

ORDINANCE
By Fletcher

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 244.1845 of the above-entitled ordinance be amended 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. This information may include the identification of a responsible party, if other than the owner, who shall be a natural person responsible for the management of the property during and associated with any use as a short-term rental to the same extent a rental license agent or contact person is legally responsible pursuant to Section 244.1840(3). 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) Regulations applicable to all short-term rental dwelling units.

(1) 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)~~ (2) 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.

(3) The owner, identified rental dwelling license agent, or responsible party shall include the applicable short-term rental registration or license number on all advertisements, listings or postings of the unit;

(4) The owner of any short-term rental dwelling unit required to be registered or licensed shall maintain liability insurance appropriate to cover the short-term rental use in the aggregate of not less than three hundred thousand dollars (\$300,000) or conduct each short-term rental transaction through a short-term rental platform that provides equal or greater coverage;

(5) Unless further restricted by occupancy laws, no short-term dwelling unit shall be occupied by more than ten (10) persons, regardless of property size.

(6) The owner, identified rental dwelling license agent, or responsible party shall post the following information in a conspicuous place within each dwelling unit used as a short-term rental:

a. Emergency contact information that is accessible at all times;

b. Contact information for the property owner, identified rental dwelling license agent, or responsible party;

c. Street address;

d. Floor plan indicating fire exits and escape routes;

e. Information about how a guest can contact and utilize the City's 311 system; and

f. The short-term rental registration number.

~~(e)~~ (d) Short-term rental registration is not required for a homestead status property if the owner lives in the dwelling unit, only a portion of the dwelling unit is rented, and the owner occupies the dwelling unit during the rental period.

(e) Regulations applicable to non-homestead status licensed short-term rental dwelling units in buildings with fewer than twenty (20) dwelling units. The owners and identified rental dwelling license agents of any short-term rental dwelling units that are located in buildings with fewer than twenty (20) units shall comply with the following requirements, in addition to any other applicable requirements including applying for and obtaining a rental dwelling license classified as a short-term rental dwelling license:

(1) Provide a twenty-four (24) hour accessible and responsive telephone number to guests and required neighbors for complaint lodging and resolution;

(2) Complete a pre-inspection checklist in a manner and format as determined by the director;

(3) Complete and submit a management plan for the licensed unit addressing matters such as noise, trash, parking, or any other matters deemed necessary by the director, in a format and manner as determined by the director;

(4) Complete, submit, and provide in a manner, content, and format as determined by the director a short-term rental neighbor notification letter directed to all property owners, tenants, and occupants of any property within the subject building or located within fifty (50) feet of the perimeter of the property line in which the short-term rental dwelling unit is located; and

(5) In buildings with fewer than twenty (20) units, no owner or licensee shall own or have an interest in more than one (1) licensed short-term rental dwelling unit.

(f) *Regulations applicable to non-homestead status licensed short-term rental dwelling units in buildings with twenty (20) or more dwelling units.* In addition to any other applicable requirements, the owners and identified rental dwelling license agents of any short-term rental dwelling units required to be licensed that are located in buildings with twenty (20) or more units shall comply with the following requirements:

(1) Comply with and fulfill the requirements of subsection (e), subparts (1) through (4), and apply for and obtain a rental dwelling license classified as a short-term rental dwelling license; and

(2) The short-term rental dwelling units must comprise no more than ten (10) percent in relation to the total dwelling units in the building, and the building and use must comply with all applicable zoning requirements. Condominium units shall be exempt from the ten (10) percent cap but must otherwise comply with any valid association requirements and restrictions.