



# Short Term Rental

## Shoreland and Nonshoreland

St. Louis County Planning and Community Development

Short term rental is defined as any home, cabin, condominium, or similar building represented to the public as a place where sleeping accommodations are furnished to the public on a nightly or weekly and less than thirty day basis for compensation.



*Short term rentals located within city limits or townships that administer their own zoning are not regulated by this ordinance amendment. You are advised to contact your local zoning administrator for information relating to short term rental.*

## Short Term Rental Standards

Short term rentals may be allowed with a performance standard permit in the following zone districts (FAM, SMU, RES\*, MU, LSO, LCO). The following Standards are required as part of the Performance Standard Permit:

### Required Standards:

1. Rental dwelling unit must be located on a conforming lot or an existing lot of record.
2. No more than one rental dwelling unit per parcel may be rented. Additional occupancy, other than by the owners of the property, by use of recreational vehicles, tents, accessory structures, garages, boathouse, pole barn, shed, fish houses or similar structure is not allowed. Accessory dwellings shall not be rented as per Zoning Ordinance 62, Article VI, Section 6.11 (i.e. accessory dwellings cannot be rented unless a permit for short term rental is applied for and on file as part of the overall property for rent).
3. More than one rental dwelling unit on the same parcel or single units on contiguous parcels under common ownership shall require a conditional use permit where the use is conditionally permitted.
4. Sewage treatment must comply with St. Louis County Subsurface Sewage Treatment System Ordinance.
5. Disposal of solid waste must comply with St. Louis County Solid Waste Ordinance.
6. The site shall provide on-site parking sufficient to accommodate the occupants of the rental dwelling unit. No motor vehicle shall be located within the limits of any road or road right-of-way.
7. The permittee/owner/operator shall provide a visual demarcation of the property lines.
8. All local, state and federal requirements shall be followed for taxing, licensing, permitting and other applicable requirements.
9. If a property is used primarily for rental purposes, then it shall be deemed a Commercial Use-Class II and subject to ordinance requirements regarding commercial use.
10. A permit for a short term rental use shall not be transferrable upon new ownership of a property where a permit was issued.
11. Any violation of this ordinance shall deem a short term rental permit null and void.

## \*Short Term Rental within Residential Zone Districts

In a RES zone district, private residential use should be considered preeminent over non-residential uses. Therefore, in a RES zone district, the following additional standards shall be met:

1. Rental dwelling unit must be located on a parcel that meets the minimum zoning requirements.
2. There shall be a minimum buffer of at least 300 feet (as measured from property lines) between each short term rental use.
3. All property lines shall be located by a licensed land survey, unless there is written agreement filed with the Department between the adjoining property owners and the short term rental permittee/owner/operator.
4. Adequate vegetative screening shall be required to screen the use from any shoreline and adjacent property owners. If vegetative screening is not sufficient, the Director may require solid fencing that reduces the visual impact of a use upon adjacent structures or residential uses.

## Short Term Rental Documents

The following documents are required as part of the Performance Standard Permit Submittal:

### Required Documents:

1. The permittee/owner/operator shall obtain and maintain an applicable Minnesota Department of Health Lodging License and provide a copy prior to issuance of permit.
2. The permittee/owner/operator shall obtain and provide a copy of a Minnesota tax identification number and other applicable identification numbers and provide a copy prior to issuance of permit.
3. The permittee/owner/operator shall provide the St. Louis County Planning and Community Development Director with current contact information for person(s) responsible for property management.
4. The rental unit shall post the rules and regulations and emergency contact information for police, fire, hospital, septic tank pumper, and permittee/owner/operator.
5. General Liability insurance covering the property, including its use as a short term rental, shall be maintained in an amount consistent with St. Louis County Board coverage requirements; a copy of the insurance policy shall be provided to and on file with the County.
6. Aquatic Invasive Species (AIS) prevention guidelines must be posted for watercraft use.

## St Louis County Planning and Community Development

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