



**TOWN OF LINCOLN, NEW HAMPSHIRE**  
**Regulations Relative to Permits for Short Term Rentals**  
**Adopted July 13, 2020**  
*Amended November 16, 2020*  
*Amended October 4, 2021*

The Town of Lincoln will allow Short Term rentals but wants to ensure the safety of occupants, minimize neighborhood disruption, and maintain fairness related to paying for Town services.

A “Short-Term Rental” or “Vacation Rental” unit is defined as any individually or collectively owned single family house or dwelling unit or any unit or group of units in a condominium, cooperative, or timeshare, or owner-occupied residential home, that is offered for a fee for less than 30 consecutive days per RSA 48-A:1.

The following are NOT considered “Short Term Rentals” and are NOT subject to the registration of Short-Term Rentals with the Town of Lincoln:

1. Any hotel or motel business where all units are owned and operated by the same entity.
2. Any condo-hotel that operates in a fashion similar to a hotel where all units that are made available for rent by the public are managed by an exclusive, on-site management company, with no units being offered to the public by individual unit owners.

Any hotel or motel that fits the above exclusions are asked to notify the Town in writing that they are not subject to the registration requirement.

On or before January 1, 2021, all Short-Term Rental units must be registered with the Town. A registration form is available online at [www.lincolnnh.org](http://www.lincolnnh.org) or at the Town office. Upon registration, a Short Term Rental permit shall be issued.

There is a \$100 annual fee to register Short-Term Rental units per tax parcel.

The owner of any unregistered Short-Term Rental unit will be fined as follows starting April 1, 2021:

First offense from unit owner that was not sent a notice of this ordinance by the Town: written warning

First offense from unit owner that was sent a notice of this ordinance by the Town: \$100

Second offense, after allowing 10 days for registration since first offense: \$500

Additional offenses, after allowing 10 days for registration since second offense: \$1,000 each.

The Town has the right to revoke a permit for any Short-Term Rental unit that becomes a nuisance. This action will require a minimum of three incidents within one year, validated by the Lincoln Police Department or NH State Police, where the contact person was notified of problematic occupant actions. Any unit owner found to be operating as a Short Term Rental after revocation will be fined \$1,000 per 10-day period.

If a permit is revoked, the owner may appeal the decision to the Board of Selectmen within 30 days of the date of revocation, and the Selectmen shall hold a hearing on the appeal within 45 days and either affirm the revocation

The signers of this document agree that electronic signatures, faxed signatures, scanned signatures, and/or copied signatures have the same binding effect as original signatures. This document can be signed in multiple parts and be considered a single signed document.

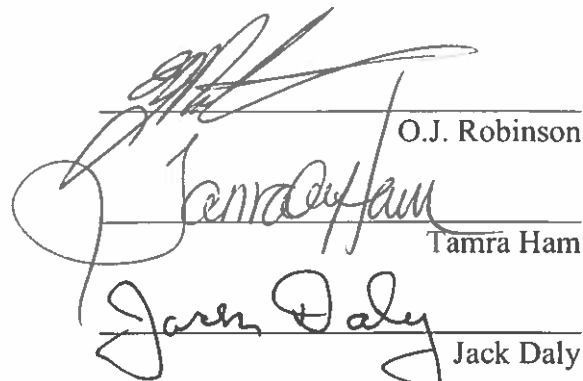
or overturn the revocation. If the revocation is overturned, the Selectmen can impose conditions upon the reinstatement of the permit.

Any comments or complaints related to Short Term Rentals can be submitted online at [www.lincolnnh.org](http://www.lincolnnh.org) or at the Town Office.

Approved by the Town of Lincoln Board of Selectmen on July 13th, 2020.  
Amended November 16, 2020 and October 4, 2021

**ORDINANCE REVIEWED AND APPROVED ON THIS 8<sup>TH</sup> DAY OF NOVEMBER, 2021**

**By the Board of Selectmen of the  
Town of Lincoln, New Hampshire:**



O.J. Robinson  
Tamra Ham  
Jack Daly