

Section 34 – Short Term Rental

Subdivision

34.01: Duration

34.02 Performance Standards

34.03 License Requirement

34.01 DURATION

- A. No stay at a Vacation/Short-Term Rental may be longer than 30 days.

34.02 PERFORMANCE STANDARDS

- A. A Vacation/Short Term Rental shall be subject to the administrative requirements of Section 3.02 (LAND USE AND AMENDMENT PROCESSES AND PROCEDURES) of this and the following performance standards:
 - 1. Submittal of an application signed by the property owner and including the following:
 - 2. Current water test from an accredited laboratory with test results for nitrate-nitrogen and coliform bacteria;
 - 3. A compliance inspection of the existing sub-surface sewage treatment system;
 - 4. A to-scale drawing of the location and dimensions of the structure intended for licensing and all associated accessory structures, parking areas, shore recreation facilities, and sewage treatment systems; surveillance cameras;
 - 5. Documentation from the local fire department that the property can be served in the event of an emergency;
 - 6. Documentation that the property lines have been staked by a land surveyor currently licensed in the State of Minnesota;
- B. The overnight occupancy of a Vacation/Short Term Rental shall be limited to no more than what Stearns County Lodging Ordinance Number 661 allows per bedroom plus two additional persons per building; or no more than one (1) person for every seventy-five (75) gallons of water per day that the building's sub-surface sewage treatment system is designed to handle, whichever is less. For this Section, overnight shall mean ten (10) pm to seven (7) am, central time.
- C. The daytime occupancy of a Vacation/Short Term Rental shall be limited to one and a half (1 ½) times the overnight capacity or parking capacity of three people per vehicle, whichever is less. For purposes of this Section, daytime shall mean seven (7) am to ten (10) pm central time.
- D. Parking shall meet the requirements of Section 20 of this Ordinance. Designated parking areas shall be off-street parking.
- E. The Vacation/Short Term Rental shall be connected to an approved subsurface sewage treatment system certified at each permit/registration cycle unless there is a valid certificate of compliance. The sub-surface sewage treatment system shall be designed and constructed with a design flow of seventy-five (75) gallons of water per person per day to handle the maximum number of guests for which the facility is permitted. The subsurface sewage treatment system shall include a flow measurement device. Flow measurement readings and monitoring of the sub-surface sewage treatment system shall be recorded monthly, and records shall be made available to the Department upon request. Holding tanks for Vacation/Short Term Rental units shall be prohibited.
- F. Rental of recreational vehicles shall not be allowed.

- G. The Planning Commissioner or City Council may impose conditions that will reduce the impact of the proposed use on neighboring properties and nearby water bodies. Said conditions may include a fence or vegetative screening along a property line or a native buffer along the shoreline.
- H. The owners or designated emergency contact of Vacation/Short-Term Rentals shall ensure that Minnesota Rules, chapter 7030, noise standards are met.
- I. The owners of Vacation/Short Term Rentals shall, at a minimum, comply with Minnesota Statutes, chapter 504B and make available to all tenants the Minnesota Attorney General’s annual statement summarizing the significant legal rights and obligations of landlords and residential tenants, as described in Minnesota Statutes, section 504B.275.
- J. The licensee shall keep a report detailing the use of the home by recording, at a minimum, the name, address, phone number, and vehicle license number of all guests using the property. A copy of the report shall be provided to the Department upon request.
- K. No more than two vacation/Short-term Rentals will be allowed on a parcel.
- L. Vacation/Short Term Rentals advertising without a permit/registration pursuant to this Ordinance shall be deemed a violation and is subject to the Enforcement provisions of Section 12 of this Ordinance.
- M. Vacation/Short-Term Rentals meeting all ordinance provisions will be considered based on the following cycles, provided there are no documented violations. Vacation/Short-Term Rentals initially permitted prior to 1/1/2023 will be given credit for the years operated regardless of the number of requests made, provided there are no documented violations.
 - 1. Initial request: two (2) years from issuance of lodging license
 - 2. Second request: three (3) years from issuance of lodging license
 - 3. Third and subsequent requests: five (5) years from issuance of lodging license
- N. The city will notify the owner if a violation of the permit/registration or Ordinance is documented. One written warning per permit/registration cycle will be issued before the revocation process outlined in Section 3.09 of this Ordinance.
- O. The owner or emergency contact of Vacation/Short-Term Rentals must enforce quiet hours from ten (10) p.m. to seven (7) a.m.
- P. An emergency contact shall be available twenty-four (24) hours a day, seven (7) days a week, and respond within thirty (30) minutes. Property contact information shall be accessible on the Stearns County website.
- Q. A minimum of two outdoor cameras equipped with high-definition video and sound must be installed in locations determined by the Department. Data must be stored for at least 30 days and provided to the Department upon request.
- R. Post a sign in letters no less than four inches in height stating, “SWIM AT YOUR OWN RISK.” At the water edge or on a dock, one (1) United States Coast Guard-approved Type IV throwable personal flotation device shall be conspicuously displayed on a booth/stall and available for emergency response. The flotation device shall be serviced and maintained in accordance with the manufacturer’s recommendations.

34.03 LICENSE REQUIRED

The city shall license a Vacation/Private Home Rental and shall meet the requirements of Stearns County Lodging Ordinance Number 661