



**Networks
Northwest**

Talent / Business / Community

SHORT TERM RENTALS

MAY 16, 2018

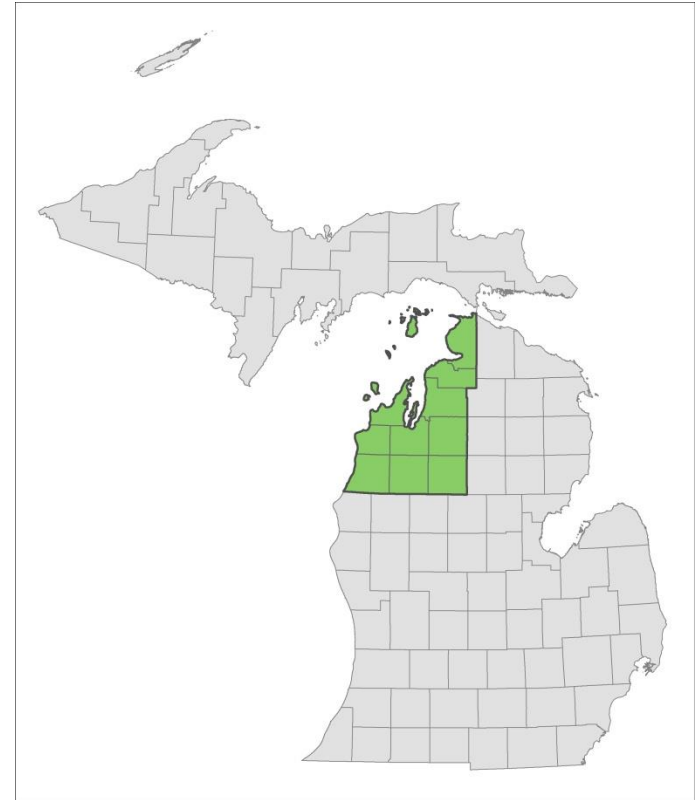
NETWORKS NORTHWEST

10-county agency service areas

- Talent/Workforce
- Businesses
- Communities

Community Development Department

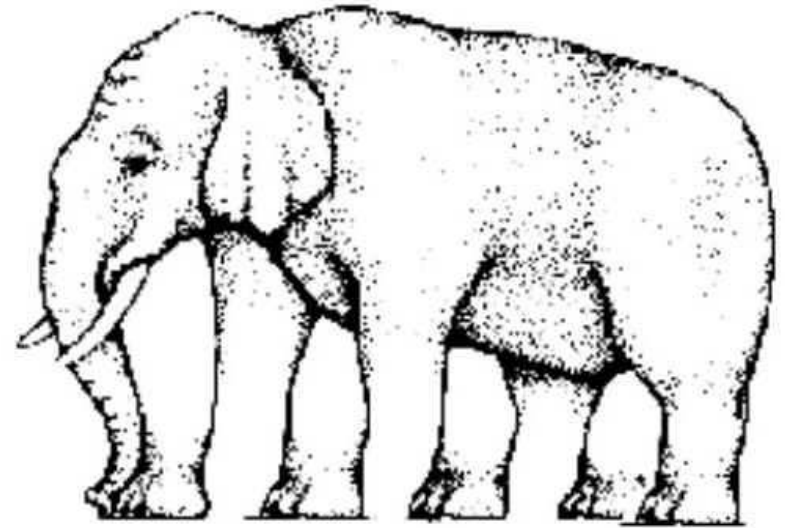
- Master Plans
- Recreation Plans
- Transportation Planning
- Planning & Zoning Services
- Educational workshops



*Antrim, Benzie, Charlevoix, Emmet, Grand Traverse, Kalkaska,
Leelanau, Manistee, Missaukee, Wexford Counties*

MANY VIEWPOINTS

- Homeowner
- Neighbors
- Local government
- Realtors
- Local Chamber of Commerce
- Area B&B, Motels, Hotels
- State Government



INDUSTRY VIEWPOINTS

- **National Association of Realtors:**
 - The right to rent is a core property right
 - Regulations should apply to every residence and not just those being rented
- **Insurance companies**
 - Any rental operation (long or short term) is a business and not a residential use, therefore it requires special insurance
 - Homeowners insurance does not cover actions/claims of the renters



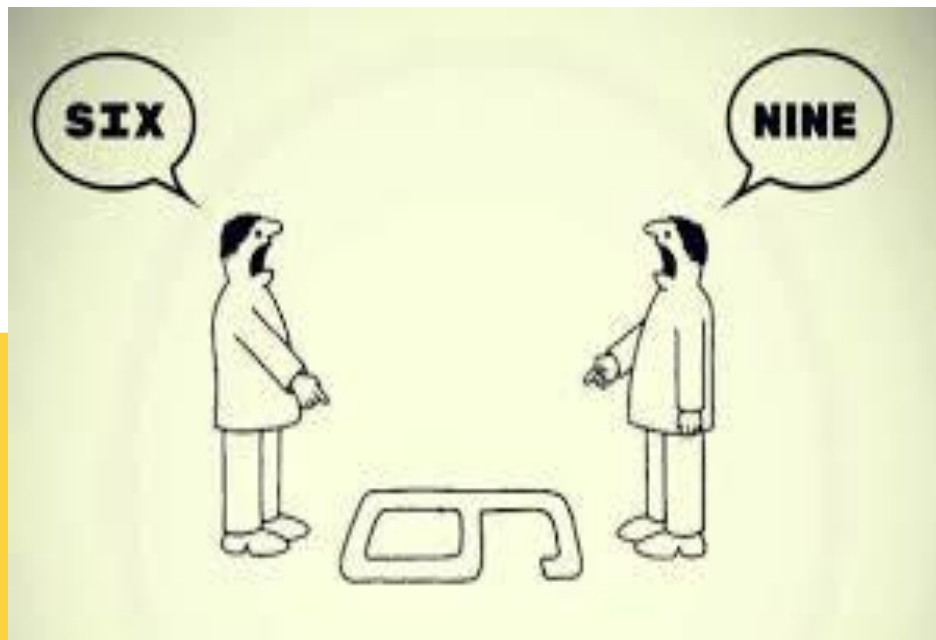
INTRODUCED LEGISLATION

- **Senate Bill 326 / House Bill 4503**
- **Short term rentals:**
 - **are a residential use** of property and a permitted use in all residentially zoned districts
 - **are not** subject to a special use or conditional use permit
 - **are not** a commercial use of property



COMMUNITY PERSPECTIVE

- There are many invested viewpoints
- Every community has varying issues (or not)
- Communities need to determine if it needs regulation
- There are many approaches to the idea of regulation



DIFFERENT COMMUNITY RESPONSES

Municipality	Not Allowed	Allowed	Allowed in Some Districts	Registration Only	Permit /License Required
Acme Township		X			X
Bingham Township		X			
Cadillac		X			X
Charlevoix		X		X	
Elk Rapids - Village			X		
Frankfort			X		
Harbor Springs		X			Special Land Use
Garfield Township			X		
Hayes Township			X		X
Long Lake Township				X-in discussion	
Milton Township		X		X	
Peninsula Township	X				
Suttons Bay Township		X			X
Suttons Bay -Village		X	X		X
Torch Lake Township	X				
Traverse City	X				

REMAIN BALANCED ON THE ISSUE

- Consider all interested parties
- Don't let one side set the agenda, even if they speak louder
- Regulate fairly



DETERMINE PRIORITIES FIRST

- Understand why you want to regulate
- What is important to the community?
 - Neighborhood character
 - Quality of life
 - Housing pressures
 - Nuisance issues
 - Safety
 - Regulatory consistency
 - Other?



GET PUBLIC INPUT

- Listen
- Let people express their opinion
 - Let them rant if they need
- Don't verify or refute
- Look for underlying patterns
- Address the root cause
- Discuss *before* it is a hot issue



SHORT TERM RENTALS ARE DIFFICULT TO REGULATE

- Make sure standards are enforceable
- Only adopt what you can and will enforce
- The more complex the ordinance the more difficult enforcement will be
- Consider time limits of staff



ORDINANCE CONSIDERATIONS

- Type of structure
- How many per parcel
- Minimum length of rental period
- Local contact person
- Notify the neighbors
- Maximum occupancy number
- Septic system inspection
- Parking
- Fireworks
- Noise
- Campfires
- Trash
- Watercraft
- Other?



RECAP

- Short term rentals are everywhere
- They are here to stay
- Everyone is invested and has an opinion
- Decide what is important to you community
- Take action?



CONTACT INFORMATION



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