Whitewater Township Planning Commission

Plan for Short Term Rental (STR) research, documentation and reports by the Residents Outreach Work Group (ROWG) and the Planning Commission

Research, documentation and reports

- Categories (these categories may be added to or changed by the ROWG or Planning Commission Chairs.

State of Michigan
- Court decisions that might affect a new STR ordinance (are STRs commercial?)
- State STR bill

Grand Traverse County
- Rules on Residences vs Commercial as relates to STR occupency
- Waste, including septic systems
- Noise
- Suggestions

Whitewater Township
- Related ordinances
- Enforcement
- Cost
- Fire Department (Safety)

Other Township STR Ordinances
- List of rules that could apply in a new township ordinance
- List of what has worked and what has not worked for other townships.

STR Operators
- Questionaire
- Concerns

Whitewater Township Citizens
- Questionaire
- Concerns

A white paper will be created by the ROWG for each category.

- A white paper is a detailed, authoritative report that educates readers on a complex issue and often argues for a specific solution. It should be short and to the point. 1-2 pages for each category. The specific solution that we are trying to achieve is to

develop an STR ordinance that works for the majority of Whitewater Township citizens.

- Each white paper will be written in a manner that condenses the information researched to eliminate redundant and non-pertinent information.
- Each white paper will be free of bias and limited to just the facts found in research.
- When the final version is completed, the white paper will be placed on top of all the research and submitted to the Planning Commission by the ROWG Chair.
- The first report (first draft of white paper) should be ready to submit to the Chair of the ROWG by December 30th to make the Planning Commission's Agenda Packet for the January Meeting. The draft reports do not need to be submitted with the research.
- The white papers will be living documents to record the research and decision process as the work of the ROWG and Planning Commission proceeds.

Process and Timeline

- Draft white papers for each category submitted each month by the ROWG Chair.
- The Planning Commission and ROWG Chair will draft a first attempt of a new zoning ordinance after the first draft of the white papers are submitted.
- The draft zoning ordinance will be reviewed and updated as information becomes available from updated white papers.
- Once the workgroup has concluded its work and the final versions of the white papers are submitted with the research attached, the planning commission will make the final edits to the ordinance before a public hearing occurs.
- The final draft of the ordinance will be sent to the township attorney for review.
- Once reviewed by the township attorney, any necessary changes will be made.
- A copy of the ordinance will be sent to the Township Board members for awareness.
- A Public Hearing will be held on the final draft version of the ordinance as soon as it is complete.
- After the public hearing, the planning commission will vote on that version or amend the STR ordinance to information obtained in the public hearing.
- Once these steps have been completed the STR ordinance will be sent to the Township Board for review and determination.

Record of revisions

Keith DeYoung, Chair Whitewater Township Planning Commission	V1	11/03/2025

STATE OF MICHIGAN-STR PRESENT STATUS

SHORT TERM RENTAL DEFINITION

Short-Term Rental generally refers to houses offered for temporary rental occupation. It is characterized by a brief occupancy period, typically defined as less than 30 consecutive days. This threshold is widely adopted across various jurisdictions and is often used by federal entities, such as the IRS, for tax classification purposes.

SHORT TERM RENTALS-STATE OF MICHIGAN

The regulatory aspects of STRs are currently not the function of Michigan's government. Other governmental agencies such a cities and townships have developed their own methods for authorizing, regulating or prohibiting STRs. As a result, there are no uniform definitions, regulations, or prohibitions that apply to STR ownership or implementation.

LEGAL CONSIDERATIONS

Regulation of STRs can be done by **zoning restrictions** and ***deed restrictions***. The application of zoning occurs with the differentiation of residential and commercial areas. A prime example of this conflict arises when a homeowner in a residential area rents the property on a short-term basis for income. It is that fact that makes the property a commercial (for profit) enterprise which is contrary to the zoned use of residential.

The Michigan Court of Appeals has repeatedly determined that short-term rentals within residential areas are prohibited because they are commercial in nature. ***Aldrich v. Sugar Springs Property Owners Association. (2023)*** Case law is verry clear that short-term rentals are a commercial activity. ***Timber Lake Drive Property Owners' Association v. Etta Gribi. Michigan 2025 Court of Appeals from Antrim County***

Deed Restrictions are entirely different than zoning. "A deed restriction represents a contract between the buyer and seller of property." ***Bloomfield Estates Improvement Ass'n Inc. v City of Birmingham, 479 Mich 206, 212; 737NW 2d.*** A covenant that runs with the land "is a contract created with the intention of enhancing the value of property, and, as such, it is a valuable property right" that courts will enforce. ***Terrien v Zwit, 467 Mich56, 71: 648 NW2d* 602 *(2002).***

Restrictive Covenants "allow landowners to preserve the neighborhood's character." ***Thiel v. Goyings, 504 Mich 484, 496; 939 NW2d152 (2019).*** They (restrictive covenants) "preserve not only monetary value, but also aesthetic characteristics considered to be essential constituents of a family environment." ***Bloomfield Estates, 479 Mich at 214. Terrien (supra) also states,***

"that the nullification of such restrictions would be a great injustice to the owners of property…It is the function of the courts to protect such rights through the enforcement of covenants."

WAIVER AS A BAR TO ENFORCEMENT

The previous content addressed statutory and deed regulations of STRs. There is a situation when the owner/operator of a short-term rental is confronted by a situation wherein the legality of his/her operation is in question. One of the initial reactions is that others have done the same thing in the past and that therefore is a WAIVER of any attempts at present enforcement. This is not recognized nor appropriate. ***Timber Lake Drive Property Owners' Association v. Etta Gribi supra.***

Submitted, W. Clark

Grand Traverse County Building Requirements to be Included within Whitewater Township STR Analysis

FINAL ALL-INCLUSIVE EDITION

File Creation Date: November 30, 2025

1. Introduction

This document provides a comprehensive overview of the Grand Traverse County building, health, safety, and addressing requirements that must be incorporated into Whitewater Township's Short-Term Rental (STR) regulatory framework. It also includes administrative tools, public communication materials, model ordinance language, and staff procedures to keep Township operations aligned with county requirements.

2. Grand Traverse County Requirements Overview

Any STR operating in Whitewater Township must comply with county-administered systems governing septic capacity, drinking water safety, building and construction code compliance, 911 address signage, and fire-safety standards. These county requirements form the baseline criteria for STR review, approval, and enforcement within the Township.

3. Staff STR Compliance Checklist (Overview)

The following checklist is designed for Township staff to verify STR compliance with both Township zoning and Grand Traverse County building and health requirements. A fillable version appears later in this document.

4. Public Summary for Residents

Whitewater Township generally prohibits STRs of fewer than 30 days unless a property is classified as a permitted lodging use under Township zoning. All STRs must also meet Grand Traverse County standards for safe structures, adequate wastewater treatment, safe drinking water, and clearly marked addresses for emergency response.

5. Model STR Ordinance Language

This section provides refined ordinance language that incorporates the required county health and safety systems while preserving Whitewater Township's enforcement authority.

6. STR Administrative Workflow

This workflow offers a step-by-step reference for how Whitewater Township staff should handle STR inquiries, application intake, county compliance verification, and final Township decisions.

7. County Departments & Question-Specific Guidance

The departments listed in Appendix A can address STR-related questions within their respective areas of expertise, including septic capacity, construction code, addressing, fire safety, and enforcement.

8. County-Mandated Action Plan Checklist

The items outlined in the Action Plan Checklist represent specific tasks and procedures that Whitewater Township should include in its STR implementation plans to ensure alignment with Grand Traverse County health and safety requirements.

9. Enforcement Framework

Whitewater Township must maintain a clear process for documenting STR violations, coordinating with county enforcement partners, and confirming that any required corrections are completed in a timely manner.

10. Communication Best Practices

The communication strategies in this document are intended to help the Township clearly explain STR rules, application steps, and county-related requirements to property owners, residents, and the general public.

11. Conclusion

This revised and expanded analysis provides Whitewater Township with a complete, county-aligned framework for STR regulation that incorporates all known Grand Traverse County building and health requirements, as well as internal tools for consistent administration and enforcement.

Fillable Staff STR Compliance Checklist

Staff should complete the following fields for each STR review to document compliance with Township zoning and Grand Traverse County requirements:

Zoning district verified and STR use permitted/denied: _____

Septic capacity documentation received from County Health Department:
_____

Well water test results received and reviewed: _____

Construction Code compliance verified with County Construction Code Office:
_____

Smoke and carbon monoxide detectors confirmed in required locations:
_____

Fire extinguisher placement confirmed: _____

911-compliant address signage confirmed visible from roadway: _____

Emergency contact information posted and verified: _____

On-site parking compliance confirmed: _____

Trash and waste management service verified: _____

County-Mandated STR Action Plan Checklist

• Incorporate septic capacity verification into the STR review process.

• Require proof of well water safety testing for STR properties.

• Require documentation of compliance with Grand Traverse County Construction Code Office.

• Include a fire safety inspection or sign-off in the STR review workflow.

• Verify 911-compliant address signage as part of STR approval.

• Establish a written protocol for requesting Sheriff's Office assistance with STR-related complaints.

• Coordinate with the Fire Department on STR safety inspections where appropriate.

• Hold at least one annual coordination meeting with relevant Grand Traverse County departments.

• Maintain a violation tracking system that references county standards and follow-up actions.

• Ensure the STR application packet clearly lists all county documentation required from applicants.

Appendix A: Grand Traverse County Department Contacts and Relevant Areas

The following Grand Traverse County departments support Whitewater Township's STR review and enforcement efforts. Staff should use these contacts when questions arise regarding septic capacity, construction code, addressing, fire safety, or enforcement-related concerns.

Grand Traverse County Health Department

Primary Role: Septic system capacity, well water safety, and environmental health issues affecting STR occupancy.

Main Line: 231-995-6111

Environmental Health Division: 231-995-6051

Grand Traverse County Construction Code Office

Primary Role: Building and construction code compliance, including structural safety, egress, and inspection scheduling.

Office Phone: 231-995-6044

Grand Traverse County Equalization / GIS (Addressing)

Primary Role: Property addressing, 911-compliant signage, and address verification for STR properties.

Equalization / GIS Addressing Line: 231-922-4772

GIS Main Office: 231-922-4775

Grand Traverse County Sheriff's Office

Primary Role: Law enforcement support for STR-related complaints such as noise, nuisance, parking, and trespass, as well as non-emergency response coordination.

Non-Emergency Dispatch: 231-922-4550

Sheriff's Office Main / Records: 231-995-5000

Whitewater Township staff should keep these contacts readily available and reference this appendix whenever county input is needed during STR application review or enforcement.

Whitewater Township - Dec. 2025

Related Ordinances ~ Enforcement ~ Cost ~ Fire Dept. (Safety)

Concern*	Related Regulation/s	Current &/or Potential Enforcement
Noise	General Ordinance #39	Local STR Contact, WWT, Police
Parking including trailers	ZO Article #9	Local STR Contact, WWT
Waste Management	General Ordinance #38	Local STR Contact, WWT
Exterior Lighting	ZO Article #11	Local STR Contact, WWT
Signage	ZO Article #14	Local STR Contact, WWT
Nuisances	ZO Article #2 and #22.02	Local STR Contact, WWT, Police
Fire & Life Safety/Inspection	General Ordinance #57 & International Fire Code. WWT Fire Dept. webpage	WWT Fire Department or hired third party (see checklist below)
Fireworks	State Law MCL-Section 28.462	Local STR Contact, WWT, Police
Events/Parties	ZO Article 5.06 & PC in process of	Local STR Contact, WWT, Police
Building Code	Per MI Residential Code (currently under review)	Sign an affidavit &/or submit proof (e.g., site plan, pictures, inspection report, CofO, etc.)
Guest Limits	TBD by new STR Ordinance	Local STR Contact, WWT
Septic Systems	TBD by new STR Ordinance	Pumping &/or Inspection Report
Boat use/water access	MI DNR Boating Laws & Regulations	Local STR Contact, DNR, Police
Water/Environment Protection	NREPA - MCL-Act 451 of 1994, EGLE	Local STR Contact, DNR, Police
Neighborhood Cohesion	TBD by new STR Ordinance	Density Limits, Stay Length, Neighbor Notification, Good Neighbor Guide (Welcome; noise/parties/guests/STR/parking rules; water/environment education)
Housing Stock	TBD by new STR Ordinance	Density Limits (Owner-Occupied vs. Dedicated Vacation Rentals, Minimum Distance, neighborhood/zone caps)

*Concerns taken from WWT Correspondence, Public Comments, & Internet Searches

Enforcement - Currently in WWT:

WWT Zoning Administrator Page:

> ***Code Enforcement*** *-*
>
> *In December 2011, the Township Board adopted the Whitewater Township Code Enforcement Policy.*
>
> *The mission of Code Enforcement is to enhance Whitewater Township's livability by protecting the health, safety and welfare of Township residents and visitors by assuring compliance with the Township's Zoning and General Ordinances. The Township will assure compliance both by encouraging voluntary compliance and by following progressive steps, including legal action, for ordinance violators.*
>
> *The Township's policy is to achieve compliance with ordinances in cases of reported and discovered violations. However, not all violations have the same degree of severity. As such, the Township has established through this manual priority ranking and procedures. The intent is to allow the level of enforcement that best fits the type and circumstances of the violations within clear and objective criteria, consistent with the established priorities and maximize available resources.*

WWT Code Enforcement Policy and Procedures Manual

Enforcement - Cost:

At this time, it is premature to estimate enforcement costs, as the full scope of rules, regulations, permitting and inspection requirements, and areas of concern has not yet been established. However, given the township's limited resources, a practical approach could be to shift the primary burden and expense of demonstrating compliance onto the short-term rental operator. To ensure that enforcement costs are not borne by taxpayers, the township may adopt an ordinance provision authorizing the recovery of **actual administrative and enforcement expenses** incurred in addressing a specific violation. This is a legally permissible option in many jurisdictions, as it functions as cost recovery (similar to reimbursement for public services), provided the ordinance:

- Clearly defines recoverable costs (e.g., staff time at established hourly rates, inspection travel, document preparation, legal consultation, and other direct expenses);
- Requires itemized documentation of actual expenses;
- Provides notice and an opportunity for the violator to contest the assessed costs through an administrative hearing or appeal process; and
- Caps or reasonably limits recovery to prevent abuse.

This mechanism allows costs to be tailored to the specific violation and property, ensuring fairness and proportionality while fully offsetting the township's out-of-pocket expenses.

Permitting - Cost Law:

Under general municipal law principles (e.g., from the State Construction Code Act, MCL 125.1522, and case law), fees must be reasonable and bear a direct relationship to the costs of regulation, such as administration, enforcement, inspections, and software for monitoring. **Fees cannot be used as general revenue sources** or to create surpluses unrelated to the program, as this could be deemed an unlawful tax (e.g., *Eyde v. Lansing*, 2019 Michigan Supreme Court ruling on building permit fees).

Best practices for setting fees:

- Tie them explicitly to recoverable costs (e.g., staff time, third-party compliance tools like AirDNA or Host Compliance).
- Differentiate by category (e.g., owner-occupied vs. investment properties) or duration (initial vs. renewal).
- Include separate charges for inspections or appeals.
- Adjust periodically via resolution based on actual expenses.

Compliance Software - Cost:

STR compliance programs help small towns monitor Airbnb/Vrbo listings, enforce rules, issue permits, and collect taxes automatically. For a ~2,500-person community, four affordable, simple tools stand out:

- Localgov: digital tax filing, host registration, automated payments.
- Cloudpermit: online permitting, inspections, status tracking.

- Granicus Host Compliance: AI listing detection, compliance alerts, tax recovery.
- GovPilot: code enforcement integration, mobile alerts, GIS mapping.

All skip complex extras and scale by population; **average cost: $6,000–$13,000/year**

Inspection (Fire & Life Safety) - Cost:

Per discussion with WWT Fire Chief Josh Morgan, Fire and Life Safety Inspections incur **no additional cost** to the township or STR operators, as they are a routine core public safety function and mandatory statutory obligation. However, a fee schedule is appropriate for repeated calls/inspections.

Fire Dept. (Safety) - WWT STR Ordinance:

Per discussion with the Fire Chief, these items should be included in a WWT STR Ordinance:

- **References**: Cite General Ordinance #57 and the International Fire Code as the regulatory, required, and enforced standards.
- **Inspections:**
  - **Initial Approval:** Require a successful Fire and Life Safety Inspection conducted by the Fire Chief or designated staff prior to issuing any STR permit. Include the complete inspection checklist as an appendix to the ordinance to ensure transparency, set clear expectations, and minimize the need for re-inspections due to unforeseen deficiencies.
  - **Ongoing Compliance:** Annually re-inspect 20% of active STRs in person, ensuring every property is inspected at least once every 5 years after initial approval. In non-inspection years, permit holders must submit a certified self-inspection.

Sample/Draft Fire and Life Safety Inspection Checklist:

Whitewater Township Fire Depa

STR – BASIC CHECKLIST – F300.09

Property Address: _____
Owner/Manager: _____
Phone/Email: _____
Date: _____ Inspector: _____

LIFE SAFETY

☐ Working Smoke Alarms (each bedroom, outside sleeping areas, every level)
☐ Working CO Alarm (outside sleeping areas; required if fuel-burning appliances or attached garage)
☐ Egress Paths Clear (hallways, stairs, exits)
☐ Bedrooms Have Code-Compliant Emergency Escape Windows
☐ Exit Doors Operate Without Keys/Tools

FIRE PROTECTION

☐ Fire Extinguisher (2A:10BC minimum, mounted, visible, accessible)
☐ Address Numbers Visible from Street
☐ Electrical Panels Accessible
☐ No Open Wiring / Unsafe Electrical Conditions

GENERAL SAFETY

☐ Heating Equipment Clear of Combustibles
☐ Gas/Propane Appliances Venting Properly
☐ Outdoor Fire Pit / Grill Used Per Manufacturer Instructions
☐ No Storage Blocking Mechanical Devices

NOTES / CORRECTIONS REQUIRED

PASS ☐ FAIL ☐

Re-inspection (if required): _____

Inspector Signature: _____

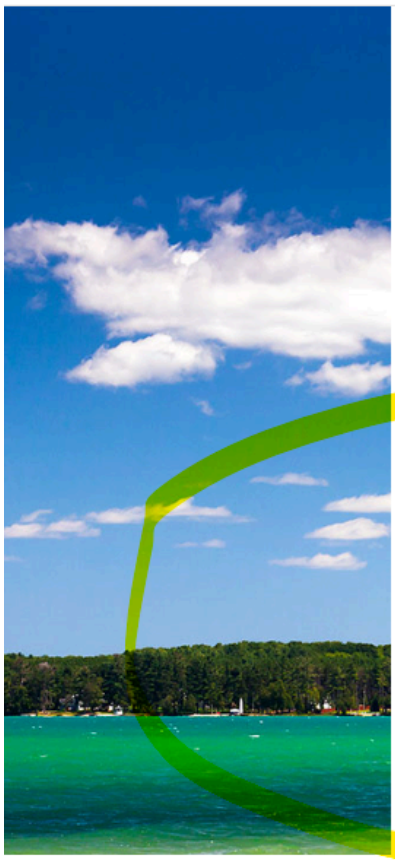
.

Summary - WWT currently operates primarily on a complaint-based enforcement process. With an STR ordinance, a local contact person/agent could be the outlined first step to ensure compliance, which would often resolve issues promptly and avoid use of township resources. However, as with any violation that cannot be addressed or persists, escalation may be necessary. At which point a fine scale and eventual revocation of license would be appropriate. Another option is to charge the fine according to the documented actual expenses of township resources for the particular violation—thus larger scale/problematic issues requiring more resources are paid for by the violator vs. the taxpayers. To ensure efficiency and consistency in the Township, an STR Ordinance should cross-reference relevant Laws, General Ordinances, and Zoning Articles, automatically incorporating future amendments without duplication. An STR Ordinance may be stricter, but duplication should be avoided to prevent confusion or legal loopholes from inconsistent updates.

WWT Website:

It is noted that the following information is currently posted on the WWT website. However, WWT's Zoning Ordinance and General Ordinances do not yet contain specific regulations addressing STRs Specifically. As our ordinance is a permissive ordinance and short term rentals are not listed as a permitted use in any Township district, they are therefore not allowed. (rjs 12.04.25)

whitewatertownshipmi.gov



From time to time, there are openings on the Whitewater Township Board of Review, Planning Commission, Parks & Recreation Advisory Committee, or the Zoning Board of Appeals. If you are interested in serving, please fill out an Application for Appointment and return it to the township.

Noise Ordinance
WHITEWATER TOWNSHIP NOISE ORDINANCE

Notice Regarding STRs
Short-term rental of a residential dwelling for any period of less than 30 days is currently **not** allowed in Whitewater Township. Although not allowed within a residential dwelling, short-term rentals may be permitted in certain zoning districts as bed and breakfasts, hotels and motels, campgrounds and other similar uses.
(posted 11/17/2022)

Criteria	Acme Township	Charlevoix	City of Holland	City of South Haven	Clearwater Township	Pentwater Township	Elk Rapids Township	Village of Elk Rapids
Spreadsheet Updated March 3, 2026								
Have STR Ordinance	Yes	Yes	Yes	Yes	Yes	Yes	Allow STR's. The only regulations are covered by their Police Power such as noise, etc. No licensing required.	Yes (not in our book); A major review of an updated Ordinance package was submitted to the Council for review and approval in November 2025.
Definition of STR	Commercial use of renting a dwelling unit, or portion thereof, for a period of time less than 31 consecutive days. TOURIST HOME=owner occupied; VACATION HOME=owner NOT on property	The rental of a dwelling unit for compensation for a term of one to 29 interrupted or uninterrupted nights per year in the R-1 and R-2 zoning districts.	A dwelling unit offered for rent in part or in its entirety for less than 30 consecutive days per occupant.	The Rental or subletting of a single-Family Dwelling for A term of at least 3 but not more than 27 nights (rentals for less than 3 nights are not allowed as Short-Term Rentals). Only one Rental term may begin for a Single Family Dwelling during any calendar week of Sunday through Saturday. However, the rental of the following shall not be considered Short-Term Rentals: bed and breakfast establishments, motels, resorts, campgrounds, transitional houses operated by a charitable organization, group homes such as nursing homes and adult-foster-care homes, substance-abuse rehabilitation clinics, mental-health facilities and other similar healthcare related facilities, and the Rental of Single-Family Dwellings in the Agricultural District.	Rental of dwelling for fewer than 30 days, without owner or caretaker residing	Any dwelling unit in which owner does not reside, that is available for use or is used for accommodations or lodging of occupant(s) paying a fee or other consideration for period of less than 30 consecutive days. Individual room rental in a dwelling unit is not allowed.	Does not exist, but there has been public concerns from Swan Point residents in 2024 so feedback shifted from minimal to isolated neighborhood conflicts.	A STR's fall into 2 categories: Personal which are less than 14 days annually, or Business whiach are more thatn 14 days and no more than 28 consecutive nights in residential Zones (under the draft/updated language)
Date of adoption of STR Ordinance	Most recent amendment effective 4-10-2023	02-17-2020, amended 3-4-2024	4-18-2018	3-27-2025 adopted Ordinance 1097 ammending STR regulations previously adopted 10-11-2023; 5-5-2025 adopted Ordinance 1099 ammending zoning and relevant STR regulations; 8-1-2025 new applications are accepted under new STR ordinance	10-1-2024	Adopted 2019, amended 2023	None in process	?
STR Distinction between Principal Residence and Investor Owner	Yes. Owner shall have their legal residence established at the location and be present overnight when occupants staying on the property. Vacation Homes -rent entire home, no owner present.	Yes. **PERSONAL UNIT.** A residential dwelling unit rented for periods of up to a total of 28 days per calendar year when the owner is not present or for an unlimited period of time when the property owner is present and living on the premises. A person or entity may only have one designated PERSONAL UNIT. **BUSINESS**	Yes. Owner's primary residence-one room may be rented while owner lives there or entire home while owner is away. Investor owned-owner does not live there-rent entire home.	This ordinance is regulates Short-Term Rentals of only Single-Family Dwellings. If the owner is not present then the Owner must name a licensed real estate broker. Either the Owner licensed real estate broker will respond within 45 minutes of being contacted by the Township or law enforcement concerning an issue regarding the	No	STR definition only specifies dwelling in which owner does not reside. It is silent on STR of owner-occupied, principal residences.	Not applicable	Not available
STR Zones Permitted	Tourist Homes permitted in all zoning districts. Vacation Homes permitted in ag zoning district and in existing single-family dwellings in commerical zoning districts.	All zones, everywhere R1 and R2.	**Owner Principle Residence STRs**: Allowed in any zone district, property may not include an accessory dwelling unit. **Investor-owned STRs**: Allowed in Zone Districts: NMU, CMU, RMU, GMU, I, PUD, & F where residential uses are permitted OR 25 licenses allowed in Residential Zone. If in PUD zone, master deed or general condo shall state STRs allowed.	STR Overlay Zones exist - New STR's may be approved in the "Blue Zones" which is Multi-Use, but the Black Zones considered Residential the existing STR's may continue BUT no new ones will be approved.	No zones excluded	STR licenses must comply with the Village of Pentwater Zoning Ordinance. Home based businesses authorized in residential zoning districts. Does not reference STR use.	Not applicable	STR's allowed in all Zones
STR length of stay restrictions	Period must be less than 31 days. No limit as to the amount of STR rentals/year	**Personal** units may be rented for periods of not less than 7 days up to a total of 28 days per calendar year when owner not present or for unlimited period of time when property owner is present and living on-site which shall not be capped in number across the city. **Business** units may be rented without restriction on days rented per year.	**Owner Principle Residence STRs:** total of up to 60 days/year while they are away or rent one room up to 365 days while there. **Investor Owned STRs:** not more than 29 consecutive days/ rental	**Class I** (Business) Unlimited Rental but not more than 2 stays in a 7 day period; **Class II** (Personal) 6 rental terms OR 28 days in a calendar year. In both Class I and II the minimum stay is 2 nights.	less than 30 days	Less than 30 consecutive days	Not applicable	Personal defined as less than 14 days annually, or Business defined as more than 14 days and no more than 28 consecutive nights in residential zones

Criteria	Acme Township	Charlevoix	City of Holland	City of South Haven	Clearwater Township	Pentwater Township	Elk Rapids Township	Village of Elk Rapids
License/permit caps, i.e. # of STRs Allowed	50/ Tourist Home; 50/Vacation Home	Personal Units: no cap. Business Units of primary residences within R1 and R2 zones: initially 80 licenses. Applicants whose principle residence exemption is for a property located in the City of Charlevoix will get preference and be moved to the top of the list of new applicants. New applications put on waiting list in order of when complete application received. When license becomes available, first person on waitlist given 30 days to accept a license, pay all necessary fees, and schedule their inspection for date within 90 days.	Owner Principle Residence STRs: no limitation in any zone district. **Investor Owned STRs:** 25 licenses in residential zone districts, 500 ft. separation distance between property lines of each dwelling unit	There are no caps.	no limit	Ordinance indicates # shall be set and determined by resolution of Village Council. Cap not yet set. Village shall not issue a license to applicant unless there is a license available for issuance as determined by # of licenses authorized by resolution of Village Council.	Not applicable	Business Licenses are capped at 61 but currently there are 86 registered
Moratoriums/ Exclusions	None	Owner can register only 1 personal unit. Additional units under one ownership must be registered as business unit. Only 1 STR license shall be issued/parcel that has both principle residence & ADU. ADUS constructed after 2-1-2024, may be rented without restriction on days rented/year. STR ADUS will be	Ownership of only one STR unit allowed within City; Tulip Time- any dwelling unit may be rented out, in whole or in part, for up to 10 days during designated Tulip Time Festival	A Moratorium to establish new STR's was established while the City Council and Planning Commission developed amendments to the STR policy, policies and procedures during the following 6 months. The moratorium did not apply to STR personal units that were fully registered before June 1, 2024.	none	No room rentals -i.e. individual room within a dwelling is permitted.	Not applicable	Not available
Waterfront property STRs permitted	yes	yes	yes	yes	yes	Yes	Not applicable	Yes
Application Requirements	Certify Contact info of owner, designated local agent, # of bedrooms in tourist home for use by occupants, description of property that states # of acres, sketch of designated parking spaces, affadavit signed by owner acknowledging provisions of the ordinance and all applicable local and state laws. All funds due to the Township must be current and paid to date. Pay application fee.	(1) Contact info of property owner &/or local agent for dwelling unit; (2) Street address of STR, plus other identification if more than 1 dwelling unit at address; (3) Number of bedrooms in each dwelling unit and in dwelling as whole; (4) Number of days STR is available for STR/calendar year; (5) Statement certifying property owner or local agent will provide at least 1 copy of city's Good Visitor Guide materials to renters each time dwelling unit rented; (6) Statement indicating # days it was rented in previous calendar year (7).List of all websites & other media where unit is advertised. Upon determination STR applicant has met all registration + regulation requirements, a license shall be issued by Enforcement Officer. There shall be a fee for registration collected at time of registration. An additional fee shall be collected at time of licensing.	STR Rental Registration Form + either STR Owner Occupied Property (Principle Residence) Validation Worksheet or Investor Owned Property Requirements & Agreement. Detailed contact information, details of owner & agent if applicable, confirm only one ownership/ownership interest of STR unit, confirm can only rent to one family at a time, must use Crime Free Lease Addendum, carry property liability insurance for STR, provide off-street parking, post proof of license in all marketing, provide responsible person/agent contact info to neighbors	Owner submits & certifies as true a form provided by Township to include:1(A) Name, address, & phone # of Owner of Single-Family Dwelling or if Owner does not reside within 45 miles, owner shall name local agent or designee that can be on site within 1 hour of being contacted by Township or law enforcement concerning an issue regarding STR; (B) address of Single-Family Dwelling to be used as STR (plus additional identification as necessary if there is more than 1 Single-Family Dwelling at same address); (C) # of bedrooms in Single-Family Dwelling to be used as STR; (D) # of off-street parking spaces provided for Single-Family Dwelling to be used as STR (this information must also be included in rental agreement & any online or other advertising for Single-Family Dwelling); (E) maximum # of occupants for Single Family Dwelling to be used as STR, subject to any applicable local, state, or federal laws, regulations,m or ordinances (this information must also be included in rental agreement & any online or other advertising for Single-Family Dwelling);	Application submitted to zoning administrator. If in compliance, license issued within 30 days from date of application. Application includes: Property owner name b) Address of STR property c) Owner & caretaker phone numbers and emails d) Signature(s) of property owner(s) &/or caretaker(s) e) # of bedrooms in dwelling. f) Contact information including: name, address, emails, & 24-hour contact phone number(s) for owner(s) of property &/or caretaker(s). g) Site plan indicating location of & # of parking spaces within property lines.h) Septic & Well Status Report. In absence of having or being able to obtain a septic & well status report from Health Department, a third-party inspection report from a qualified expert documenting # of bedrooms that can be accommodated pursuant to County Health department regulations concerning aerobic treatment units, tank sizes & bedrooms, as applicable, by current septic system shall be provided with an initial application.	Submit completed application to Village Manager or designee and pay required fee. Application includes proof of ownership of, or legal right to rent, a dwelling unit, and all info reasonably necessary for Village Manager to determine whether applicable standards described in the ordinance for approval have been met. Village Council approves application by resolution.	Not applicable	Not available

Criteria	Acme Township	Charlevoix	City of Holland	City of South Haven	Clearwater Township	Pentwater Township	Elk Rapids Township	Village of Elk Rapids
				(F) # of days at a time Owner intends to rent Single-Family Dwelling as STR & months of the year during which Owner intends to do so; (G) rental agreement for Single-Family Dwelling to be used as STR; (H) Single-FamilyDwelling to be used as STR compliance with all requirements of this Ordinance; & (I)Such other information as Township Board deems appropriate. (2) An Owner who wishes to rent or advertise Single-Family Dwelling as STR must register the for each calendar year during which rental or advertisement shall occur. The Owner shall pay an annual administrative fee, amount of which shall be established by motion or resolution of Township Board. Any Owner who rents or advertises STR after April 1 2024 without having registered shall pay an increased fee, amount of which is also to be set by Township Board.	Renewal applications may rely on prior report provided septic system is currently in good operational status. i) It is license holder's responsibility to inform Township of any change in license or contact information for license holder or caretaker & must be kept up to date in Township's records. j) Application fee as established & set forth in Township fee schedule. This fee schedule shall also establish an "after the fact" fee that must be paid when an otherwise lawful STR is operated but without first complying with procedural requirements of this Ordinance. This "after the fact" fee is not intended to be a penalty but shall consist of normal application fee plus a reasonable amount equal to legal & administrative costs incurred by Township as result of applicant's failure to initially comply with requirements of this Ordinance.			
Inspections Required	None	Inspections & conditions. Upon original application and/or upon written complaint, Enforcement Officer may make periodic inspections of STR using standards of International Property Maintenance Code as adopted by city to ensure continuing compliance with approval standards specified in this chapter. In addition, Enforcement Officer may impose reasonable conditions on registration issued under this chapter which are reasonably necessary to ensure compliance with approval standards provided in this chapter.	Prove in compliance with STR code + Chapter 6 (Buildings & Floodplain Management), 9 (Electricity), 11 (Fire Protection), 19 (Nuisances), 20 ((Offenses-Misc), 25 (Protection from Discrimination), 27 (Refuse & Garbage), and 39 (Unified Development)	The Owner must consent to inspections by South Haven Area Emergency Servies upon request, where there public water and sewer is not available, Owner must pay for a septic inspection by the Van Buren conty Health Department and obtain a certificate indication the STR has adequate septic pumping which shall be renewed every 3 years.	No inspections. See Septic System section for report that must be provided with application.	Public Safety Inspection rquired: street address number visible from street/contrasting colors/min 4 inches high, fire extinguishers-specifies size/mounting/#, electrical, egree, smoke detectors, dryer ducts, covered containers for rubbish,	Inspections required every 3rd year for Tourist Homes (B&B)	Not available
Duration of license	1 year	1 year, expire at end of December	Annual Basic Housing Permit, Rental Certificate of Compliance (3 yrs), Rental Certificate of Compliance Inspection (typically 2-3 yrs-may be shortened if concerns	2 years	3 years or change of ownership	1 calendar year, may be renewed prior to expiration	Not applicable	Not available
Fees to unit of government	$100 for Tourist Home; $300 for Vacation Home	$600 1st year, $450 subsequent years	Annual Basic Housing Permit-$85-100% late fee if not pd within 30 days of due date. Rental Certificate of Compliance Inspection-City sets fee schedule, owner bears costs for inspection/re-inspection. 100% late fee if not pd within 30 days of due date. No cost for Rental Certificate of Compliance if all conditions met. If registration is not satisfactorily completed, an administrative late charge shall be paid by owner.	Initial Zoning Compliance $900, Subsequent for same property $250; STR License Application/Inspection Class I (Business) $450, Class II (Personal) $250; Inspection No Show/Late Cancellation $150; Reinspection $150; Class I Liensing Fee for 2 years $750, Class II Licensing Fee - 2 years $250; Appellate Fee (appeals under Section 14-507) $500+$1500- escrow. All fees are non-refundable. After March 1 2026 Class I STR will be reduced by $40 for every overlapping month. One time benefit intended to facilitate the timely transition of STR from one program to another. Additional Fees are incurred for the Special Land Use Application of $500 plus $1500 Escrow.	Application fee. Annual registration fee. Violations fee schedule	Application fee-$300 for 2025, No renewal fee specified	not applicable	Personal with less that 14 days annually there is no fee or regitration, Business License is an Annual registration fee of $25 for single unit, $20 for each additional unit plus $50 (not sure what this is - check with Rod)

Criteria	Acme Township	Charlevoix	City of Holland	City of South Haven	Clearwater Township	Pentwater Township	Elk Rapids Township	Village of Elk Rapids
Fees paid directly by applicant	All costs to meet requirements of STR Ordinance including, but not limited to, square footage, parking, fire safety, refuse, wastewater. and advertising.	All costs to meet requirements of STR Ordinance	Applicant pays for all costs related to inspection violations.	See list above	All costs required to bring dwelling into compliance or maintain compliance	All costs to bring dwelling unit to STR ordinance standards and maintain it	not applicable	NA
License transferable	Not permitted	Not permitted	Not permitted	License goes with the unit but new owner, either by sale or inherited, must reapply for STR permit if not expired. This transfer right expires 1 year after transaction	No	Not permitted	not applicable	Not available
Multiple licenses for 1 owner	Tourist Home-not possible as must be principle residence. Vacation Home-no limit indicated.	Allowed as a Business Unit STR-including multiple properties operating as personal units under singular ownership	Not permitted	There is not a limit for either Class I or Class II	No limits specified	No limit specified.	not applicable	Not available
How caps determined? If there are caps, what are they?	Tried to create a compromise-public forum sentiment supported STRs without restrictions yet resident complaints prior to the forum were primarily focused on nuisance violations. Neither Tourist Home or Vacation Home permits have reached the cap but data indicates that there was more than 179 STRs as of August 2025. Public forum comments indicated support for owner-occupied, primary residences, allowing rental of the entire dwelling without owner on site.	Council shall establish cap on # of business units of primary residences (more than 28 days/year) allowed within R-1 & R-2 zones through resolution adopted by Council. Initial cap set at 80 business units. Cap reconsidered by Council as needed.	Investor owned STRs in residential zone districts have the only numerical cap-determined when ordinance adopted. Were 15 so cap at 25 accomodated existing + some new	Public input and collaboration	No caps	Authorized by resolution of the Village Council	not applicable	Business licenses are capped at 61 but currently there are 86
Maximum occupancy Determined	Tourist Home: 2 occupants/bdrm; max 3 bdrms rented. Vacation Home: less of 2 occupants/bdrm plus 4 additional occupants or for parcels under 10 acres occupancy shall not exceed 10 occupants or for parcels of 10 acres or more occupancy shall not exceed 14 occupants.	STR permitted maximum occupancy of 2 persons/bedroom + 2 persons/finished & legal floor for dwelling as described in registration. An individual present in a dwelling unit during term of STR presumed to be an occupant unless it is between hours of 8:00 a.m. - 10: 00 p.m., & circumstances clearly indicate individual will not stay overnight. No rental shall be permitted for more than 10 except units registered prior to 07-1-2019 permitted up to 16 but not exceeding 2 persons/bedroom + 2 persons/finished & legal floor. No STR built or modified hereafter may exceed 10 person limit.	Utilize existing articles: Lesser of i)max occupancy allowed under Article II Housing-Property Maintenance Code or family as defined in Section 39.2 (Bedroom: 70 sq ft. /one person, 50 sq ft. /person for 2+. Total occupancy determined by sq ft of Living, dining, kitchen	Maximum Occupancy in a Single-Familyb Dwelling used as STR shall not exceed the lesser of: 12 occupants or 2 occupants per bedroom plus 2 additional occupants per finished story which meets the egress requirements in the Michigan Construction Cod and local, state or feder requirements. In addition to the max occupancy above, a Single Family Dwelling used as STR may have a total number of people on site including occupants and day-time guests up to 1.5 times the max number of occupants. A fractional number of people allowed shall be rounded up to the nearest whole number.	The maximum number of short-term renters shall be equal to two (2) persons over the age of 18 per legally conforming bedroom or studio apartment, plus persons under the age 18 accompanied by a parent or legal guardian and two (2) guests over the age of 18 per dwelling, or as permitted by the Kalkaska County Health Department or third party well and septic report, regarding tank sizes and bedrooms, whichever is less.	Maximum overnight occupancy shall be up to maximum of 2 persons/sleeping room or bedroom plus 2 additional persons/property, up to maximum of 12 persons, excluding children under 3 years of age. Maximum of 5 bedrooms or sleeping rooms allowed. Bedroom and Sleeping Rooms must have emergency window access. No person shall camp or allow any person to camp on land including occupation of tents, bivy sacks, campers, trailer coaches, camper trailers, vehicles, recreational vehicles, travel trailers, camping unit, or any other temporary shelter located on land.	May have special conditions under Tourist Home (B&B)	Not available

Criteria	Acme Township	Charlevoix	City of Holland	City of South Haven	Clearwater Township	Pentwater Township	Elk Rapids Township	Village of Elk Rapids
Rental unit requirements	All requirements of STR Ordinance including, but not limited to, square footage, parking, fire safety, refuse, wastewater, building codes, Trespass, Junk and advertising.	Dwelling unit must meet all applicable Residential Building, Health Department, Nuisance & Safety Codes as necessary to protect safety of occupants.	Article II: Housing-Property Maintenance Code	Follow all local, state and federal laws, rules and ordinances. Class I must maintain liability insurance of $1,000,000.00 or more on STR while being offered for lease or rent. The insurance must derfend and indemnify the licensee and any occupants in the STR for bodily injury and property damage. Owener/operator must notify the rental inspector within seven calendar days of changes in STR rental application. Operational Smoke detectors in each bedroom tested at least every 90 days, one operational carbon monoxide device described in MCL 125 1504 on each floor and tested at least every 90 days.Reflective street number marker installed by South Haven Evergency Services, Renters of STR must be provided copies of Township Zoning Ordinance, information about trash pick (at least 90 gallons receptacle for every 4 occupants), property boundaries, on-site parking, limitation on day-time visitors and common areas available for renters use, Township Anti-Noise Ordinance highlighting the quiet hours, water safety information , South Haven Gof Cart Ordinance. Posted emergency numbers, addresses for Hospitals.	All applicable local, state and federal laws, rules, regulations and ordinances shall not be violated. he unique short-term rental license number issued by the Township shall be included in any advertisement for the rental. The street address for the short-term rental shall be signed in accordance with the Kalkaska County Street and Road Numbering Ordinance and clearly visible from the street.	Only 1 dwelling unit per parcel unless parcel lawfully contains more than 1 dwelling unit, each separate dwelling unit may be used as STR provided each such dwelling unit is separately licensed. Fire safety and emergency access: smoke alarms, emergency window access and fire extinguishers required in specific locations in ordinance. Dwelling unit must be in compliance with State Building Code, State Mechanical Code, State Plumbing Code, National Electrical Code, Michigan Fire Prevention Cod, and/or any other applicable State statues and/or regulations.	Inspections required every 3rd year for Tourist Homes (B&B), signage for such things as parking	Not available
Septic Systems	Meet Acme Township Uniform Septage Control Ordinance (2004-2) or sewer connection per GR County Public Works Dept Uniform Sewer Use Ordinance.	Not specified	Article II: Housing-Property Maintenance Code	The Owner must consent to inspections by South Haven Area Emergency Servies upon request, where there public water and sewer is not available, Owner must pay for a septic inspection by the Van Buren conty Health Department and obtain a certificate indication the STR has adequate septic pumping which shall be renewed every 3 years.	Must provide the Septic & Well Status Report from the Kalkaska County Health Department (KCHD) shall clearly indicate the number of bedrooms the system was designed & permitted for under standards of the KCHD's Environmental Health Regulations when permitted & built. It's the license holder's responsibility to ensure the septic and well systems are in good operational status. For a septic system that was permitted more than five years prior to the application, the Township may require a further report from the KCHD or by a qualified 3rd party expert indicating the septic and well system is in good operational status. b) In the event there is no septic disposal permit on file with the KCHD, the Septic and Well Status Report shall include a determination by the KCHD or by a qualified 3rd party expert documenting the number of bedrooms the on-site septic system can accommodate & the system meets all current standards of the KCHD's Environmental Health Regulations & the system is in good operational status.	Not specifically addressed.	Not mentioned	Not available

Criteria	Acme Township	Charlevoix	City of Holland	City of South Haven	Clearwater Township	Pentwater Township	Elk Rapids Township	Village of Elk Rapids
					c)license holder has responsibility to always keep septic system in good operational status & to address all malfunctions in timely manner. If septic system malfunction occurs & it is not corrected within a reasonable time not to exceed 7 business days, STR of property shall be immediately discontinued & Township notified of malfunction. Use of property asSTR shall not resume until malfunction is corrected in accordance with Kalkaska County Health Department (KCHD)requirements & verification provided to Township of same. d) In event there is no septic disposal permit on file with KCHD & owner of proposed STR intends to replace on-site septic disposal system in order to conduct STR, Township may issue STR license for calendar year only, subject to all of following: i. Current Septic & Well Status Report as defined in this ordinance will be used to determine # of bedrooms on-site septic system can accommodate provided that inspector has made a conclusion finding that system is in good operational status. ii. Applicant provides copy of current permit issued by KCHD for replacement or upgrade of on-site septic disposal system to meet all current standards.			
Parking Restrictions	An improved, designated area on property where STR operates that is legally available for occupants to park motorized vehicles and trailers. It may include garages, carports, parking bays and driveways. It does not include yards and street right-of-ways.	Based on lot & neighborhood characteristics, Enforcement Officer may place reasonable restrictions on # & manner of vehicle parking.	Subject to existing ordina	Number and location of off-street parking also included in the rental agreement and advertisements. There is a minimum of 2 parking spaces for 1 bedroom plus 1 additional for each bedroom.	Parking. No less than one (1) parking space per two legally conforming bedrooms or studio apartments shall be provided for overnight parking by short-term renters. No overnight on-street parking of any motor vehicles or any trailered vehicles (including by way of example but not limited to boats, jet skis, trailers and snowmobiles) on any public roadways shall be permitted by short-term renters. However, nothing in this ordinance shall prohibit short-term renters and their guests from utilizing on-street parking on public roadways where members of the public are allowed to park between the hours of 7: 00 am and 11:00 pm. All overnight parking by short-term renters shall be in the driveway or garage servicing the short-term rental or within the property lines of a property as provided in the parking site plan. For purposes of this Ordinance, "roadway" includes pavement, gravel road, shoulder, and full road easement or right-of-way	1 on-site parking space for a dwelling unit with up to 2 bedrooms/sleeping rooms and 2 on-site parking spaces for 3 or 4 bedroom dwelling unit. Larger dwelling units must demonstrate adequate parking with minimum of 3 spaces.		Not available
Trash Restrictions	All refuse & recyclables shall be stsored in container with tight-fitting lid approved by waste hauler. Containers shall be placed in front of premise for pick up only on day designated by waste hauler.	Not specified	Subject to existing ordina	Posted Trash receptacle location and pick up times (at least 90 gallons receptacle for every 4 occupants).	Trash. Refuse and recyclables shall be stored in appropriate containers with tightfitting lids and shall be regularly picked up by a licensed waste hauler weekly or taken to an appropriate disposal location.	None specified	Not mentioned	Not available

Criteria	Acme Township	Charlevoix	City of Holland	City of South Haven	Clearwater Township	Pentwater Township	Elk Rapids Township	Village of Elk Rapids
Noise Restrictions	All persons within Township must observe Township Noise Ordinance- includes STR occupants. STRs shall observe quiet hours between 11pm and 7am.	Noise during quiet hours must be limited to that which does not disturb quiet, comfort or repose of reasonable person of normal sensitivities. Quiet hours are from 11:00 p.m. to 7:00 a.m. City's Noise Control Ordinance shall apply.	Subject to existing ordina	Per SH City Ordinances	Quiet Hours. Short-term rentals shall observe quiet hours between 11:00 pm and 7:00 am	None specified	Not mentioned	not available
Boats	Nothing included	Nothing included	Nothing included	Per SH City Ordinances	Not specified	Not specified	Not mentioned	Not available
Special Events	Not permitted	Nothing included	Subject to existing ordinances	Not allowed in STR's	Not specified	Not specified	Not mentioned	Not available
Pets	Must be confined on property or on lease at all times. Pets that cause frequent or long continued noise that disturb comfort and repose of any person in vicinity shall be found in violation of this ordinance.	Nothing included	Subject to existing ordinances	Determined by the STR owner.	Pets shall be secured on the premises or on a leash at all times.	Not specified	Not mentioned	Not available
Campfires	Nothing included	Open burning not allowed. Indoor & outdoor fireplaces with chimneys permitted so long as not determined to be a nuisance in keeping with the city's nuisance code. Natural gas fire pits are permitted. Fireworks of any kind are not allowed on rental property, except in accordance with city's fireworks ordinance	Subject to existing ordinances	Nothing included but must meet local Zoning and Fire Ordinances; Fireworks are not allowed	Any campfires at a short-term rental property shall: i) Be contained within a fire ring or other comparable container ii) Be located no less than 10 feet from any structure or other unsafe combustible material. iii) Be under the supervision of an adult at all times. iv) Be fully extinguished prior to leaving the fire.	Not specified	Not mentioned	Not available
Responsible Person/ Management	Individual designated to oversee STR rental of dwelling in accordance with Ordinance. They shall respond to calls from renters, concerned citizens, and Township representatives. They will live or maintain place of business within 30 miles of dwelling unit, be available 24/7 while STR is occupied and respond within 60 minutes to any issues that may arise. A property owner who meet these criteria may be local agent.	All STRs shall have a designated local agent. An individual designated to oversee STR in accordance with article & to respond to calls & complaints at any time or day from renters, citizens, and city's representatives within 60 minutes of such calls. Contact information posted. A notice shall be posted in prominent location within any dwelling unit used for STR stating (in at least 16-point type) name of local agent and, a 24-hour telephone number at which agent can be reached.	Yes-24 hr contact info, owner or agent (live within 35 miles of STR)	Must be named in the Application. The Owner/Designated Real Estate Broker who must be able to respond within 45 minutes.	The license holder or a caretaker representing the property owner must be available by telephone at all times and at least one of the license holder, caretaker or their authorized agents must be physically located within 60-minute travel distance of the property in the event of an emergency or an issue that requires immediate attention.	Operator shall identify designated representative as contact person. Operator shall provide address and current 24-hour working phone number of designated representative to Village Manager. Designated representative must be available during rental period within 1 hour drive of dwelling unit.	Not mentioned	Not available
Required Information: displayed/ posted and/or distribution	Permit displayed on front door or in prominent location nearby, except in case of tourist homes. Display max number of occupants allowed, display contact information for local agent and Township or Township designee. STR permit # shall be posted and clearly evident on any and all ads for STR. A copy of Good Visitor Guidelines established by Township shall be provided to all occupants for review and remain on premises. Signage advertisit existence of STR is prohibited.	Good Visitor Guide: Materials prepared by the City's Enforcement Officer for display at all STRs and adopted by City Council by resolution. No person shall advertise a STR, unless advertisement includes license number and maximum occupancy permitted in unit.	Yes-posted and distributed to neighbors	Street Address of property posted in at least 2 prominent locations, STR Ordinances, Trash pick up and receptacle location, Emergency phone numbers including the number of the nearest hospital, Maximum Occupancy, Off-street Parking location(s), Reflective addresses per Fire Department regulations	The unique short-term rental license number issued by the Township shall be included in any advertisement for the rental. b) The street address for the short-term rental shall be signed in accordance with the Kalkaska County Street and Road Numbering Ordinance and clearly visible from the street.	Occupant Notice: reference Noise ordinance, garbage ordinance-specify garbage and recycling pick up day for property, parking ordinance, owner name & contact phone #, emergency contact name & phone # if different than above. License displayed on front door of dwelling unit or in conspicuous location on facade or nearby window not more than 5 ft from front door. License shall display max number of occupants permitted.	Parking and safety signage	Not available

Criteria	Acme Township	Charlevoix	City of Holland	City of South Haven	Clearwater Township	Pentwater Township	Elk Rapids Township	Village of Elk Rapids
Public Safety Enforcement Ordinance/ Violations	Article 5: Violations & Penalties. Operating without permit- municipal civil infraction subject to $500 fine; 2nd violation fine of $750; 3rd violation fine of $1,500. Subsequent violations $5,000 fine and/or 90 days in jail. All other violations: 1st violation-$250 fine, 2nd violation-$750 fine, subsequent violations-$2250 fine and may result in permit revocation. Revocation: 3 separate violations on 3 separate days within calendar year. Defined revocaton procedure. Owner may not reapply for new STR permit for that dwelling or any other dwellings in Township for 36 months. If revocated twice for same STR, permit is permanently prohibited at that location. Owner may not apply for any new permits in Township but may maintain other STR permits in good standing.	Article indicates: ENFORCEMENT OFFICER. Person appointed by city to carry out various functions of this chapter or cause other officials, inspectors, vendors, or relevant professionals to carry out various functions in order to implement and enforce terms of this chapter.	Section 14-4.27.2 Excessive public safety calls; excessive local ordinance violations; excessive state tenant law violations; fee. Dept of Public Safety responds. Chart for # of types of violations and fees charged. Officer may suspend STR permit. Infractions deemed civil infraction designated as misdemeanor. It is also a nuisance per se subject to abatement provided in ordinances or otherwise in Holland City Code. In addition to fines and costs, owner shall pay administrative late charge defined in ordinance.	This is a multiple page document with a table summary referring to the Civil Infraction Section with 1st, 2nd, 3rd, and fourth offense ranging in fines from $50.00 to $5,000.00	Within STR Ordinance. Violation notice. If the Clearwater Township Ordinance Enforcement Officer has reason to believe the application material on which a license was issued contained false, incorrect, or misleading information and/or statements or that the STR no longer complies with the standards contained in this ordinance, then the Clearwater Township Ordinance Enforcement Officer may, but is not required to, prepare or cause to be prepared a written notice of a fine or suspension, as the case may be based on subsection (c) below. Any such notice must contain detailed reasons for the fine or suspension, including but not limited to the date, time and reasons for any violation of the ordinance. b) Service of notice. The written notice, along with the time, date, and place of the hearing before the Clearwater Township Board to occur no later than 21 calendar days from the date of the fine or suspension, shall be served on the license holder and caretaker by email and either personally or by certified mail, restricted delivery & return receipt requested.	within STR ordinance specifies amendments to Nuisance ordinance and Violations; Revocation of License ordinance. Nuisance-declared offensive to public health, safety & welfare and abated by court of competent judisdiction. Violations to Code of Ordinances are municipal civil infractions-each day occurs is separate offense-see penalty included in ordinance. STR revocation of license-may occur if at least 3 separate incidents or violations within calendar year resulting in plea of responsibility, guilty, no contest or court's determination of responsibility or guilt by owner/designated representative/occupant for violation of 1 or more: any provision of Code of Ordinances, including STR Ordinance, any provision of Zoning Ordinance or permit approval, any provision of Michigan Construction Code/Michigan Residential Code/Michigan Fire Prevention Code or operating a STR without a license during previous calendar year. 36 month period before can reapply.	Enforcement of Zoning Enforcement is assigned to Zoning Administer to enforce the ordinances, including: 1.Receiving Applications, 2. Inspecting Premises, 3. Issuing Zoning Permits What counts as a Zoning Violation and what Happens: 1. Nuisance Per Se: Any building/structure/use violation is declared a nuisance per se, and the Township Board may go to Court to enjoin/abate/remove it, 2. Penalties: Violations can be punished by $25-$500 fines and up to 90 days in jail with each day treated as a separate offense. A Zoning Permit is Required, which is a major Enforcement Level: 1. It is unlawful to start construction/excavation, structural changes, or certain parking area work without obtaining a zoning permit first, 2. Junk and Junk Vehicles/Equipment; JUNK/BLIGHT: No open storage, Dismantling/Accumulation or Abandonment of disabled, wrecked or discarded vehicles, appliances, junk of any parts therof, 3. Parking Enforcement:	Village of Elk Rapids, Michigan Compliance Enforcement and Processes: Listed below is the breakdown of how the Village of Elk Rapids, Michigan regulates land use, nuisance behavior (like noise) , and civil infractions – and how the enforcement process works step-by-step inside that community. There are four parts to their process: The legal authority used by the village. What counts as a violation (noise and other nuisances) How enforcement happens (who does what) The appeal and due process path for residents and property owners. Legal Authority – where Elk Rapids gets the power to regulate behavior Zoning Code (land use and impacts) The Village adopted a comprehensive zoning ordinance regulating development and protecting health, safety, and welfare of the residents. It explicitly allows the village to regulate Land uses, Environmental impacts (lighting, emissions, etc.), Neighborhood compatibility, Public welfare effects. Violating zoning requirements is not criminal – it is municipal civil infractions punishable by fines.

Criteria	Acme Township	Charlevoix	City of Holland	City of South Haven	Clearwater Township	Pentwater Township	Elk Rapids Township	Village of Elk Rapids
					c) Violation hearing will be held-details within ordinance. Fraudulent complaints. Any person who knowingly files a fraudulent, false, frivolous or fictitious complaint about a short-term rental shall be deemed to be in violation of this ordinance and may be subject to court enforcement proceedings and the penalties under this ordinance and misdemeanor infractions. Violations: failure to update contact info, advertising rental in excess of capacity, failure to be available to resolve potential concerns, providing false or misleading info on application, operating an STR without a license. First violation= $500 fine, Second = $750 fine, Each subsequent = $1000 fine. After 5 fines Board may suspend license with specified parameters defined within ordinance. Township ordinance enforcement officer designated to issue municipal civil enfractions. Township may initiate proceedings in Circuit Court to abate or eliminate nuisance or violation of ordinance.	Pentwater Code of Ordinances amended to add Enforcement Officials. Village Manager or designee, Ordinance Enforcement Officer and any Village police officer authorized to issue and serve municipal civil infractions directing alleged violators to appear in court. In addition, Village may initiate proceedings in 27th Circuit Court to abate or eliminate nuisance per se or other violations. Violators responsible for all costs, including attorney fees. These costs are lein again STR parcel and Village Treasurer certifies costs to Tax Assessor to place on next tax roll to be collected in same manner as Village taxes.	Violations of defined parking areas, exceeding minimum defines parking spaces in specified area by the Township, 4. Noise Related Regulations: Township has a limited number of land-use specific references, basically not as well defined as Village of Elk Rapids list of violations, 5. Special Use/Impact with noise as a factor in evaluating certain uses and Noise from Manufacturing uses or activities cannot create a nuisance to adjacent residential zones, 6. Fireworks: Consumer Fireworks Ordinance restricts when fireworks may be used (time/date), makes violation a civil infraction with a $1,000 fine per violation, and authorizes Antrim County Sheriff and deputies as enforcement officers, 7. Septic/Well Property Transfer Compliance: The Townships's Time of Transfer (TOT) septic/well evaluation ordinance includes explicit enforcement language: Violations are a municipal infraction with fines up to $500, Zoning Administrator may issue civil infraction citations requiring court appearance, and the Township can sue for compliance, 8. As no distinct rental or STR ordinance exists online, any enforcement of rental related issues would rely on general zoning and nuisance provisions	General Code of Ordinances (behavioral nuisances)Separate from zoning, the village code regulates daily conduct – including;Noise,Fireworks, Trash, Pets and Parking. Tenants and occupants can be cited directly for those violations. Residents can also report disturbances to the village, and fines may be issued for violations of noise or other ordinances. Michigan law (State enabling statutes) Elk Rapids operates under the Michigan Zoning Enabling Act & municipal civil infraction statutes, allowing non-criminal enforcement through tickets and civil court. 2.What Counts as a Violation (Noise and Nuisance Regulation) The Village does not rely on only one noise law. Instead, it treats noise as a part of nuisance behavior affecting public welfare. Typical regulated impacts include: Behavioral Disturbances Examples explicitly listed: Loud Noise, Fireworks, Disruptive Tenant Behavior, Trash Accumulation, Pets and Parking Violations Property-based impacts (Zoning Related Nuisances) Zoning violations can also create noise type impacts when they affect neighbors: Exterior lighting glare Emissions (outdoor wood boilers) Incompatible land use,Failure to comply with permit conditions These become zoning civil infractions (STR) Disturbances.The Village specifically treats rental occupants as responsible for disturbances like noise.This matters because enforcement can target: The tenant, The property Owner (after repeated violations) How Enforcement Actually Works (the compliance process) This is the most important part – the village uses a civil enforcement escalation system rather than criminal charges STEP ONE - COMPLAINT The complaint can come from: Neighbors, Police observation, Zoning Administrator, Hotline Reporting STEP TWO-INVESTIGATION Authorized enforcement officials: Police Officers, Planning & Zoning Administrator They determine if a violation occurred.

Criteria	Acme Township	Charlevoix	City of Holland	City of South Haven	Clearwater Township	Pentwater Township	Elk Rapids Township	Village of Elk Rapids
								STEP 3 – NOTICE OR CITATION They may issue either: Violation Notice (Warning Ticket) Fine Schedule Example: 1st violation: $25 2nd: $50 3rd: $75 Municipal Civil Infraction Citation More Formal ticket filed in Court Each day can count as a separate offense STEP 4 – Escalation For Repeat Offenders Repeat offenses within 12 months receive higher fines For Rentals: Multiple tenant violations can trigger owner liability STEP 5 – District Court Process A Municipal Civil Infraction works like a traffic ticket. You Either: Admit Responsibility and Pay, Deny and Request Civil Hearing NO CRIMINAL RECORD – IT'S CIVIL 4.) Appeals and Due Process There are two different appeal paths depending on what your accused of: Zoning Decision with Zoning Board of Appeals (ZBA): Hears Appeals Schedules Public Hearings Reviews Administrators Decisions Typical Reasons: Disagree with zoning interpretation Challenge conditions Variance request Civil Infractions – DISTRICT COURT You can Contest: 1.Whether Violations Occurred 2. Reasonableness of Enforcement 3. Evidence
Community Complaint Process	Local Agent and Township designee contact information posted at STR. Public Safety Officers may be contacted to enforce ordinance.	Not specified	Yes-City of Holland website, online submission form	Defined and online available for immediate filing and forwarding to the Owner/Broker immediately. Follow up by the Township weekdays and work hours.	Not specified	Report a Concern button on Village website-form delivered to Village Manager		They may issue either:
STR Program Administration	From interview, STR ordinace is inadequate and requires updating including increasing fee structure to better support Township costs.	Contract with Rental Scape. Out-source to private company.	10 staff Community and Neighborhood Services; 10 inspector roles	Hired Person dedicated to overseeing STR applications, and responding to questions. There is also a full-time STR Inspector plus time from the SH City Inspector.	Township Zoning Administrator and Township Ordinance Enforcement Officer	Village Manager, additional support not specified		Violation Notice (Warning Ticket)
STR Program Costs	?	$10-$15,000/year	Not specified	Includes full time STR Coordinator, Inspector and time for Fire Department, and City Inspector.	Not specified	not specified		Fine Schedule Example: 1st violation: $25 2nd: $50 3rd: $75 Municipal Civil Infraction Citation More Formal ticket filed in Court Each day can count as a separate offense STEP 4 – Escalation For Repeat Offenders Repeat offenses within 12 months receive higher fines For Rentals: Multiple tenant violations can trigger owner liability STEP 5 – District Court Process A Municipal Civil Infraction works like a traffic ticket. You Either: Admit Responsibility and Pay, Deny and Request Civil Hearing NO CRIMINAL RECORD – IT'S CIVIL 4.) Appeals and Due Process

Criteria	Acme Township	Charlevoix	City of Holland	City of South Haven	Clearwater Township	Pentwater Township	Elk Rapids Township	Village of Elk Rapids
								There are two different appeal paths depending on what your accused of:
								Zoning Decision with Zoning Board of Appeals (ZBA):
								Hears Appeals
								Schedules Public Hearings
								Reviews Administrators Decisions
								Typical Reasons:
								Disagree with zoning interpretation
								Challenge conditions
								Variance request
								Civil Infractions – DISTRICT COURT
								You can Contest:
								1.Whether Violations Occurred
								2. Reasonableness of Enforcement
								3. Evidence
								2nd: $50
								3rd: $75
								Municipal Civil Infraction Citation
								More Formal ticket filed in Court
								Each day can count as a separate offense
								STEP 4 – Escalation For Repeat Offenders
								Repeat offenses within 12 months receive higher fines
								For Rentals:
								Multiple tenant violations can trigger owner liability
								STEP 5 – District Court Process
								A Municipal Civil Infraction works like a traffic ticket. You Either:
								Admit Responsibility and Pay, Deny and Request Civil Hearing
								NO CRIMINAL RECORD – IT'S CIVIL
								4.) Appeals and Due Process
								There are two different appeal paths depending on what your accused of:
								Zoning Decision with Zoning Board of Appeals (ZBA):
								Hears Appeals
								Schedules Public Hearings
								Reviews Administrators Decisions
								Typical Reasons:
								Disagree with zoning interpretation
								Challenge conditions
								Variance request
								Civil Infractions – DISTRICT COURT
								You can Contest:
								1.Whether Violations Occurred
								2. Reasonableness of Enforcement
								3. Evidence

Updated January 14, 2025	Sheet 2:WWT ROWG STR not allowed or addressed summaries		
CRITERIA	**Are STR's (defined as residence rental less than 30 days) allowed?**	**If not, is there an ordinance stating this?**	**Is there upcoming considerations to create or change your STR ordinance(s)?**
Garfield Twnship	Short-term rental of a residential dwelling for any period of less than 30 days is currently not allowed in Garfield Township. Although not allowed within a residential dwelling, short-term rentals may be permitted in certain zoning districts as bed and breakfasts, hotels and motels, campgrounds and other similar uses. Information from the website garfieldmi.gov and Mike Green, ZA for Garfield Township	No there is not an Ordinance that states directly there can or cannot be allowed	N/A
Grant Township	STR's are not permitted unless the use fits into some other allowed category, most notably the ordinance's Bed & Breakfast definition	Yes. The Zoning Ordinance was amended in Oct 2024 to remove "Tourist Homes" as approved lodging type use	No
Helena Township	Yes, STR's are permitted as a residential use and are addressed through the existing Zoning Ordinances with common resident concerns such as noise, fireworks, parking trash and similar issues handled via the Township's general ordinances. Helena Township Definition of STR is the rental of a dwelling for a period of at least 7 days.	There township does not have a specific ordinance regulating STR"s. For reference, below are the two primary places where STRs or rentals are referenced in Helena's ZO. https: //www.helenatownship.com/wp-content/uploads/2024/11/ZO-CURRENT-effective-6-28-2024-FINAL.pdf	
Mayfield Township	Allowed and regulated by application process. They are not allowed in the commercial district because they don't allow houses in the commercial district.	N/A	N/A
Milton Township	Although not on our original list, the Paradise Twnship ZA mentioned this because she contracts with both. Milton Twnship recently updated their STR ordinance because previously STR's were allowed if less than 3 weeks-without regulation. They found it was difficult to assure the STR was really renting within the time period. They recently updated their position on STR's - one important area for them to police (because they have residential on Torch Lake) is to limit water access to the renters on the property only. They found investors were buying multiple properties on and off the water and funneling water access for off-water properties through thhe lakeside properties.		
Paradise Township	Currently no STR's are permitted-rely on permissive zoning. They were challenged by 1 of 3 violators and found it is very difficult to win as advertising is not proof enough. They are looking at the potential of establishing a police power or STR ordinance and may allow STR's under certain conditions. They have not updated their Master Plan since 2019 so are planning a process to engage the community to find out their perspectives on STR's. They are creating definitions of STR and of family.		See above comments. If they move forward the zoning administrator anticipates they would create a permitting process for STR's that would be more legally defensible should there be violations.
Peninsula Township	No	They rely on their definition of a single family dwelling-an STR does not meet that definition. They have been enforcing and ticketing based upon that.	
Torch Lake Township	STR's only allowed in the Village District (similar to our Village District). All uses allowed in the Village District shall be allowed as a permitted use regardless of the approval process in the Village District unless listed within the regulation 4.3.3, Article 6. In addition, the following uses shall be allowed following the proper review procedure for a special land use.Additional supplemental uses in Article 6 apply to the uses within. STRs are included in the listing.		
Union Township	Not expressly allowed under Zoning Ordinance of 1980 as amended 12/13/2004 Ordinance. There are 2 zoning Districts, Forest Residential and Lakeside Residential.	Union Township appears to allow residential occupancy as a one-family/single-family dwelling, but does not clearly authorize STR's as a distinct land use. And the "family" definition gives the Township a plausible basis to challenge many STR operations.	