

SECTION 3.11 – Short-Term Rentals

- A. Purpose. Niles Charter Township finds that the short-term rental of single-family dwellings in Niles Charter Township is a matter closely connected with the public health, safety, and welfare of the community. The purpose of this Section is to strike an appropriate balance between the interests of community residents, community business owners, visitors to the community, and real property owners wishing to engage in short-term rental of single-family dwellings. While visitors to the community who rent single-family dwellings on a short-term basis bring many benefits to the community, they can simultaneously create concerns surrounding issues of traffic, parking, congestion, litter, noise, and other similar issues. Meanwhile, issues related to fire safety and life safety codes must be considered in order to maximize the safety and well-being of all in the community.
- B. Permissible Zoning Districts. Short-term rentals shall only be permitted in single-family dwellings in the AP, RP, R-1A, and R-1B zoning districts subject to the requirements of this section.
- C. Zoning Compliance Permit. The property owner of the short-term rental shall apply for a zoning compliance permit on an annual basis before advertising a short-term rental for rent or operating a short-term rental. The property owner shall pay an annual fee, the amount of which shall be established by resolution of the Township Board. Zoning compliance permits for short-term rentals expire at the end of each calendar year. In addition to the requirements outlined in Section 29.04, an application for a Zoning Compliance Permit for a short-term rental shall include the following:
1. The property owner shall provide and certify to be true the following on a form provided by the Township:
 - a. Name, address, and telephone number of the owner and any local agent of the single-family dwelling to be used as a short-term rental (if the owner does not reside within twenty (20) miles of the single-family dwelling, the owner shall name a local agent). If property ownership or the local agent changes, a new permit will be required.
 - b. The number of bedrooms in the single-family dwelling intended to be used as a short-term rental and the location of such bedrooms therein. The Township may inspect the dwelling to verify information on the application. Should more than one (1) trip to verify application information be required, the applicant may be required to pay additional fees as established by resolution of the Township Board.
 - c. The maximum number of renters to which the applicant intends to rent the dwelling unit in any given rental period, subject to any applicable local, state, or federal laws, regulations, or ordinances (this information must also be included in the rental agreement and any online or other advertising for the single-family dwelling).
 - d. Statements certifying the following:
 - (1) That each bedroom has a working smoke alarm, that there is a working carbon monoxide detector on each floor, and that the owner or local agent will check those devices at least once every ninety (90) days.
 - (2) That the property owner consents to inspections by the Township regarding compliance with this Ordinance and will make the single-family dwelling available to inspections upon request with a minimum of twenty-four (24) hours advance notice, unless an emergency situation requires an earlier inspection.
- D. Availability of Owner/Local Agent. The owner or local agent must be available to accept telephone calls and/or other communication at all times that the short-term rental is rented (twenty-four (24) hours/seven (7) days a week). The owner or local agent must have a key or access to the unit and be capable of being physically present at the unit within sixty (60) minutes when contacted by the Township, Township designee, or law enforcement to address issues unless arrangements are made

for a substitute person to address issues within the same timeframe.

- E. Short-Term Rental Regulations. Single-family dwellings used as short-term rentals are subject to the following requirements and performance standards.
 1. Street Address and Signage. The single-family dwelling used as a short-term rental shall have a street number marker visible from the road and in compliance with any state or local laws or regulations. No on-premise signage advertising the short-term rental is allowed. The exterior appearance of the dwelling shall have a residential character and shall be compatible with other dwellings in the vicinity.
 2. Occupancy. The short-term rental shall only be rented and used for lodging purposes. The short-term rental shall not be rented to more than one party simultaneously. Maximum occupancy in a single-family dwelling used as a short-term rental shall not exceed the maximum permitted by the adopted International Property Maintenance Code. The single-family dwelling shall provide safe, reasonable, and adequate sleeping arrangements in traditional bedrooms with proper egress or as consistent with applicable law. The use of campers, tents, accessory dwellings, the floor, couches, or similar arrangements to provide additional occupancy on the premises is prohibited.
 3. Parking. A minimum of two (2) off-street parking spaces located on the subject property shall be provided per unit up to six (6) renters, plus one space for every three renters over six (6), based on the approved occupancy for the single-family dwelling. Parking on the grass, or on the street right of way, or on the street shall be prohibited.
 4. Compliance with Township Regulations. The short-term rental property owner, renter, and renter's guests of the short-term rental shall comply with all applicable Township regulations and ordinances, including, but not limited to, building codes, fire codes, noise, and garbage disposal and collection.
 5. Notice of Township Rules, Policies, and Contacts. A copy of this section, short-term rental permit, property owner/local agent contact information, Township emergency contact information, the street address of the short-term rental, and any other applicable Township regulations shall be posted in a conspicuous location in the short-term rental. The street address of the short-term rental shall be posted in a conspicuous location on each occupied floor (including the basement) of the short-term rental.
 6. Notice of Violation. Should the property owner/local agent be notified that a renter or renter's guest has violated any provision of this Ordinance or any other Ordinance or Code adopted by the Township, the short-term rental property owner or local contact shall notify the renter of such violations and take such action as necessary to prevent a reoccurrence.

I hereby attest that all information on this application is, to the best of my knowledge, true and accurate. I certify that I have familiarized myself with the Short Term Rental requirements of the Niles Charter Township Zoning Ordinance as stated above, and that I will abide by all said requirements.

Signature: _____ **Date:** _____

TO BE COMPLETED BY TOWNSHIP

Date application received: _____ Staff Initials: _____

Application approved: Yes Signature: _____
 No