

## SHORT TERM RENTALS

### 1) Purpose.

The purpose of this Article is to ensure that the quality of short-term rentals operating within the City is adequate for protecting public health, safety, and general welfare; to determine the responsibilities of owners, operators, and property managers offering these properties for tourists or transient occupants; to provide minimum standards necessary for the health and safety of persons occupying or using buildings, structures or premises; and provisions for the administration and enforcement thereof.

### 2) Definitions.

The following definitions apply unless specifically modified.

- a) *Property owner*: The owner of the short-term rental property.
- b) *Property manager*: Any person appointed by the property owner of the short-term rental to act on behalf of the owner.
- c) *Short-term rental*: Residential dwelling unit where sleeping accommodations are offered for pay to tourists or transients for periods less than 30 consecutive days.
- d) *Tourist Rooming House*: Any lodging place or tourist cabin or cottage where sleeping accommodations are offered for pay to tourists. This language is used by the state to describe short-term rental accommodations.
- e) *Marketplace provider*: A third-party entity that provides a platform to rent a short-term rental to an occupant on behalf of another seller and who processes the payment from the purchaser.

### 3) Operation of Short-Term Rentals.

- a) No person shall maintain, manage, or operate a short-term rental for more than 10 nights each year without a short-term rental license from the City. Every short-term rental shall have a designated operator which includes a property owner or property manager.
- b) Short-term rentals operating within City limits must have the following license and registration:
  - i) La Crosse County Tourist Rooming House license or La Crosse **County Bed and Breakfast License**;
  - ii) Seller's permit from the Wisconsin Department of Revenue if applicable;
  - iii) A **Room Tax Permit/form** if applicable;
  - iv) A license issued pursuant to the provisions of this Article;
  - v) Compliance with any other applicable state, county, or local regulations which are not otherwise identified as part of this chapter.

### 4) Short-Term Rental License and Registration.

- a) All property owners wishing to operate a short-term rental dwelling must apply for a short-term rental license through the City of La Crosse. The license must be approved prior to operating within the City unless rental was operating prior to this ordinance passage and publication. The short-term rental application shall contain the following information:
  - i) Property owner and property manager information;
  - ii) Property details and information;

- iii) Copy of La Crosse County Tourist Rooming House license;
  - iv) Copy of inspection by La Crosse County Health Department;
  - v) Seller's permit from the Wisconsin Department of Revenue if applicable;
  - vi) **Room tax permit** if applicable.
- b) All applications for short-term rental license shall be filed with the City of La Crosse. Applications must be filled out by the property owner or by the property manager on the owner's behalf. Permits will be issued once completed application is submitted and processed along with the **required fee**.
- c) The City of La Crosse shall issue a property manager license to all applicants following the approval of the application.
- d) No license shall be issued if the applicant or property has outstanding fees, taxes or forfeitures owed to the City, or is under order issued by the Building Inspector to bring the premises into compliance with City ordinances.
- 5) Renewal.
- a) Short-term rental license shall be issued annually and must be submitted and renewed 30 days prior to expiration.
  - b) Each short-term rental license shall expire on the succeeding July 31, except for license issued during the period beginning on May 1 and ending on July 31, which will expire on July 31 of the subsequent year.
  - c) Applications submitted for renewal of a short-term rental permit shall include any updated information in addition to proof of renewed or process of renewal for a County Tourist Rooming House license or County Bed and Breakfast License.
- 6) Seller's Permit and Room tax.
- a) Each short-term rental shall comply with the room tax reporting requirements of the City Municipal Code Chapter 42-47.
  - b) Short-term rental properties are obligated to obtain a State of Wisconsin Seller's Permit from the Wisconsin Department of Revenue unless their short-term rental property is only listed, advertised, and rented through a marketplace provider that will collect, report, and remit sales or use tax on the marketplace seller's behalf.
  - c) Short-term rental properties are obligated to obtain a **room tax permit** with the City of La Crosse unless their short-term rental property is listed and advertised solely through a marketplace provider which automatically deducts and submits the room tax for the rental property.
- 7) Display of Permit.
- a) Each license or permit shall be displayed on or near the inside of the main entrance door of each short-term rental.

8) Appeal and License Revocation?

- a) The denial of any license application or renewal under this Article may be appealed by filing a written appeal request with the City within ten days of the City's notice of denial. The appeal shall be heard by the \_\_\_\_.
- b) A license may be revoked for one or more of the following reasons:
  - i) Outstanding fees, taxes, or forfeitures owed to the City by the property owner or applicant;
  - ii) Failure to make payment on room tax;
  - iii) Three or more legitimate calls for police services, building inspection or the health department for nuisance activities or other law violations in a twelve-month period;
  - iv) Failure to obtain necessary county and state permits and licenses;
  - v) Failure to maintain all required local, county, and state licensing requirements;
  - vi) Any violation of local, county or state laws that substantially harm or adversely impact the predominantly residential uses and nature of the surrounding neighborhood.

9) Penalties.

- a) Any person who shall violate any provision of this Article shall be subject to a \$\_\_ penalty after one warning.
- b) Penalties set forth in this section shall be in addition to all other remedies of injunction, abatement or costs whether existing under this Article or otherwise.