

**ORDINANCE**

**By Frey**

**Amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 244.40 be amended by adding thereto a new definition for "short term rental dwelling unit" in alphabetical sequence to read as follows:

**244.40. Definitions.** The following words and phrases when used in the housing maintenance code shall have the meanings respectively ascribed to them in this section:

Short term rental dwelling unit: A dwelling unit rented for a period of less than thirty (30) consecutive days, for tourist or transient use.

Section 2. That Section 244.1810 of the above-entitled ordinance be amended to read as follows:

**244.1810. License required.** No person shall allow any dwelling unit to be occupied, or let or offer to let to another any dwelling unit for occupancy, or charge, accept or retain rent for any dwelling unit unless the owner has a valid license, short term rental registration or provisional license under the terms of this article. The practice of pre-leasing new rental construction shall be exempt from the provisions of this section.

Section 3. That Section 244.1820 of the above-entitled ordinance be amended to read as follows:

**244.1820. Applicability and exceptions.** (a) The provisions of this article shall apply to all rental dwellings and dwelling units, including rented single-family dwellings and rented dwelling units in owner-occupied dwellings, as well as to rented condominiums, rented townhouses and leasehold cooperative dwelling units, as those terms are defined in Minn. Statue Section 273.124, Subd. 6, Minnesota Statutes, Chapter 515A, Minnesota law and this Code.

(b) Any person operating a short term rental dwelling unit, regardless of whether the unit is rented or booked through the services of a short term rental hosting platform pursuant to Chapter 351, shall comply with all applicable laws as well as the requirements of this article and the housing maintenance code, unless compliance is exempted or modified by order of the director of regulatory services. All such persons shall also, in the course of the operation of any short term rental dwelling unit, comply with any applicable civil rights ordinance, law or rule prohibiting acts of discrimination related to real estate, housing, public accommodation or other applicable subject.

~~(b)~~ (c) The provisions of this article shall not apply to hotels licensed under Chapter 297 of this Code; lodging houses licensed under Chapter 298 of this Code; jails; convents; monasteries; licensed nursing homes; licensed board and care homes; parsonages; parish houses; manses and rectories; hospitals; and owner-occupied dwelling units in a cooperative, condominium or townhouse building.

Section 4. That Chapter 244 of the Minneapolis Code of Ordinances be amended by adding thereto a new Section 244.1845 to read as follows:

**244.1845. Requirements applicable to short term rental dwelling units.** *(a) Rental dwelling license required for non-homestead status property.* No person shall allow any non-homestead status short term rental dwelling unit to be occupied, or let or offer to let to another any non-homestead status short term rental dwelling unit for occupancy, or charge, accept or retain rent for any non-homestead status short term rental dwelling unit unless the owner has a valid rental dwelling license or provisional license under the terms of this article.

*(b) Short term rental registration required for homestead status property.* No person shall allow any homestead status short term rental dwelling unit to be occupied, or let or offer to let to another any homestead status short term rental dwelling unit for occupancy, or charge, accept or retain rent for any homestead status short term rental dwelling unit unless the owner has obtained a valid short term rental registration under the terms of this article.

(1) The requirements of subsection (b) shall apply to any homestead status short term rental dwelling unit that is primarily owner-occupied except for the duration of any short term rental period.

(2) A short term rental registration must include any information deemed necessary by the director and may be obtained through any readily available means, written or electronic, as deemed appropriate and expeditious by the director. The annual fee for a short term rental registration shall be as established in the license fee schedule. Any registered property shall be subject to lawful inspection by the director and the director's authorized representatives upon a schedule determined by the director or upon complaint.

(3) Any short term rental registration may be denied, canceled or revoked upon notice and the provision of an opportunity for hearing for good cause, including the violation of, or noncompliance with, any registration requirement or standard, or any applicable law, statute or ordinance. Any such hearing shall take place pursuant to Chapter 2 of this Code and follow the procedures established in section 259.255.

(c) No rental dwelling classified as *Tier III* by the director shall be eligible for short term rental registration or for use as a short term rental dwelling.

(d) Any person operating a short term rental property which includes a swimming pool that does not possess a current and valid pool license shall, during the course of any such rental period, post a sign indicating that the pool is not licensed and inspected.