

PVCC Inc. Policy Regarding Short Term Rentals

Pursuant to Vernon Township Ordinances #20-05, 20-07, 20-09 and 21-33 for Short Term Rentals (STR's), Pleasant Valley Country Club Inc. (PVCC) will enforce the following rules, requirements, and restrictions for members seeking to rent their property within the reservation of PVCC:

Definition: A Short Term Rental is defined as the use or occupancy of a dwelling by a person or persons other than the member for a period of 30 days to one year. Rentals exceeding one year are considered a Long Term Rental and are not subject to this policy.

Rental Restrictions:

A. Short Term Rentals shall only be permissible via lease agreement with a licensed real estate agent or attorney. Airbnb, Vrbo, Home Away, Evolve, HomeToGo and other on-line/internet-based rental sites are not permitted for use in the PVCC reservation and will be considered a violation of PVCC policy. A copy of the completed lease agreement (NJ Realtor Form 142) shall be forwarded to the PVCC office prior to guest arrival.

B. The number of rental properties within the boundaries of the PVCC reservation shall not exceed 5% of the total of Accounts Billable for Dues Assessments for both short-term and long-term rentals combined.

C. Minimum of two (2) years ownership is required by the homeowner before any property shall be deemed eligible for Short Term Rental status.

D. The minimum rental duration for any property shall be 30 days, with a maximum rental for any property not to exceed 12 rentals in a calendar year.

Amenities: PVCC properties and amenities including lake and pond (boating, canoeing, kayaking, fishing, swimming), beach, ball field and basketball court shall be available to the renter/guest for a non-refundable fee as determined by PVCC which is subject to change. Clubhouse rental will be prohibited.

Guest Badges:

A. Only registered guests may use guest badges.

B. Up to 10 guest badges can be purchased for the duration of the rental.

C. Guest badges will be available for pickup at the clubhouse. Payment for badges shall be in the form of cash or money order at the clubhouse guest window.

D. Badges must be returned to the PVCC office upon termination of the rental agreement. A fee will be charged to the property owner for any badges not returned to the PVCC office.

Parking: Overflow/street parking not permitted. All renter/guest vehicles must be confined within the borders of the property owners' lot.

Registration: Short Term Rental hosts are required to register their property with PVCC prior to their guest's arrival at the registration link: www.pleasantvalleylake.com/str-registration
The PVCC NJ Realtor Form 142, available on the PVCC website must be used for the lease agreement.

Violations: Failure to comply with this Short Term Rental policy will cause the member to be subject to fines, penalties and/or loss of privileges as provided for in the By-Laws, as implemented by the Board from time to time.

Vernon Township Short Term Rental Policy Information and Ordinances:

<https://secure.hostcompliance.com/vernon-nj/permit-registration/welcome>
<https://www.vernontwp.com/index.php/articles/ordinances/2021-ordinances/ordinance-no-21-33>
<https://www.vernontwp.com/index.php/articles/ordinances/2020-ordinances/ordinance-no-20-9>
<https://www.vernontwp.com/index.php/articles/ordinances/2020-ordinances/ordinance-no-20-7>
<https://www.vernontwp.com/index.php/articles/ordinances/2020-ordinances/ordinance-no-20-5>
<https://www.vernontwp.com/index.php/services/permits-licenses/short-term-rentals>

Residents who believe a neighboring property is not in compliance with PVCC policy or Vernon's short term rental ordinance may call 973-209-8066 (PVCC) or 973-240-5626 (Vernon) to report suspected violations.