

## ORDINANCE 7-700 SHORT-TERM RENTALS

THE CITY OF ISHPEMING ORDAINS:

### **1. PURPOSE**

It is the intent of this ordinance to authorize the establishment of Short-Term Rentals in the City of Ishpeming and provide for the adoption of reasonable restrictions to protect the public health, safety and general welfare of the community at large; to retain the character of neighborhoods; and to mitigate potential impacts on surrounding properties and persons.

### **2. APPLICABILITY**

This Ordinance applies to all Dwelling Units in the City of Ishpeming and owners of those dwelling units which are rented as a Short-Term Rental. No Short-Term Rental may occur in the City unless in compliance with this Ordinance. All other City Ordinances, including Ordinance 8-100, Zoning, also apply to Short-term Rentals unless specifically modified herein.

### **3. DEFINITIONS**

**A. Bedroom** – A room used for sleeping purposes, having a door used for ingress and egress purposes and an egress window which complies with applicable building and fire codes. A bedroom for a single person must not be less than seventy (70) sq. ft. Each additional person shall require an additional 50 sq. ft..

**B. Capacity** – Capacity is the number of overnight occupants permitted in a Short-Term Rental under this ordinance and as listed on the approved Rental Permit issued by the City of Ishpeming.

**C. Dwelling Unit** – One or more rooms, designed, occupied, or intended for occupancy as separate living quarters with sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a household.

**D. Local Contact Person** – A local owner or agent of the owner of a Short Term-Rental, who is available to respond to rental and neighborhood concerns and is authorized to respond to any violation of this Ordinance and/or complaints and who resides within Marquette County.

**E. Parking Space** – An area of at least 9' x 18' located outside of a road right-of-way and within a garage, carport, paved or gravel driveway or parking pad.

**F. Rental Permit** – A Short-Term Rental Permit issued by the City of Ishpeming authorizing a dwelling unit to be let as a Short-Term Rental unit on an approved site.

**G. Short-Term Rental** – A residential dwelling unit, not owner-occupied, which is rented on a daily, weekly, or monthly basis for thirty (30) days or less for overnight accommodations.

**H. Special Events** – In association with a Short-Term Rental, a wedding, outdoor party, family reunion, bachelor or bachelorette parties, or similar gathering or activity that exceeds the maximum number of Occupants allowed under a rental permit (the Capacity).

#### **4. SHORT TERM RENTAL OWNER REQUIREMENTS**

**A. Rental Permit Issuance:** A Rental Permit issued by the City is required prior to the rental of any dwelling unit as a Short-Term Rental. A Rental Permit shall be valid for a period of one (1) year unless revoked by the City or an ownership interest change occurs related to the real property hosting a Short-Term Rental.

1. A Short-term Rental Permit will be issued to the property owner for each qualified dwelling unit after review and approval of a complete application.
2. The Rental Permit shall indicate the Rental Capacity in accordance with the standards set forth in this ordinance.
3. A Rental Permit holder shall be subject to all of the standards and penalties of this Ordinance.
4. It is the Rental Permit holder's responsibility to inform the City of any change in contact information for the Rental Permit holder or Local Contact Person.
5. The number of bedrooms shall be based upon the definitions found in this ordinance.
6. The total number of Short-Term Rental dwelling units permitted shall be limited to a maximum of fifty (50). However, any dwelling unit which satisfies the criteria in this Ordinance on the date this Ordinance first becomes effective shall be issued a Short-Term Rental Permit, even if this results in exceeding the cap of fifty (50) such permits. Proof of the existence of the Short-term Rental unit on the date this Ordinance becomes effective is the responsibility of the Owner. In the event that the cap of fifty (50) permitted units is reached, new applicants shall be placed on a "waiting list" and shall be reviewed once the total permitted units fall below the cap, in the chronological order the applications are received by the City.
7. Each owner/applicant must designate and provide current contact information for a local contact person who has access and authority to assume management of the unit and take remedial measures to address any violations of this Ordinance. The Local Contact Person must be available twenty-four (24) hours a day during any rental period of a Short-Term Rental. The Local Contact Person's name, contact information (phone number, email address, etc.) and Rental Certificate number shall be posted outside on a prominent place of the Short-Term Rental.

8. The unique Short-Term Rental Permit number issued by the City shall be included in any advertisement for the rental unit as shall the approved capacity of the Short-Term Rental as authorized by this Ordinance.

**B. Sanitary Waste:** A Short-Term Rental must be connected to a public sewer system or a properly functioning private septic/sewer system. Failure or operational deficiency of the sewage waste disposal system shall be grounds for immediate revocation of the Rental Permit. A Short-Term Rental may not utilize Porta-Johns or similar methods of handling waste.

**C. Insurance:** The owner shall provide the City with an insurance certificate specifying use as a short-term rental which includes replacement cost and debris removal coverage in case of fire or natural disaster. The insurance company shall provide the City with ten (10) days' notice of cancellation. A cancellation notice shall mean that the Rental Permit is immediately void and revoked.

**D. Notice to Adjacent Property Owners:** Upon issuance of a Rental Permit or renewal, the owner must mail or deliver a copy of the Permit to all property owners within 200' of the parcel boundaries and post a weather-proof copy upon the exterior of the building which houses the Short-term Rental Unit.

## **5. APPLICATION**

**A. Information:** Applicants shall complete the Application form and provide all documentation and information requested. The City will not review any incomplete Rental Application(s) and will return it to the applicant.

**B. Inspections:** The City shall conduct an inspection of each proposed short-term rental unit as a part of reviewing the initial application. Such inspection shall determine compliance with this Ordinance. Renewals shall not generally require an inspection unless, in the sole discretion of the City, it is deemed necessary in order to ensure compliance of any individual short-term rental unit with this Ordinance.

**C. Fees:** An application fee, an inspection fee and a renewal fee may be established by resolution of the Ishpeming City Council and included in the City Fee Schedule.

**D. Renewal:** Holders of Rental Permits must renew them prior to expiration by re-submitting the application along with any new or changed information, together with any required fee.

**E. Modification:** The owner shall provide updated information immediately when the information previously supplied to the City changes during the effective period of a Short-term Rental Permit, using the Application form with any appropriate documents.

## **6. REGULATIONS PERTAINING TO OCCUPANTS**

**A. Parking:** Parking for guests in a Short-Term Rental shall only be in identified Parking Spaces as

defined in this ordinance and submitted on a to-scale Site Plan to the City. All parking associated with a Short-Term Rental shall be located out of the road right-of-way and entirely on-site in a garage, driveway or other improved parking area. No on-street parking shall be permitted by renter occupants or included in any calculation of rental capacities in association with a Short-Term Rental.

**B. Trash:** Refuse and recyclables shall be stored and fully contained in appropriate containers with tight fitting lids, or bagged and secure in appropriate containers with tight fitting lids, or bagged and secure in caged enclosures, and shall be picked up at least weekly by a licensed waste hauler. Dumpsters may not be used.

**C. Special Events:** A Short-Term Rental may not be used for special events such as: a wedding, outdoor party, family reunion, bachelor or bachelorette parties, or similar gatherings or activities, if such Special Event attendees will exceed the capacity of the Short-Term Rental or otherwise violate this Ordinance.

**D. Capacity Limit:** The maximum number of overnight occupants shall be limited to two (2) persons per bedroom. For parcels under ten (10) acres, the maximum Capacity of all Short-term Rental units on the parcel combined shall not exceed ten (10) occupants. For parcels ten (10) acres or more, the maximum Capacity of all Short-term Rental units on the parcel combined shall not exceed fourteen (14) occupants.

**E. Egress:** Both a door and a window must be within the immediate sleeping area for overnight occupants and must conform to applicable building, maintenance and fire codes. No overnight occupants shall be lodged in any portion of a Short-Term Rental (including Bedrooms) where these requirements are not met.

**F. Occupants Limited to the Short-Term Rental:** All overnight lodging of Occupants is to be exclusively within the Short-Term Rental. Accessory structures, recreational vehicles, motor homes, and travel trailers or tents placed on the property of a Short-Term Rental shall not be used in any manner for overnight occupancy.

**G. Noise:** Noise must be limited to that which does not disturb the quiet, comfort or repose of a reasonable person of normal sensitivities. "Quiet hours" shall be from 10:00 P.M. to 8:00 A.M., during which time the Short-term tenants shall refrain from any noise that would affect sleep within neighboring properties.

**H. Fireworks:** The use of any fireworks shall comply with City of Ishpeming Ordinance No. 2-400 FIREWORKS, as amended.

**I. Pets:** Pets shall be secured on the premises or on a leash at all times.

**J. Campfires or Firepits:** Are subject to Ordinance #4-1100 Open Burning Without a Permit including Section 4-1104.1 Unusual Smoke or Odor Conditions.

**K. Fire Protection Devices:** A minimum of two type ABC fire extinguishers and the minimum number of battery powered or hard-wired smoke / carbon monoxide / fire alarms as may be required by State law, annually tested and certified by the owner as functional, shall be properly placed and installed according to the Fire Code. Wherever possible, the alarm devices shall be interconnected with all other alarms in the building.

**L. Notice to Occupants:** A placard stating the foregoing regulations shall be provided by the City to the Short-Term Rental owner and must be posted within the unit together with the location of fire extinguishers and a map depicting the fire exits.

## **7. RENTAL PERMIT**

**A.** A Rental Permit shall be valid for one year from the date of issuance, unless revoked. Rental Permits are issued only to the applicant and are not transferable.

**B.** A valid Rental Permit may be renewed on an annual basis by submitting an updated application and payment of the renewal fee and inspection fee, if required. Application to renew a Rental Permit shall be filed at least thirty (30) days prior to the date of its expiration.

## **8. SIGNS**

A Short-Term rental is permitted an on-site identification sign no larger than two (2) square feet in area.

## **9. APPEAL**

**A.** If an application or renewal is denied or a permit is revoked, the owner shall have ten (10) days from the date of the notice thereof to appeal the denial by filing a written notice of appeal with the City Clerk and pay the appeal fee.

**B.** The appeal shall be heard by the Housing Appeals Board (See Ishpeming Ordinance 7-500, Rental Inspections) in an open, public hearing within twenty-one (21) days after the notice of appeal is filed. Written notice of the date, time and place of the hearing shall be served upon the owner.

**C.** A record shall be made of the entire hearing, by electronic or other means.

**D.** The Housing Appeals Board shall take testimony from the appealing party, City officials and any other witnesses that may be called by either party. Every party to the hearing may be represented by an attorney.

**E.** The Housing Appeals Board shall render a decision by majority vote and shall cause their decision to be communicated in writing to the appealing party. The decision shall be supported by competent,

material and substantial evidence on the whole record. The Housing Appeals Board shall not be bound by the strict rules of evidence and may take into account evidence that would be relied upon by reasonably prudent persons in the conduct of their affairs. The decision shall be final.

**F.** The appealing party is deemed to have consented to allowing City personnel and Fire, Building Code, Maintenance Code and other inspectors to enter upon and into the property at issue, to inspect and take photos and videos. If such entry is not granted, the Appeal shall be considered denied and no hearing shall be held.

## **10. PENALTIES AND ENFORCEMENT**

**A.** Any person who violates any of the provisions of this Ordinance shall be responsible for a municipal civil infraction and shall be subject to the payment of a civil fine of not more than Five Hundred dollars (\$500.00) plus costs. Each day a violation of this Ordinance continues to exist constitutes a separate violation. A violator of this Ordinance shall also be subject to such additional sanctions, remedies and judicial orders as are authorized under Michigan law.

**B.** A violation of this ordinance is deemed to be a nuisance. In addition to any other remedy available at law or in equity, the City may bring an action for an injunction or other process against a person to restrain, prevent, or abate any violation of this Ordinance.

**C.** A Rental Certificate issued under this ordinance may be revoked on any of the following bases:

1. Any violation of this ordinance.

2. Fraud, misrepresentation or the making of a false statement by an applicant, permit holder, or owner in connection with the application for a permit or renewal or while engaging in any activity for which this ordinance requires a permit.

3. The permit holder or any person with an ownership interest in the parcel containing the Short-term Rental Unit is in default to the City personally or in connection with any business in which they hold an ownership interest, for failure to pay property taxes, special assessments, utilities, fines or fees.

**D.** Acceptance of a permit constitutes consent by the rental unit owners, officers, managers, agents and employees for any state or local fire, emergency or law enforcement personnel to conduct random and unannounced examinations of the facility and all articles of property in that facility at any time to ensure compliance with this ordinance, any other pertinent ordinances or regulations, and with State and Federal law.

**12. SEVERABILITY**

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity or the enforceability of the remaining sections, provisions, phrases or words of this ordinance.

**First reading: February 18, 2026**

**Second Reading: April 1, 2026**

**Approved by Council: April 1, 2026**

**Effective: April 10, 2026**