



## Ask the Realtor: Thinking of renting your home?

Last month, Governor Baker signed a bill into law regulating and taxing short term rentals. This law expands the states hotel and motel tax to homes (condos, single family houses, multi-family houses).

In it's simplest form, if you rent your home for 31 days or less, you must pay the state taxes on the rental. If you rent your home for fewer than 14 days in a calendar year, the tax does not apply. This does not apply to tenants that have a lease or tenancy-at-will.

The tax rate varies, depending on where your home is located. The state gets 5.7%. Locally, you will also pay up to 6% to your city/town. You may also be assessed a fee of up to 3% locally on professionally managed properties. (This would be owners of two or more units in one town.)

The law goes into effect on July 1, 2019. It exempts from tax any rentals that were booked prior to December 31, 2018. Rentals booked on or after January 1, 2019 for stays on or after July 1, 2019 are subject to the tax. As an owner, you will be responsible for collecting the tax.

Rental units will need to be listed with the states short term rental registry. There may also be a registry created by your city/town or inspections may be required. The law is still new. Check with your local government office for details.

## Ski Mass

It hasn't started snowing yet, but that hasn't stopped the snowmaking at local ski resorts.

### Wachusett Mountain, Princeton MA

With 27 trails, 8 lifts and 100% snowmaking, this is the perfect place for central MA skiers. With special events through out the season ( a USA Luge Challenge, Murder Mystery Night, LL Bean Bootmobile Tour) and a selection of race events, this is the place to be this winter. The resort also offers Mountain Slope Sky Boxes. These seat 15 to 100 people and it's like having your own private living area.

### Nashoba Valley Westford MA

The resort has 17 trails, 100% snowmaking and was one of the first in the area to offer snowboarding at its Terrain Park. It has its own lift and sound system from top to bottom. In 2001 the resort opened a dedicated snow tubing park, the largest in New England.

### Ski Bradford, Haverhill MA

Lighting on all of its 15 trails, triple chair lifts around the clock snow making, alpine skiing and snowboarding, this is a great local spot.

### Jiminy Peak, Charlemont MA

Out in western Mass, this resort boasts 45 trails and 9 lifts with a 6 passenger high speed summit lift. No need to go offsite for lodging, just book a room at the Country Inn. There are also 4 restaurants and a sweets shop. The resort has everything you need.

If you're looking for slightly smaller ski areas but just as good the larger resorts, try Ward Hill in Shrewsbury, or Blue Hills Ski Area in Canton.

If you are considering buying or selling, let's work together and make it a realty reality.

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