

Community of Christ Onset Campgrounds

POLICY: Short-Term Accommodation Rentals

POLICY CATEGORY: OBOT Managed Facilities

DATE EFFECTIVE: 3/19/2022 by vote of the Onset Board of Trustees

APPROVED: _____
Missy Quay / Mission Center President

Kristin Carter Smith / Onset Board of Trustees Chair

This policy supersedes the 1/13/2007 Muddy Cove Retreat Centers Policy and the 6/27/2020 Resolution on Short-Term Rentals of Campground Owned Facilities.

PURPOSE:

To ensure that the rental of Church-owned, OBOT-managed short-term rental accommodations on the Onset Campgrounds are governed in such a way as to be equitable to the renter(s) and in compliance with all applicable local, state and federal laws, while holding to the principles of the Community of Christ and protecting the religious and tax-exempt status of the Campgrounds and Church.

Such facilities are described as the following:

All OBOT-managed facilities specifically dedicated for overnight accommodations on the Community of Christ Onset Campgrounds that are currently established, including units in the Muddy Cove Retreat Center, units in the Roberts House, and hutments / small cabins, or which may be established in the future by action of the Onset Conference.

Definition of Short-Term Rental

State law limits short term rentals to a maximum of 30 consecutive days.

PROCEDURE:

- 1) The Board will maintain rental reservation request forms for all short-term housing accommodations on the Campgrounds website. These forms will describe eligibility requirements, specify the rental fees, cleaning fees, any applicable taxes, and the rules and regulations applicable to each rental. These forms will also explain the circumstances under which linens, pillows, blankets, and towels will and will not be provided.
- 2) Rental rates will be determined by the Board annually, and, upon request, reduction of rental fees for individual renters, will be determined by Board action. The Rentals Manager is authorized to grant rate reductions and exemptions per the 1/9/2016 *Muddy Cove Retreat Center Rental Rate Exemption or Reduced Rate Policy*.

- 3) Short term rental accommodations are restricted to the following:
 - a. Any member of the Community of Christ (the Church);
 - b. Non-Church members visiting family or friends who are residents of the campgrounds;
 - c. People who are not members of the Church who are coming to the campgrounds to participate in an activity/activities on the campgrounds aligned with the mission of the Church, including seminars, classes, reunions, concerts, memorial services, sacraments such as weddings and baptisms, etc. and/or to connect with the Campgrounds community.
- 4) Upon receipt of a rental reservation form or inquiry about short-term housing accommodation, the Rentals Manager and Rentals Committee Chair are authorized to determine eligibility of the applicant to rent, based on availability (first come-first served), the contents of the application, and the criteria listed in 3 above.
- 5) Overnight facility rentals will be handled by the Board's Rentals Manager, in accordance with the Rentals Manager Job Description.
- 6) Pets are not allowed in short-term rental accommodations except for verified service animals or emotional support animals.

Date Created: 3/19/2022

Dates Reviewed:

Dates Revised:

Date Deleted / Superseded: