**PROPOSED SHORT-TERM RENTAL REGULATIONS AT A GLANCE:**

* Ordinance legalizes short-term (vacation) rentals in the City of Fernan Lake Village and is consistent with HB 216 (signed by the Governor on April 4, 2017 and effective January 1, 2018)
* Short-term rentals will need to apply for a permit with the City annually (unless they are exempt as noted below)
* Sets a standard for threshold when permitting is required by owner/responsible party
* From 1 night up to 29

30 + days is a month to month- considered typical rental

* Exception for short-term rental of unit/bedroom:

No more than 14 days per calendar year- may be divided into two stays.

* All permitted STRs will need to post their permit number on all advertisements
* Permits will not be transferrable from owner to owner or property to property
* Online Application/Self-inspection Checklist must be completed
* Requires an owner or responsible party to be available 24/7 while unit is occupied
	+ Provides 60-minute window for resolution of issue to prevent Police calls/trips to STR
* Requires posting of emergency contact numbers and emergency exit route inside the STR
* Requires certain information be provided to renters (copy of permit, safety plan, contact info for responsible parties, Good Neighbor Policy, trash days, etc.)
* Regulates occupancy just like any other residential property
* Prohibits outdoor storage and signs
* Regulates parking – a parking plan must be provided to the City and renters
* Requires use of trash containers
* Only allows one unit per owner per parcel to be rented as an STR, to prevent multi-family from turning into a pseudo hotel (ex. Apartments) – however, there is no restriction on the number of STRs on different parcels that an owner can have in the City, so long as they are permitted.
	+ Allows use of ADU or associated principal dwelling to be used as STR (but not both)
	+ New construction of ADU, if used as STR, will trigger payment of associated impact fees (existing units are grandfathered and won’t be required to pay impact fees)
	+ New ADU construction will require 1 parking stall be provided onsite
* Requires notice be provided to adjacent neighbors (See “Neighborhood Notice” link above)