

BLUE LAKE TOWNSHIP
SHORT TERM RENTAL ORDINANCE # _____

AN ORDINANCE TO PROVIDE TO PERMIT SHORT TERM RESIDENTIAL RENTALS WITHIN THE TOWNSHIP, TO INSURE THE PUBLIC HEALTH, SAFETY AND WELFARE, AND TO PROVIDE PENALTIES FOR VIOLATIONS THEREOF.

THE TOWNSHIP OF BLUE LAKE ORDAINS:

Section 1. Definitions.

The following terms as used in this Ordinance, are hereby defined to mean:

1. "Bedroom" means a separate room or space with a door, a closet and a window, used or intended to be used specifically for sleeping purposes.
2. "Dwelling unit" means a building or portion of a building providing complete, independent living facilities for one or more persons, including permanent provisions for living, eating, cooking, sanitation, and a separate bedroom(s) for sleeping.
3. "Habitable space" means space in a structure for living, sleeping, eating or cooking. Bathrooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.
4. "Occupancy" means the purpose for which a dwelling unit or portion thereof is utilized or occupied.
5. "Occupant" means any individual living or sleeping in a dwelling unit, or having possession of a space within a dwelling unit.
6. "Operator" or "Owner" means any person who owns or has charge, care or control of a dwelling unit which is offered for rent.
7. "Person" means an individual, firm, corporation, association, partnership, limited liability Company, or other legal entity.
8. "Rent" or "Rental" means to permit, provide for, or offer possession or occupancy of a dwelling unit in which the owner does not reside for a period of less than thirty (30) days to a person who is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license.
9. "Short Term Rental" means any dwelling or condominium or portions thereof, in which the owner does not reside, that is available for use or is used for accommodations or lodging of guests, paying a fee or other compensation for a period of less than thirty consecutive days.
10. "Tenant" means a person who is not the legal owner of record and who is occupying a dwelling unit pursuant to a written or unwritten rental lease, agreement or license.

Section 2. Registration Requirements.

No person shall rent or cause to be rented a dwelling unit or efficiency dwelling unit within Blue Lake Township for a period less than thirty (30) days without first registering with the Township Zoning Administrator pursuant to the requirements of this Ordinance. The Registration fee is \$5.00 annually.

Section 3. Rental Standards

1. The Maximum occupancy will be based on the capacity of the sanitation system as defined by Kankaska County Health Department. No external sanitary facilities will be allowed.
2. The operator shall provide ample off street parking to accommodate occupant's vehicles.
3. The appearance of the dwelling shall not conflict with the residential character of the neighborhood. The structures shall be properly maintained, and kept in good repair, in order that the use in no way detracts from the general appearance of the neighborhood. Garbage must be bagged and kept in a closed container and disposed of on a regular weekly schedule.
4. The owner shall keep on file with the Township the name and telephone number of a contact person who shall be responsible for responding to questions or concerns regarding the operation of the short-term rental. This information must be kept current. This information also shall be posted in a conspicuous location within the dwelling unit. The contact person should be available to accept telephone calls on a 24 hour basis in case of emergencies.
5. The Owner or a Managing Agency or Agent or Contact shall provide the tenant or lessees of a Short-term Residential Rental with the following information and rules prior to occupancy of the Premises and Post such information in a conspicuous place within the dwelling on the premises:
 - (a) The name of the Contact Person, and a telephone number at which they may be reached on a twenty-four hour basis.
 - (b) Garbage disposal rules and days of disposal along with the location of the receptacle.
 - (c) Lake rules and regulations.
 - (d) No External Sanitary Facilities will be allowed.
 - (e) All parking must be off street
 - (f) Road End Usage and Public Access rules which Blue Lake will provide to operator.
 - (g) Pets need to be confined to the property except when on a leash.

- (h) An occupant may be cited or fined by the Township, in addition to any other remedies available at law, for violating any provisions of the Ordinance.
- (i) All activities must adhere to the local and state laws and shall not encroach on neighboring properties.
- (j) Campfires shall be in designated "fire pit" areas away from water's edge, trees, and property lines. Fires must be attended at all times and properly extinguished after use.
- (k) No fireworks will be allowed except in accordance with State and local laws.
- (l) Tenants of a property used for Short-Term Rental use shall not create a nuisance as defined by The Blue Lake Township nuisance ordinance or interfere with the quiet, comfort or repose of a reasonable person's normal sensitivity.

Section 4. Violations

A person who violates any provisions of this Ordinance may be subject to court fines and fees.

Section 4. Effective Date.

This ordinance shall become effective upon publication in accordance with law.

At a regular meeting of the Blue Lake Township Board held on _____, _____ moved for adoption of the foregoing ordinance and _____ supported the motion.

Voting for: _____

Voting against: _____

The Township supervisor declared the ordinance adopted.

Dean McCulloch, Township Supervisor

Tracy Nichol, Township Clerk