

VILLAGE OF BEULAH BENZIE COUNTY, MICHIGAN

ORDINANCE NUMBER 2021-003 AS AMENDED ON 11/10/2022

SHORT-TERM RENTAL PROPERTY REGISTRATION ORDINANCE

THE VILLAGE OF BEULAH ORDAINS AS FOLLOWS:

SECTION 1. TITLE

Short-Term Rental Property Registration Ordinance.

SECTION 2. PURPOSE

The number of Short-Term Rentals in the Village of Beulah has increased substantially in recent years. Many of these properties are owned by LLCs, family trusts, or other legal structures which make it difficult to identify the responsible person for the Short-Term Rental. The Village of Beulah and residents need to be able to communicate with these owners when needed, both promptly and efficiently. The Village of Beulah needs to obtain the information required to be provided by this Ordinance from Short-Term Rental owners in order to better understand and monitor the impacts such short-term rentals create on the community and to respond to complaints in the interest of the public health, safety, and welfare.

This Ordinance requires owners of short-term rental property to annually register such properties with the Village and to provide necessary information related to such property.

SECTION 3. APPLICABILITY

The requirements of this ordinance are applicable to all Short-Term Rentals in the Village of Beulah with the following exceptions: commercial hotels, motels and bed and breakfasts as those terms are defined in the Village of Beulah's Zoning Ordinance.

The terms of this Ordinance shall not supersede the Village of Beulah's Zoning Ordinance nor authorize Short-Term Rentals where such use is not an allowed use within a zoning district under the Village of Beulah's Zoning Ordinance.

This ordinance shall not apply to short-term rentals totaling not more than two weeks (14 days) in any calendar year.

SECTION 4. DEFINITIONS

Unless otherwise specified herein, the terms used in this ordinance shall be defined as follows:

1. For cause: means and includes the doing or omitting of any act, or permitting any condition to exist, in connection with a Short-Term Rental for which a license is granted, which act, omission or condition is:
 - a. Contrary to the health, morals, safety or welfare of the public;
 - b. Unlawful, irregular or fraudulent in nature;
 - c. Unauthorized or beyond the scope of the license granted;
 - d. Forbidden by ordinance of the Village of Beulah or any duly established rule or regulation of the Village applicable to Short-Term Rentals;
 - e. A violation of any County ordinance or any statute of the State of Michigan; or
 - f. The result of failure to continuously comply with all conditions of the license.
2. Short-Term Rental: Any building, house, cabin or other structure or portion thereof which forms a single habitable unit having facilities which are used or intended to be used for sleeping, cooking, eating and bathing purposes and is used for accommodating one or more renters for any lease period of less than 30 days.
3. Local Contact Person: The owner or a local property manager or agent of the owner designated by the owner. This person must be always available by phone or text messaging.
4. Owner: The person or legal entity which holds the legal title to the property (or portion thereof) used as a Short-Term Rental.
5. On Site Parking: A designated parking area legally available for the Short-Term Rental's use for overnight parking of a motor vehicle other than within a public right-of-way.

SECTION 5. VILLAGE OF BEULAH SHORT-TERM RENTAL REGISTRATION REQUIREMENTS

All owners of a Short-Term Rentals within the Village of Beulah shall annually register the Short-Term Rental with the Village of Beulah on a form provided by the Village of Beulah on its website. The Form shall require the following information:

1. The names(s), permanent address, phone number(s), including personal cell phone numbers and email address(es) of the owner(s) of the Short-Term Rental.
2. The physical address of the property where the Short-Term Rental is located.
3. The maximum number of persons permitted to occupy the Short-Term Rental.
4. The number of Onsite Parking Spaces provided for the Short-Term Rental and the location of the spaces.
5. The name, address, business and cell number and email address of the Local Contact Person to respond to emergencies and complaints.
6. It is the responsibility of the Short-Term Rental Owner to immediately inform the