

ORDINANCE NO. ORD-21-13

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Approved:  
Published:  
Effective:

SHORT-TERM RENTALS

AN ORDINANCE TO AMEND SECTIONS 7:651 AND 7:654 OF CHAPTER 97 (SHORT-TERM RENTALS) OF TITLE VII OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor Ordains:

Section 1. That Section 7:651 of Chapter 97 of Title VI of the Code of the City of Ann Arbor be amended to read as follows:

7:651. - Definitions.

- (1) *Guest* means persons renting lodging from a short-term rental host, or through a Hosting Platform on behalf of the short-term rental host, for less than 30 consecutive days.
- (2) *Host* means a person engaged in providing a Short-Term Rental Unit.
- (3) *Hosting Platform* means a marketplace in any form or format which facilitates Short-Term Rental Units, through advertising, matchmaking or any other means.
- ~~(4) *Mixed-Use Zoning District* means a mixed-used zoning district as designated by Section 5.12 of the UDC.~~
- ~~(5)~~(4) *Permanent Resident* means the person(s) occupying a property as their Principal Residence.
- ~~(6)~~(5) *Principal Residence* means the one ~~residence-dwelling unit~~ where an owner of the property, or tenant of a period greater than 30 days, has ~~his or her~~their true, fixed, and permanent home to which, whenever absent, ~~he or she~~they intends to return and that shall continue as a principal residence until another principal residence is established.
- ~~(7)~~(6) *Short-Term Rental Unit* means any dwelling unit that is rented wholly or partly for compensation, for periods of 30 consecutive days or less, by persons other than the Permanent Resident or owner including:
  - a. *Non-Principal Residence Short-Term Rental (or Commercial Rental)* means an activity where the owner of a non-principal residence hosts visitors, for compensation, for periods of 30 consecutive days or less.
  - b. *Principal Residence Homestay* means an activity whereby the Permanent Resident(s) host visitors in their homes, for compensation, for periods of

30 consecutive days or less, while at least one of the Permanent Residents lives on-site in the dwelling unit, throughout the visitors' stay.

- c. *Principal Residence Whole House* means an activity whereby the Permanent Resident(s) host visitors in their homes, for compensation, for periods of 30 consecutive days or less, while a residential dwelling unit is not occupied by the owner of record while the guest is present.

~~(8) Residential Zoning District, means a residential zoning district as designated by Section 5.11 of the UDC.~~

~~(9)~~(7) UDC means Unified Development Code (Chapter 55 of Ann Arbor City Code).

Section 2. That Section 7:654 of Chapter 97 of Title VI of the Code of the City of Ann Arbor be amended to read as follows:

7:654. – Specific Regulations by Short-Term Rental Type.

(1) Non-Principal Residence Short-Term Rental (Commercial Rental)

~~Location. Licenses for Non-Principal Residence Short-Term Rental Units (Commercial Rental) shall only be issued for Short-Term Rentals in Mixed-Use Zoning Districts.~~

~~b.a.~~ Registration and license. Registration and license shall be required as set forth in Section 7:652 of this chapter.

~~b.~~ Chapter 105 (Housing Code). All applicable provisions of Chapter 105 (Housing Code) shall apply.

(2) Principal Residence Homestay and Principal Residence Whole House Short-Term Rental Units

~~a. Location. Licenses for Principal Residence Homestay and Principal Residence Whole House shall only be issued for Short-Term Rental Units in Residential and Mixed-use Districts.~~

~~b.a.~~ Registration and license. Registration and license shall be required as set forth in Section 7:652 of this chapter.

~~b.~~ Inspection. Principal Residence Homestay or Principal Residence Whole House Short-Term Rental Units shall not require an inspection.

Section 3. That this Ordinance shall take effect 10 days following legal publication.