



Town of Canaan, Columbia County, New York
1647 County Route 5 / PO Box 459
Canaan, New York 12029

Short-Term Rental (STR) update as of May 6, 2025

Columbia County Occupancy Tax

Next week Columbia County will be sending letters to Short-Term Rental hosts notifying them of the requirement to register with the county for the collection of the Columbia County 4% Occupancy Tax. Hosts will have thirty (30 days) to comply.

Upon completion of the registration, the host will be given a registration number that will be needed to enter the portal to pay the tax. The tax effective date will be July 01, 2025. **Any reservations booked, or paid for, after July 01, 2025 will be subject to the 4% tax.** All the information that you will need to register and pay the tax will be included in the letter.

The county has identified host and property addresses posted on web based platforms such as Airbnb or Vrbo for the mailing. If you post or advertise by other means (realtor, property manager, Facebook Marketplace or other social media, flyer, sign, etc) you will still need to register and pay taxes. Contact the county via strcompliance@columbiacountyny.com or 518-828-0513 for more information.

Town of Canaan Short-Term Rental Law

In April the town passed Local Law #1 of 2025 regulating the use of Short-Term Rentals, <https://canaannewyork.org/wp-content/uploads/2025/04/Local-Law-1-of-2025-posted-April-2025.pdf>.

The town has begun work on the implementation of the law. At the May 12th town board meeting the Board will review supporting documents (permit application, Good Neighbor Policy, launch letter) and approve the permit fee. In the following weeks a letter will be sent to Canaan STR hosts notifying them of the requirement to obtain a permit for this use in Canaan. *From the date of the letter*, no earlier than June 15th, the host will have 120 days to comply with the law (completed and approved application, permit fee and inspection). The letter will include all the information required to apply for a permit. **Note: the town permit application will require the county registration number.**

The town will use the county's data base to notify STR hosts of the requirement to apply for a permit, that is, host and property addresses posted on web based platforms such as Airbnb or Vrbo. If you post or advertise by other means (realtor, property manager, Facebook Marketplace or other social media, flyer, sign, etc) you will still need to register with the county for tax purposes and to apply for a town permit.

Future updates to this information will be posted on the town website. For questions, or more information, contact Brenda Adams at supervisor@canaannewyork.org or Lee Heim at codeofficer@canaannewyork.org