

Rental Rules for:



In the interest of protecting the privacy, security and non-commercialization of the Island; each of which were identified as priorities in the recent survey as well as by the Strategic Planning process, the following non-owner occupancy rules are implemented.

Exceptions to these rules are when a renter also owns a property on the island and that workers temporarily staying on the island are considered to be guests of the contractor or property owner and are exempt from these rules.

- 1) Per Sections 4, 5, 6 and 8 of Article II of the By-Laws of the Hat Island Community, Inc., owners may rent their properties for terms of 30 days or more. Short term rentals (29 days or less) are not permitted.
- 2) Each tenant family must pay a user fee to HICI equal to the annual HICI annual assessment (user fee) for use of island resources as provided in current HICI By-Laws. Payment of the user fee applies to each consecutive rental period and must be paid prior to occupancy. (Per Art II, Sec 4 & 5)
- 3) Each owner is allowed up to 2 separate rental periods per year. A rental period is defined as rental to the same individual for a consecutive period of time. Tenants are not allowed to sublet or allow usage of the property to other individuals or entities without permission of HICI (and property owner). An exception to this rule is that a property may be rented more than two times per year if the additional rentals are to persons who are already owners of a lot on the island.(Per Art II, Sec 5)
- 4) Properties may be rented to individuals or families only. Rental to corporations, multiple families or other entities is not allowed. (Per Art II, Sec 4 & 5)
- 5) Single family homes may only be rented to single families. Rental to multiple families in one property must receive approval from HICI and each family is required to pay the HICI user fee referred to above, and each additional family will count towards the total of two rentals per year as described in 3 above.
- 6) The maximum occupancy for rental of any single family property is 10 individuals including children. (Per Art II, Sec 6)
- 7) Tenants are required to be registered with HIC and sign the HICI Rental Terms Agreement* prior to occupation of the property. No unregistered overnight guests of the tenants are allowed. (Per Art II, Sec 6)
- 8) No pets belonging to renters and/or guests are allowed on the island. Only pets licensed to property owners are allowed. (Per Art II, Sec 6)
- 9) Owners, their guests and/or tenants are responsible for and will be held liable for compliance with all island rules and regulations and for damages to any of the island common areas. Fines and established enforcement procedures will be

- levied against owners and/or tenants as deemed appropriate by HICI and the Board of Trustees. (Per Art II, Sec 6)
- 10) Property owners who intend to rent their properties must notify the Island office before entering into any rental agreement. Owners will be required to have a rental liability insurance policy and must list HICI as an additional insured and provide HICI with a Certificate of Insurance so listing the island as additional insured.
 - 11) A list of names of the renters must be provided to the Hat Island Office, along with the user fee prior to the commencement of the rental period. This list will be provided to the Master of the Holiday for identification purposes. If this list and fee is not received renters will be denied boarding onto the M/V Holiday.
 - 12) Renters will pay the guest rates for moorage and power in the marina.
 - 13) Renters arriving via commercial boat at the beginning of the rental period will be charged a \$25 landing fee per vessel as established in existing island rules. This fee must be paid in advance and the list of renters must also be provided to the Island Office as required in 11 above.
 - 14) With the exception of #8 and #9 above, these rules do not apply to guests or extended family members of owners for whom no rent or other remuneration has been charged or received. However, in the interest of maintaining the security of the island, property owners will notify HIC if extended family members or guests will be occupying their residence when the property owner is not on the island. This can be done by sending an email to the HIC office listing the names and dates of occupancy anticipated by non-paying guests.

As approved by the Trustees on September 2nd, 2006.

* To be published.