

Short Term Rental [VRBOs and Airbnbs, Etc.] Ordinance

Definition:

Short Term Rental Unit – a dwelling unit, as defined by this Chapter, offered for trade or sale, whether for money or exchange of goods or services, for not more than 28 consecutive nights.

The following standards apply to Short Term Rentals:

1. The maximum rental period shall not be more than 28 consecutive nights.
2. The permit holder (owner) of a short-term rental must apply for and receive an Interim Use Permit. Owner occupied dwellings that are also short-term rentals do not require an Interim Use Permit.
3. The application for an Interim Use Permit shall include:
 - a. All information required for an Interim Use Permit
 - b. Floor plan of the structure, including the number of bedrooms with dimensions and all other sleeping accommodations.
 - c. A to-scale site plan which shows locations and dimensions of property lines, the dwelling unit intended for licensing, accessory structures, parking areas and shoreland recreational facilities.
 - d. A plan for garbage disposal by the permit holder.
 - e. A pet policy.
4. The permit holder shall post emergency contact information (police, fire, hospital) and show renters the location of fire extinguishers in the short-term rental.
5. A permit holder must provide the name, address, and phone number for the managing agent or local contact to all property owners within 100' of the property boundary. The permit holder shall notify all property owners within 100' of the property boundary within 10 days of a change in the managing agent or local contact's contact information.
6. A permit holder must disclose in writing to their renters the following information:
 - a. The managing agent or local contact's name, address, and phone number.
 - b. The maximum number of guests allowed at the property.
 - c. The maximum number of vehicles, recreational vehicles, and trailers allowed at the property and where they are to be parked.
 - d. Property rules related to use of exterior features of the property, such as decks, patios, grills, recreational fires, pools, hot tubs, saunas, and other outdoor recreational facilities.
 - e. Applicable sections of City ordinances governing noise, parks, parking and pets.

7. The occupancy of a short-term rental shall be limited to not more than 2 people per bedroom.
8. Rooms used for sleeping shall be provided with egress windows and smoke detectors in locations that comply with the Minnesota State Building Code or the requirements of the Building Department, whichever is stricter.
9. The short-term rental must have a Septic System Compliance Inspection on file with the City of Rock Creek within the last 3 years (5 years for a new system) before the Interim Use Permit for the short-term rental will be approved.
10. A short-term rental shall have a full bathroom (sink, toilet, and tub or shower).
11. Additional occupancy by use of recreational vehicles, tents, accessory structures or fish houses is not permitted.
12. The permit holder shall provide a physical visual demarcation of the property lines.
13. The Planning Commission may impose conditions that will reduce the impacts of the proposed use on neighboring properties, public services, nearby water bodies, public safety and safety of renters. Said conditions may include but not be limited to – fencing or vegetative screening, native buffer along the shoreline, noise standards, duration of permit, restrictions as to the docking of watercraft, and number of renters.
14. A permit holder must post their permit number on all print, poster or web advertisements;
15. A permit holder must apply for and be granted state and local sales tax numbers, including hotel and motel use sales tax.
16. In addition to an Interim Use Permit, short-term rentals rented for less than 7 days are considered a hotel and are required to have a Minnesota Department of Health License.
17. All short-term rentals, operating prior to the effective date of these standards, shall be in compliance with this section by December 31, 2023
18. Management company or property caretaker must be hired if owner lives further than 1 hour away from the property.