

Short Term Rentals Basics

- ✓ Short term rentals are allowed throughout the city.
- ✓ For properties with more than 1 dwelling unit, only 50% of dwelling units on the property can be short term rentals - up to a max of 4*. 4-Plex Buildings in the RL through RT1 Zoning Districts are only permitted 1 Short-Term Rental Dwelling.
 - Exceptions: All units of owner occupied duplex, triplexes, four-plexes can be rented as short term rentals.
- ✓ Occupancy per dwelling unit limited to definition of family.*
- ✓ Short term rentals cannot be used for commercial or social events.
- ✓ Illegal to advertise a short term rental that is not compliant with city, state, or federal law. This includes listing on any online website or platform.
- ✓ Short term rental platforms:
 - Remove all hosts not in compliance with city, state or federal laws.
 - Note: City responsible for notifying platforms when host is not in compliance.
 - Provide data as requested by the City.
- ✓ All short term rentals are required to:
 - Obtain a Host License. Application requirements are:
 - Complete license application
 - Proof of appropriate property insurance
 - Proof of control of dwelling unit to do short term rental
 - If non-owner occupied - Current Fire Certificate of Occupancy
 - Pay License fee - \$45
 - Renewal license annually. Renewal requirements are:
 - Pay Annual Fee - \$45
- ✓ All short term rental platforms with booking services are required to:
 - Obtain a Host License. Application requirements are:
 - Complete license application
 - Pay License fee - \$ 11,181.00

- Renewal license annually. Renewal requirements are:
 - Pay Annual Fee - \$ 11,181.00

* Property owner could apply for a Conditional Use Permit to go above this level.