

Town of Brookfield Zoning Regulations Pertaining to Short-Term Rentals

Effective: December 21, 2018

Revised: September 2, 2022

2.2 Defined Terms

Short-Term Rental

The temporary rental of a dwelling unit or part of a property for occupancy by someone other than the unit's owner or permanent resident for no more than 14 consecutive days during any six-month period, with no property being used for such temporary rental more than three times during any six-month period.

3.3 Principal Uses and Structures

B. Permitted by Zoning Permit

3. Short-Term Rentals (additional requirements in Section 3.19)

3.19 Short-Term Rental

A. Purpose

To allow short-term rental of dwelling units as an accessory use in residential districts by Zoning Permit.

B. Standards

1. No more than 2 adult guests per bedroom, and any associated children, are permitted for the duration of the short-term rental.
2. Accessory buildings and structures may be used for short-term rental, provided the owner or permanent resident of the principal dwelling unit remains on the premises for the duration of the short-term rental.
3. The short-term rental shall not materially disrupt the residential character of the neighborhood.
4. No signs are permitted in association with the short-term rental.

Additional Information

The total number of bedrooms in a residential dwelling unit is based on the property data card on file with the Town of Brookfield.