

## City of Saint Paul Short Term Rental Study

Table 1 - Regulation of Short Term Rentals in Minnesota Cities

| City   | How Currently Regulated  | Permit  | Fire & Safety   | Length of Stay                              | Number of Guests Allowed   | Parking Requirements  | Penalty                                 |
|--|--|---|---|---|--|---|---|
| <b>Bloomington</b>   | Short term rentals are prohibited  |   |   |   |  |   |   |
| <b>Burnsville</b>  | Short term or vacation rental is prohibited. An amendment to the City Code Business Regulations was adopted February 16, 2016 that specifically restricts short term home rentals within the city as a business regulation.  |   |   |   |  |   |   |
| <b>Chanhassen</b>  | Short term rentals are not regulated   |   |   |   |  |   |   |
| <b>Chaska</b>  | Short term rentals are not regulated   |   |   |   |  |   |   |
| <b>Duluth</b>  | Interim use permit to operate a vacation rental and a home share permit to rent out part of a home. Regulations revised May 2016   | Permit and inspections are required.  | Inspections required  | 2 to 29 days                                | Depends upon the number of bedrooms  | Determined by the number of bedrooms  |   |
| <b>Eagan</b>   | The city prohibits stays of less than 30 days unless guests reside within the owner/tenant occupied unit.<br><br>STR is allowed for <b>30 days or more</b> in an <b>accessory dwelling unit</b> that is within or attached to a primary residence and either of the units is owner occupied. The unit must be registered as an accessory dwelling unit and cannot be larger than one third the size of the primary residence. Accessory dwelling units must be registered with the city. |   | Smoke detectors are required in all sleeping rooms and Carbon Monoxide detectors are required within 10 feet of sleeping rooms in accessory dwelling units. |   | Occupancy of the accessory dwelling unit is limited to two people.   | Two parking spaces for the primary residence and two spaces for the accessory dwelling unit are required. |   |
| <b>Minneapolis</b>   | Short term rentals are not regulated   |   |   |   |  |   |   |
| <b>Prior Lake</b><br><a href="http://156.99.83.130/weblink8external/0/doc/437387/Page1.aspx">http://156.99.83.130/weblink8external/0/doc/437387/Page1.aspx</a> | Short term rentals are allowed by an ordinance adopted in 2015   | Permit and inspection are required. Ordinance adopted mid-2015. Owners/tenants are not usually present. |   | Hosts are limited to five rentals per month | Varies depending upon the size of the lot and the size of the unit (children under three are not included in the total number of guests) | Off street parking spaces equal in number to the number of bedrooms in the dwelling unit                  | Revocation of permit; gross misdemeanor |

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| <b>Rochester</b>      | City does not regulate short term rentals but has specific regulations to allow for <b>medical stay dwelling units</b> for patients and their families that were enabled by state legislation in 2015 which regulates them as lodging establishments. These units must have a license, pass an inspection, and be properly zoned. |  |               |                |                          |                      |         |
| <b>Savage</b>         | Bans rentals of homes in residential zones for any period shorter than 15 days. Ban adopted December 7, 2015. Ban adopted due to residents' complaints, along with the apparent commercial use of properties in residential areas. (Info is from an online article)   |  |               |                |                          |                      |         |
| <b>Stillwater</b>     | Short term rentals are not permitted in residential neighborhoods.  | Stays of less than 30 days are permitted in central business district and commercial districts with a CUP. No specific conditions or standards apply, though building and fire inspections are required. |               |                |                          |                      |         |
| <b>St. Louis Park</b> | Short term rentals are not regulated  |  |               |                |                          |                      |         |

**Table 2 - Regulation of Short Term Rentals Outside of Minnesota**

| City                               | Prohibited | License  | Zoning                | Taxes | Length of stay  | Fire & Safety  | Registration   | Ordinance  | Owner occupancy  | Maintenance records   | Insurance   | Housing Code compliance | Number of occupants allowed  | Floor Area Requirement | Parking Requirements | Other  |
|------------------------------------|------------|--|-----------------------|-------|---|--|--|--|--|---|---|-------------------------|--|------------------------|----------------------|--|
| San Francisco, CA 2014 Regulations |            |  |                       | X     | Renting a portion or your entire unit while you are also present for an unlimited number of nights per year and renting a portion or your entire unit while you are not present for a maximum of 90 nights per year.<br><br>If you are a tenant, you may not make more than your monthly rent from your short-term rental fees charged to guests. | Clearly posted sign at front door with locations of all Fire extinguishers in unit and building, gas shut-off valves, fire exits, pull fire alarms | This must be posted on the hosting platform's listing. You may only register <u>one</u> residential unit. Fee of \$50, registration is good for 2 years. | X  | Permanent resident (owner or tenant – 275 nights in a calendar year) | Records for two years. Residential unit must not have any outstanding Planning, Building, Housing, Fire, Health, Police, or other applicable City code violations.  | Liability insurance in the amount of no less than \$500,000 or provide proof that liability coverage in an equal or higher amount is being provided by any and all hosting platforms through which you will rent your unit. | X                       |  |                        |                      | Residential units that are subject to the Inclusionary Affordable Housing Program and residential units designated as below market rate (BMR) or income-restricted under City, state, or federal law are not eligible to register. |
| Chicago, IL 2011 ordinance         |            | Vacation rental license is required. A dwelling unit with up to six sleeping rooms that is available for rent or for hire, for transient occupancy by guests which are not owner-occupied. |                       | X     | 90 days or less per year, otherwise a bed and breakfast license is required   |  |  | An inspection is required, zoning board review and \$500 fee every two years |  |   | Proof of insurance  |                         |  |                        |                      | *The City is proposing a \$1500-\$3000 Fine or 6 months in jail as a penalty for violations  |
| Madison, WI                        |            | X  | Tourist rooming house | X     | If operator occupies at time of rental there is no limit. If the operator does not occupy at time of rental the limit is 30 days per licensing year.  | Smoke detectors<br>Carbon monoxide detectors   |  | X  | Owner or renter can operate if explicitly allowed in the lease       | An on-site registry for inspection identifying all guests, dates of stay, whether operator is present or absent during stay, and length of stay. Registry is for the current year and the year immediately prior. |   |                         | Low density areas allow one family roomer or no more than two unrelated individuals. In higher density area, one family plus four roomers or up to five unrelated individuals. |                        |                      |  |

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|--------------------------|---|---------|--|-------|-----------------------|---------------|--------------|-----------|-----------------|---------------------|-----------|-------------------------|-----------------------------|-----------------------------------|----------------------|-------|
| Isle of Palms, SC        |   |         | X  |       | 3 months or less      |               |              |           |                 |                     |           |                         | 6 nighttime<br>40 daytime   | X                                 | X                    |       |
| Monterey County, CA      |   |         | X  |       | Between 7 and 30 days |               |              |           |                 |                     |           |                         |                             |                                   |                      |       |
| San Bernadino County, CA |   |         | X<br>Special use permit and signage required |       | Less than 30 days     | X             |              |           |                 |                     |           |                         |                             | Determines number of beds allowed | X                    |       |
| Miami Beach, FL          | Prohibited in all single family homes and some multi-family buildings |         |  |       |                       |               |              |           |                 |                     |           |                         |                             |                                   |                      |       |