARCEL. SEE 515/304.

WETLANDS WERE DELINEATED BY VHB PIONEER IN 2008 & 2010 AND MAPPED BY OUR OFFICE IN 2009 AND 2010.

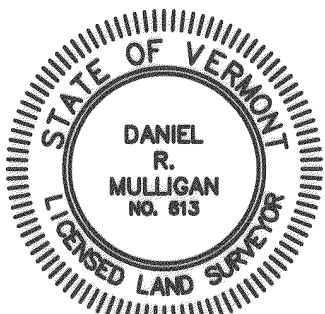
THE BOUNDARY SHOWN ON THIS SURVEY BETWEEN POINTS 43-44 REFLECT THE STRAIGHT LINE BETWEEN FOUND MONUMENTS SHOWN ON REFERENCE MAP 1 AND DO NOT AGREE WITH THE DISTANCE AND DIRECTION SHOWN ON REFERENCE MAP 1. THE BOUNDARY ALONG DAVIS BETWEEN POINTS 45-46-47-48-F DISAGREE WITH THE DIRECTIONS SHOWN ON REFERENCE MAP 1 BUT AGREE WITH THE DISTANCES LISTED THEREON. THIS SURVEY AGREES WITH REFERENCE MAP 7 ALONG THE BOUNDARY WITH DAVIS (POINTS 45-48-F).

TITLE SOURCE

EVERGREEN PROPERTIES OF STOWE, LLC. TO JOHANNES von TRAPP BY WARRANTY DEED DATED OCTOBER 27, 2010 AND RECORDED IN BOOK 789 PAGES 136-138 OF THE STOWE LAND RECORDS. (PARCEL 1 - UNSWORTH/TRAPP) (PARCEL 2 - CHASE PARCEL).



LOCATION MAP
NTS



Daniel R. Mulligan

I CERTIFY THAT THIS SURVEY IS CONSISTENT WITH THE DOCUMENTS NOTED, TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXCEPT WHERE NOTED, AND CORRECTLY REPRESENTS MY OPINION OF THE BOUNDARIES OF THE SUBJECT PARCEL. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

"THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF SUBDIVISION APPROVAL BY THE STOWE DEVELOPMENT REVIEW BOARD PER THE SUBDIVISION REGULATIONS OF THE TOWN OF STOWE. THE TERMS AND CONDITIONS OF THE APPROVAL AND THE RELATED INFORMATION IS ON FILE IN THE STOWE PLANNING AND ZONING OFFICE."

APPROVED BY: *[Signature]* DATE: *10/19/12*
CHAIRMAN, STOWE DEVELOPMENT REVIEW BOARD

PROPOSED ADDITION TO THE TRAPP FAMILY LODGE SKI-PUD
PERIMETER SURVEY
PROPOSED CONVEYANCE BY
JOHANNES von TRAPP
TO
TRAPP FAMILY LODGE, INC.
1330 LUCE HILL ROAD, STOWE, LAMOILLE COUNTY, VERMONT
OCTOBER 2011
BY GRENIER ENGINEERING, P.C.
P.O. BOX 445 - WATERBURY, VERMONT 05676
SCALE: 1"=200'

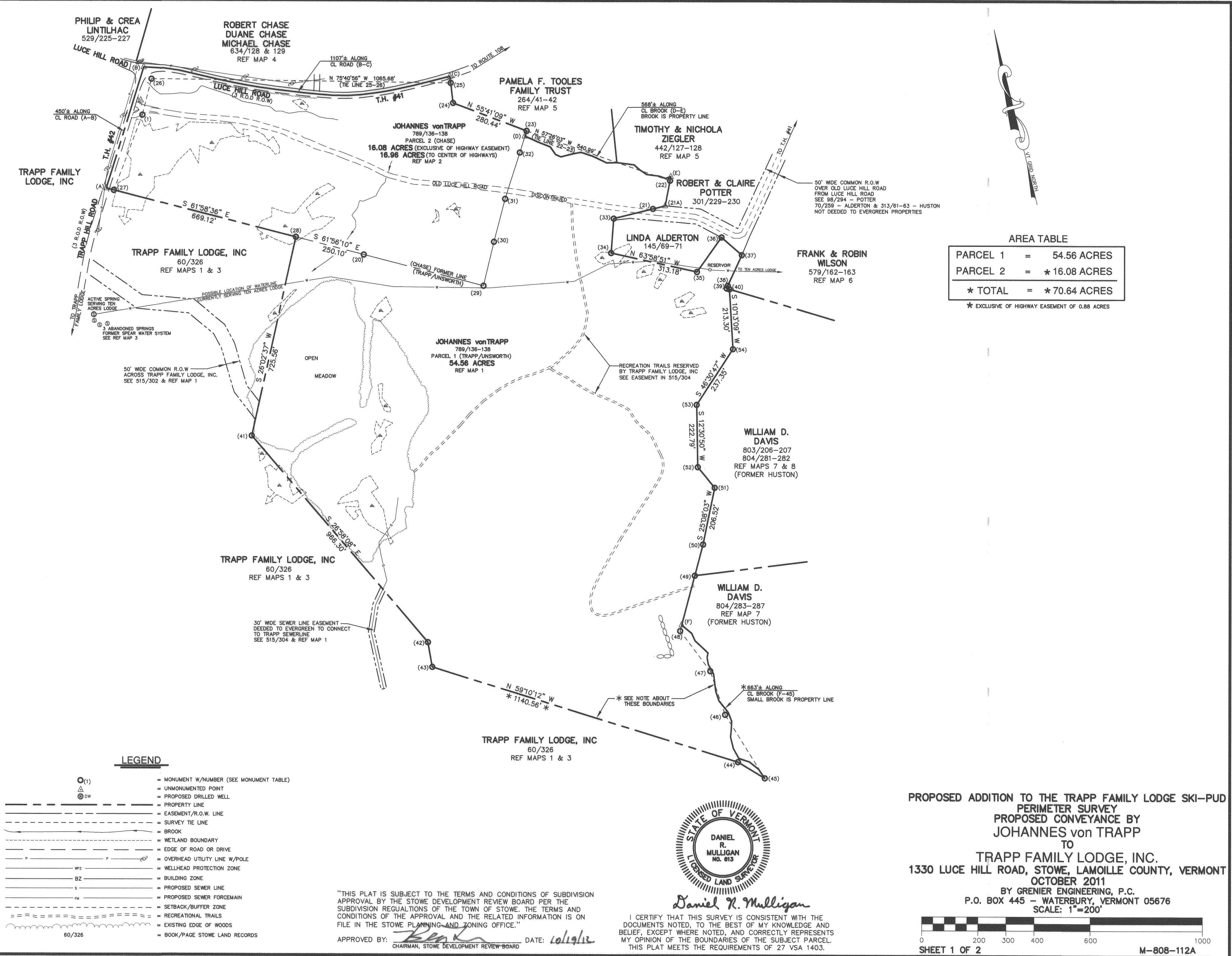


SHEET 2 OF 2

M-808-112A

filed: October 22nd at 9 o'clock 25 minutes A.M. Attest: *Ausserkaiser Tom Clerk*

Book 20 Page 39



ORIGINAL INK DRAWING ON MYLAR BY GRENIER ENGINEERING, P.C., WATERBURY, VERMONT