

CITY OF LUDINGTON

SHORT TERM RENTALS  
DRAFT REGULATIONS

CITY OF  
LUDINGTON  
ZONING  
DEPARTMENT

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## WHAT IS A SHORT-TERM RENTAL?

**Non-Owner Occupied:** *A dwelling unit that is not an individual owner's primary residence, and is rented or offered for rent in its entirety for less than 28 consecutive days per occupant (this does not prevent more than 28 days) in accordance with Ordinance 318-15.*

## REGISTRATION:

- All short-term rental units must be registered with the City prior to allowing occupancy.
- Upon transfer of ownership, the new owner of the short-term rental shall re-register with the City. The short-term designation will stay with the property, if the new owner meets all of the qualification criteria.
- All short-term rentals shall re-register every three (3) years.
- Failure to register shall be subject to a \$500.00 non-registration fee for each unit not timely registered.
- Various fees shall be established by City Council by resolution.

# INSPECTIONS:

- All short-term rentals are subject to rental inspections by the Building Inspector or his or her agent.
- Inspections shall be made on a three-year cycle.
- All short-term rentals must meet the minimum standards of the Ludington Property Maintenance Code.
- If any violations of the Ludington Property Maintenance Code are found, the Building Inspector shall make re-inspections to ensure compliance.
- All units must receive a Certificate of Compliance upon compliance to be displayed in each unit.
- If additional inspections are required that the Building Inspector is not qualified to perform (mechanical, electrical, plumbing), such inspections will be a property owner's expense.
- Inspection fees shall be established by the City Council by resolution.

# OWNER RESPONSIBILITIES:

## LOCAL AGENT :

- Non-Owner occupied short-term rentals - Must designate a local agent within 30 miles of the property to be available 24 hours a day, 7 days a week to respond to any issue or complaint.
- The information for the local agent must be provided to neighbors immediately adjacent (sides and rear) and across the street from the property.
- The information for the local agent must be displayed at the property and provided to all renters.
- The property address of any short-term rental must be displayed in the main area of the house so that it can be easily obtained in the case of an emergency.

# OWNER RESPONSIBILITIES:

## HEALTH ▪ SAFETY ▪ NEIGHBORHOOD

- Information must be displayed regarding local ordinances:
  - *Disturbing the peace; disorderly conduct Sec. 34-98 City Code*
  - *Garbage; Placement for collection Sec. 62-40 City Code*
  - *Garbage pick-up day*
  - *Off-Street Parking in Residential Districts Article 700.4 Zoning Ordinance*
- Fire extinguishers that are readily accessible and properly maintained must be provided.
- Documentation must be provided stating that the property's liability insurance covers short-term rental use and short-term rental occupants.
- Each short-term rental unit must have a working land line.

# OCCUPANT NOTICE:

## Sec. 34-98. - Disturbing the peace; disorderly conduct (Ludington City Code Chapter 34)

### • No person shall:

- ❖ *1. Create or engage in any public disturbance. fight or quarrel in a public place.*
- ❖ *2. Create or engage in any disturbance, fight or quarrel that incites or causes or tends to incite or cause a breach of the peace.*
- ❖ *3. Disturb the public peace and order by disrupting the ordinary and usual tranquility of the citizenry by loud and boisterous conduct or by noise deemed excessive under the circumstances. This subsection shall be interpreted as an objective standard and not a subjective determination of the particular individual subjected to such conduct.*
- ❖ *4. Disturb without lawful authority any peaceful and lawful assembly or meeting of persons.*
- ❖ *5. Permit or allow any premises owned, occupied or controlled by him to be used or occupied by noisy, boisterous or disorderly persons.*
- ❖ *6. Permit or allow any loud or boisterous noise, or any fight, quarrel or disturbance on any premises owned, occupied or controlled by him.*
- ❖ *7. Permit the use of any radio or television receiving set, musical instrument, phonograph, or other machine or device for the producing or reproduction of sound in such a manner as to disturb the peace, quiet and comfort of the neighboring inhabitants at any time with louder volume than is necessary for convenient hearing for the person who is in the room, vehicle or chamber in which such machine or device is operated and who is a voluntary listener thereto.*

# OCCUPANT NOTICE:

## GARBAGE

### Sec. 62-40. - Placement for Collection

(Ludington City Code Chapter 62)

No garbage, refuse or recyclables or other items shall be placed for collection earlier than 5:00 p.m. on the day prior to the scheduled collection for such premises. Items which have not been removed by the city's garbage collection service, including refuse and recycling containers, shall not be allowed to remain at any curbside or along any alley or street past 7:00 p.m. on the day of such scheduled collection for such premises.

GARBAGE PICKUP DAY FOR THIS PROPERTY IS: \_\_\_\_\_

## ARTICLE 700.4 - OFF-STREET PARKING IN RESIDENTIAL DISTRICTS

(Ludington Zoning Ordinance #23-00)

- ❖ 1. For all residential buildings, required parking areas shall be provided on the same lot it is intended to serve.
- ❖ 2. Such parking areas shall not be located in any required front yard, except in the case of a dwelling with a driveway leading to a garage or parking area when the drive may be used for parking.
- ❖ 3. At no time shall parking in the area between the sidewalk and curb be permitted, whether the area is paved or unpaved, except when parking on the street is prohibited.
- ❖ 4. There shall be no parking or storage of any truck tractors and/or trailer rigs on a residential lot.

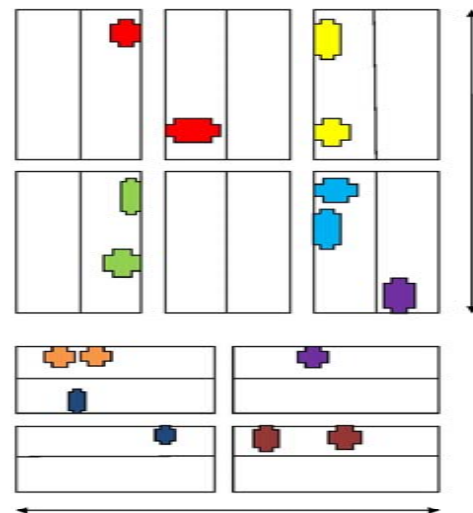


## GENERAL PROVISIONS:

- Only two (2) short-term rentals allowed per City right-of-way/street segment.
- A maximum of 100 short-term rentals in the City.
- Short-term rentals do not include condominium units that were granted special land use approval.
- Tenants of any rental units may not sublet any part of the premises being rented.
- One short-term rental property per property owner.
- License/permit number must be used in all advertisement.
- Occupants are limited on a per bed capacity basis. ***No campers, tents or similar shelters are allowed.***

# TWO SHORT-TERM RENTALS PER CITY BLOCK RIGHT-OF-WAY/STREET SEGMENT

How two short-term rentals per linear block or segment of street might look:



Note: Some streets in Ludington run North/South and others run East/West

## REVOCACTION - PENALTY:

- Certificate of Compliance will be revoked for any short-term rental that is found to be adversely affecting the public health, safety or welfare of the immediate neighborhood in which the property is located.
- Any person who violates any provision of the ordinance, including failure to register a short-term rental, failure or refusal to allow an inspection or re-inspection, failure to pay fees or failure to obtain additional inspections, if required, shall be guilty of a municipal civil infraction.

## REVIEW:

- ▶ Short-term rentals will be reviewed after one year by City Council to determine:
  - a. What impact have short-term rentals had on neighborhoods?*
  - b. Have the proper regulations of short-term rentals been implemented?*
  - c. How have short-term rentals affected the local economy?*