




Vacation Home Rentals

Angie Berg, Land Use Director

Stearns County



EXPLORE MINNESOTA TOURISM
STATE OF MINNESOTA



**MINNESOTA VACATION HOME RENTAL
TASK FORCE**
REPORT AND RECOMMENDATIONS

2008 Legislative Session Chapter 291 - S.F. 3158

Outcome of Task Force

- Add references to the vacation home rental category to M.S. 157.16 Licenses Required; Fees.
- Add a licensing exemption for one donation annually for eligible charitable donations of weekend stays or periods of a week or less for fundraising in M.S. 157.22 Exemptions.

Subd. 20, Vacation Home Rental.

"Vacation home rental means any home, cabin, condominium or similar building that is advertised or held out to the public as a place where sleeping accommodations are furnished to the public on a nightly or weekly basis and is not a bed and breakfast, resort, hotel or motel."

- Amend Minnesota Statutes 2008, section 297A.67 subd. 23, to define an isolated or occasional sale of a vacation home rental that would not be subject to sales and use tax. The definition adopts the "number of days" used for federal income tax purposes for the purpose of consistency and familiarity.

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Vacation Home Rental

Information for owners of vacation home rental property in Minnesota

In recent years, vacation home rentals have been emerging in Minnesota. One characteristic of vacation home rental that distinguishes it from most other types of lodging is that there is not an on-site manager. To make this a safe, viable, and economically beneficial development, there is a need to provide both guidance and regulation to these entrepreneurs. The opportunity to address a consumer market interested in this lodging option can generate economic benefits throughout an area. There are more than 100,000 seasonal, recreational or occasional use homes in Minnesota.

While the State of Minnesota does not have a specific definition of "vacation home rental property," many legal and regulatory issues related to vacation home rental are currently covered in state and local statutes and regulations. This page has been created to help Minnesota vacation home rental property owners understand the regulations to which they must adhere. This information may be updated frequently.

Regulations and licensing

- [Fire safety](#)
- [Health regulations](#)
- [Insurance requirements](#)
- [Real estate requirements](#)
- [Septic, plumbing and water quality compliance](#)
- [Shoreland Conservation Standards](#)
- [Tax regulations](#)
- [Zoning regulations](#)

General operating concerns

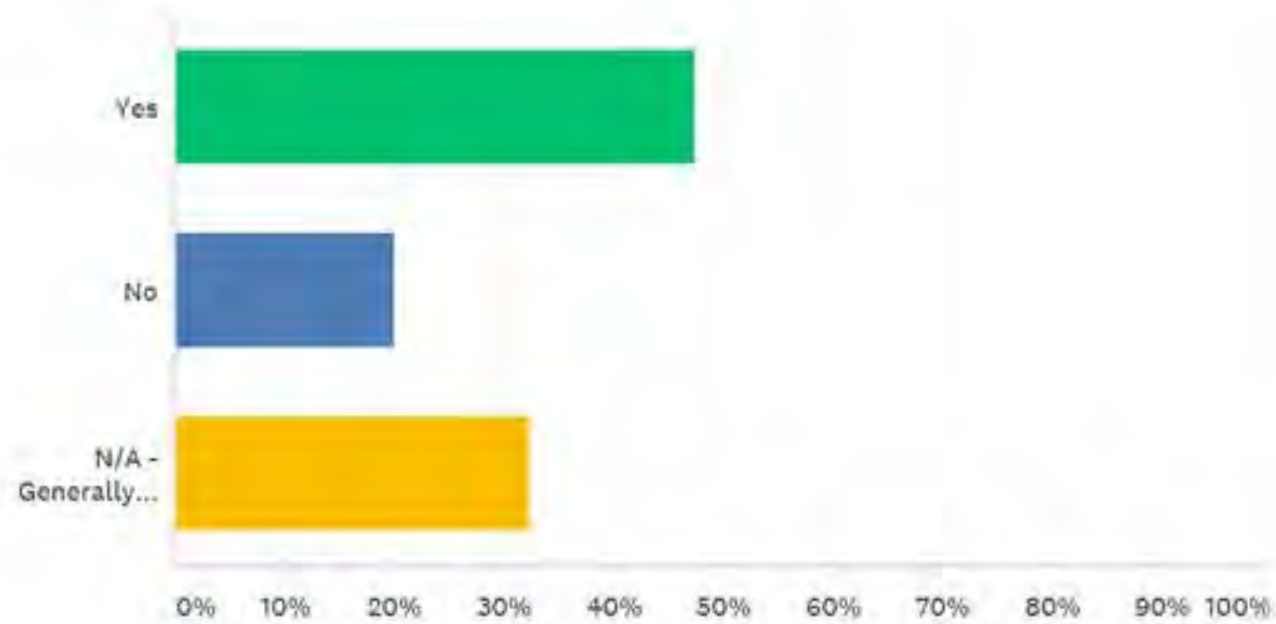
Promoting your vacation home rental property

Minnesota vacation home rental task force report and recommendations

Other resources

Has there been a noticeable increase in Vacation Rental operations in your county over the last five to ten years?

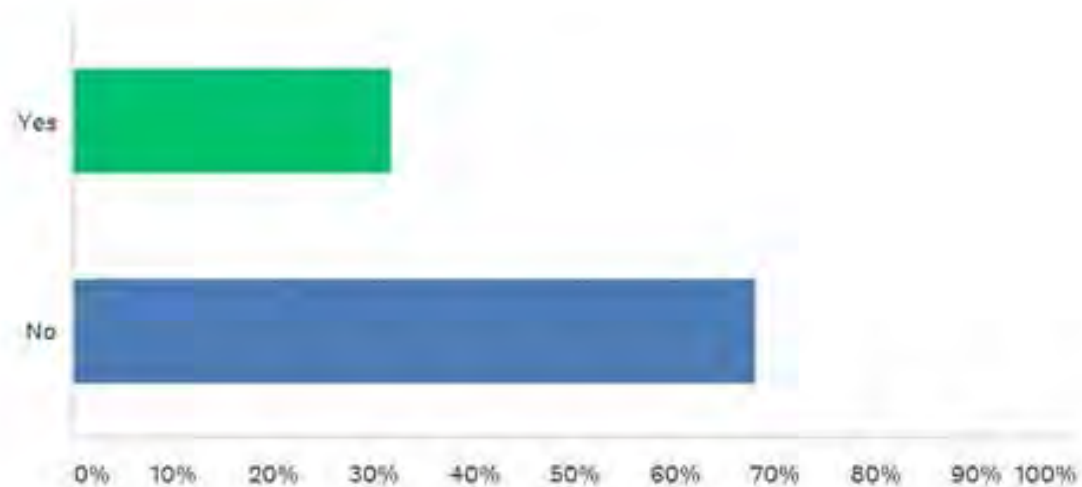
Answered: 40 Skipped: 1





Have you completed any kind of inventory to see how many Vacation Rentals may be operating in your county, and if yes, please provide the number in the comment box, even if it is an estimate, or a ball-park guess.

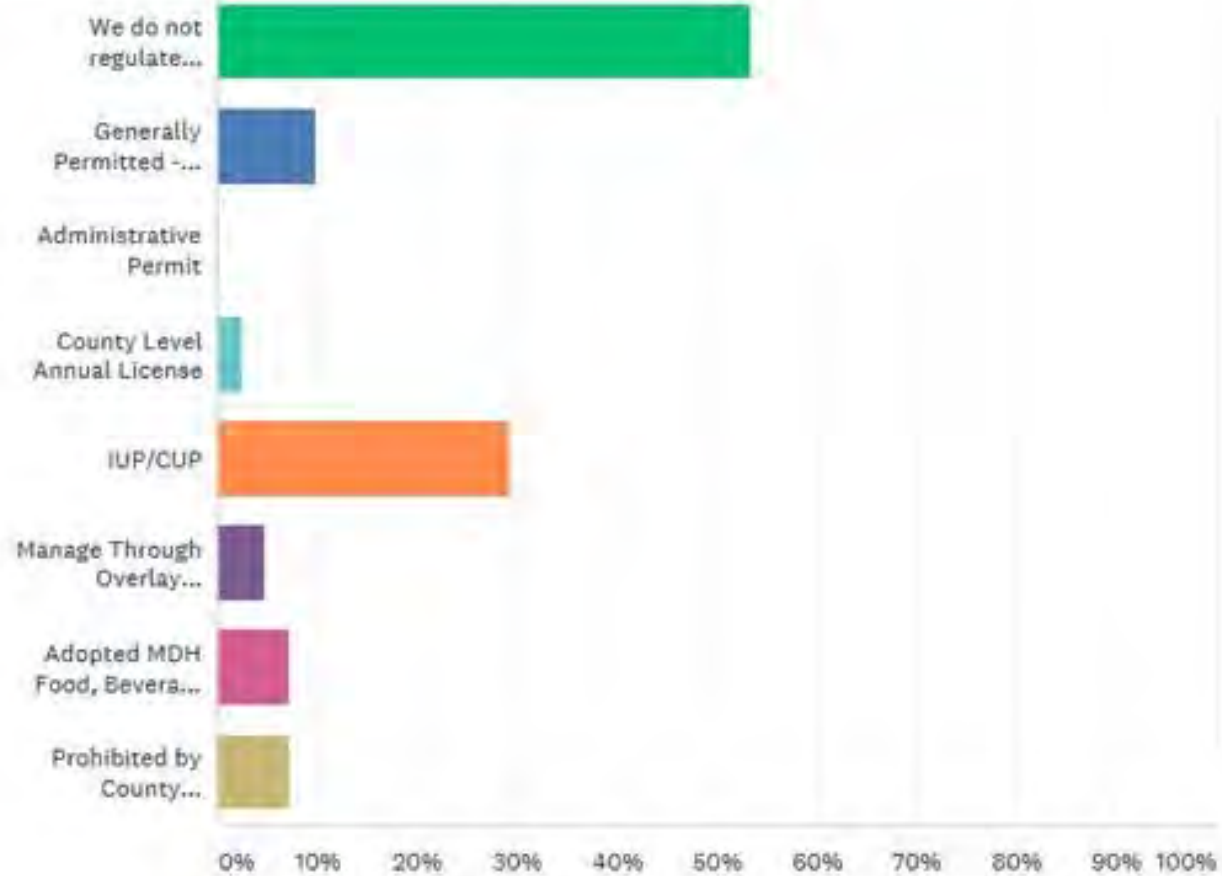
Answered: 41 Skipped: 0





How do you currently regulate Vacation Rentals? (Select all that apply)

Answered: 41 Skipped: 0





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Vacation/Private Home Rental

A single family dwelling and/or related structure that is rented out on a transient basis for a charge. A transient basis shall be any period of time less than thirty (30) consecutive days.

AUNT KAY'S CABIN

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Now what?



- Resort owner
- Lake association
- Planning Commission
- County Commissioner
- VHR owner

Goals

- 1) Off street parking
- 2) Safe drinking water
- 3) Adequate septic
- 4) Minimize impact to neighbors
- 5) Level playing field with resorts



Interim Use Permit

- Current water test for nitrates and coliform
- Occupancy: 2/bedroom + 2 OR 1 person/50 gallons
- Parking: 1 per 3 people
- No signs
- Flow measurement device
- NO holding tanks
- NO RV rentals
- Fencing, screening, etc.
- Quiet hours
- Record guests
- Local contact
- No more than 2 VHR/property



STEARNS COUNTY VACATION RENTAL CONSULTATION

705 Courthouse Square – Room 343, St Cloud - MN – 56301
320-656-3613 - 800-450-0852 - Fax 320-656-6484

Process



Property owners intending to rent out their homes on a short-term basis (less than 30 consecutive days) are subject to the following process to become a Vacation Rental.

Step One: To determine if a property is eligible for an Interim Use Permit (IUP) by calling the Land Use Division 320-656-3613. If the property is eligible for an IUP, then

Step Two: Complete this Vacation Rental Consultation application and subsequent inspection with the Environmental Health Division to determine if the property is eligible for a Lodging License per MN Lodging Rule 4625 (fee of \$250.00) if the home is found eligible for a Lodging License, then

Step Three: Apply for the IUP with the Land Use Division, (fee is \$500.00). If the IUP is granted, then

Final Step: Apply for the Lodging License with the Environmental Health Division, the fee is \$220.00 base fee + \$7(___# of sleeping rooms) which is charged annually. Once the Lodging license is issued the Vacation Rental will be inspected annually for compliance with MN Lodging Rules.

Business Identification

Business Name: _____

Phone: _____ Email: _____

Previous Business Name (if applicable): _____

Property Address: _____ City: _____ Parcel No: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Applicant's Name: _____ Phone: _____

Applicant's Address: _____ City: _____ State: _____ Zip: _____

Local Emergency Contact Person: _____ Phone: _____

E-mail: _____

If Corporation, Name of Officers: _____

Opening Date: _____ If, Seasonal Dates Open: _____ Hours of Operation: _____

Vacation Rental Details

Number of Rooms #: _____ Sleeping Occupancy #: _____

Zoning Approved: YES NO If NO, the home is not eligible for the Vacation Rental License

Pool or Spa: YES NO If YES, complete a Plan Review with MDH and then after the plan approval submit a Pool License Application with Stearns County

Preparing food For guests: YES NO If YES, complete a Plan Review with Stearns County and then after approval submit a Food Service License Application

Water and Wastewater Systems:

- Onsite sewage treatment system
- Private water well
- Municipal sewage system
- Municipal water supply

Emergency Contact Information:

Name of Local Property Manager: _____
Emergency Phone: _____ Email: _____

Ensure to Submit:

- Complete the attached site plan form by drawing to scale the homes floor plan, showing room types, dimensions, and sleeping capacities.
- Indicate window locations, dimensions, distance from the floor to bottom of window sill and year of install using the attached worksheet.
- Indicate locations of smoke detectors, carbon monoxide detectors, and location of a fire extinguisher. Please ensure they are all operational prior to inspection.
- A completed Vacation Rental Consultation Packet and Consultation/Inspection Fee of \$250 made payable to Stearns County.

Vacation Rental Consultation Fee:

Due with the application: \$250.00 inspection fee

Declaration:

I declare that this information is correct. I agree to comply with the laws and rules of the State of Minnesota and Stearns County. I understand that failure to comply with the laws and rules may result in delays in issuing my license to operate.

Applicant's Signature: _____ DATE: _____
Applicant's Printed Name: _____

**Stearns County Environmental Health Division
705 Courthouse Sq, Admin Ctr. Rm 343
St. Cloud, MN 56303**

FOR OFFICE USE ONLY

FBL Route: _____ Risk: ___ High ___ Medium ___ Low Effective Date: _____
Receipt #: _____ Check #: _____ or _____ Credit Card EH Approval: _____

Consultation Inspection Items:

- Water heater, pressure relief valve, indirect wasting
- Occupancy, max 12 allowed
- Sleeping rooms minimum 70 square feet, beds 3 feet apart when side by side, 400 cubic feet air space per occupant
- The facility is in good repair and promotes: health, comfort, safety, and well being
- Windows and other openings shall be screened, seasonal requirement, and window install date
- All rooms require adequate lighting and ventilation
- Toilets, lavatories and bath facilities, on each floor, one toilet and one lavatory for every 10 occupants and one bathtub or shower for every twenty occupants
- Hot water max temp 130 degrees F, hot and cold water, soap
- Fire escapes, egress, unobstructed egress to the outside or to a central hallway leading to a fire Escape, Use Window Worksheets
- Fire extinguishers and smoke detectors, serviced as required by Fire Marshall, current inspection tag
- Guest register is required at a minimum: Name, Address, Phone Number, Vehicle License Plate of all guests using the property
- Flow measurement device which must be installed prior to Lodging License issuance, and monthly Records of flow measurement readings of what is going into the septic are required to be maintained
- Must have parking spaces available, 1 for every 3 occupants
- Prohibited is recreation vehicle rentals (ex. boats, snowmobiles, etc.)
- Imposed Quiet Hour

What we didn't
plan for.....





Questions/contact info

Angie Berg

Land Use Division Director

angie.berg@co.stearns.mn.us