



TOURIST ROOMING HOUSE

COMMUNICATION FILE ON SHORT TERM RENTALS

WISCONSIN: SHORT TERM RENTALS BACKGROUND

- Rental units or residential dwelling rented for periods of more than 6 but fewer than 30 consecutive days.
- Wisconsin Statute 66.1014 “Right to Rent Law” establishes the ability for local governments to regulate Short-Term Rentals (STR), but not outright ban them.
- Permitted local restrictions:
 - Obtain Tourist Rooming House Operator license.
 - Limit total number of days in a 365 consecutive day period that the dwelling may be rented not fewer than 180 days.
 - Notification to the clerk of the political subdivision in writing when the first rental within a 365-day period begins.

WISCONSIN: TOURIST ROOMING HOUSE LICENSE

The State of Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) requires STR properties to obtain a Tourist Rooming House.

- Wisconsin State Legislature Chapter ATCP 72:
 - authority to prescribe rules for hotels, including motels, and tourist rooming houses
 - enforce these rules for the purpose of protecting public health and safety.
 - ATCP 72.06 Enforcement (Inspections, Reinspections, Orders to Correct Violations)
 - ATCP 72.07 Suspension or revocation of licenses for motels, hotels

CASE STUDIES: OTHER CITIES REGULATION STRATEGIES

WISCONSIN

Town of Holland: Municipal Code 280

- A State Tourist Rooming House license
- seller's permit issued by the Wisconsin Department of Revenue.
- license from the Town of Holland issued
- official record provided and kept by a property owner or property manager in which short-term rental guests are required to list their true names and addresses
- There shall not be excessive noise as prohibited, excessive fumes, glare, or vibration, any nuisance activities prohibited
- Requirement of property manager if owner resided more than 35.0 miles for STR

City of Madison: Code of Ordinance Ch. 9.29

- A State Tourist Rooming House license
- Zoning Tourist Rooming House Permit (ZTRHP)
- display the ZTRHP number in all advertisements
- all STR properties must be the owner's primary residence*
- report quarterly with information on who stayed at the property, for how long, the duration of stays, and if the operator or host was present during the stay.
- report where the STR has been advertised in the previous quarter.

CASE STUDIES: OTHER CITIES REGULATION STRATEGIES

WISCONSIN

City of Racine: Code of Ordinance Ch.22,Article XVIII

- A State Tourist Rooming House license
- Municipal Room Tax
- Wisconsin Sales Tax
- Must be located within the host's primary residence.
- Temporary order to cease operations construction, sanitary condition, operation or method of operation of the premises creates an immediate danger to health

Town of Oconomowoc: Code of Ordinance Ch. 216

- A "Town License" vacation rental establishment license
- minimum of one off-street parking stall shall be provided for every guest bedroom with a maximum of three parking stalls.
- No parking of vehicles on street
- Additional standards dogs, nuisance
- Chronic nuisance activity, as defined in Town of Oconomowoc Chapter 207, then such Town license is subject to immediate revocation by the Town

CASE STUDIES: OTHER CITIES REGULATION STRATEGIES

MIDWEST

Cincinnati, OH

- be registered with the city and hosts are required to pay a registration fee and transient occupancy tax prior to advertising.
- limits the number of STR units per building with 5 or more units
- properties must abide by zoning districts and can only operate within residential zones for residential activities.

Cleveland, OH

- requiring the applicant to notify adjacent properties of their intent to operate as a STR
- If the property owner does not occupy the property year-round, they must attain approval from the City Planning Development Director
- statutes outline record-keeping requirements of all registered STR properties and monitoring noise complaints.

MILWAUKEE: TOURIST ROOMING HOUSE LICENSE

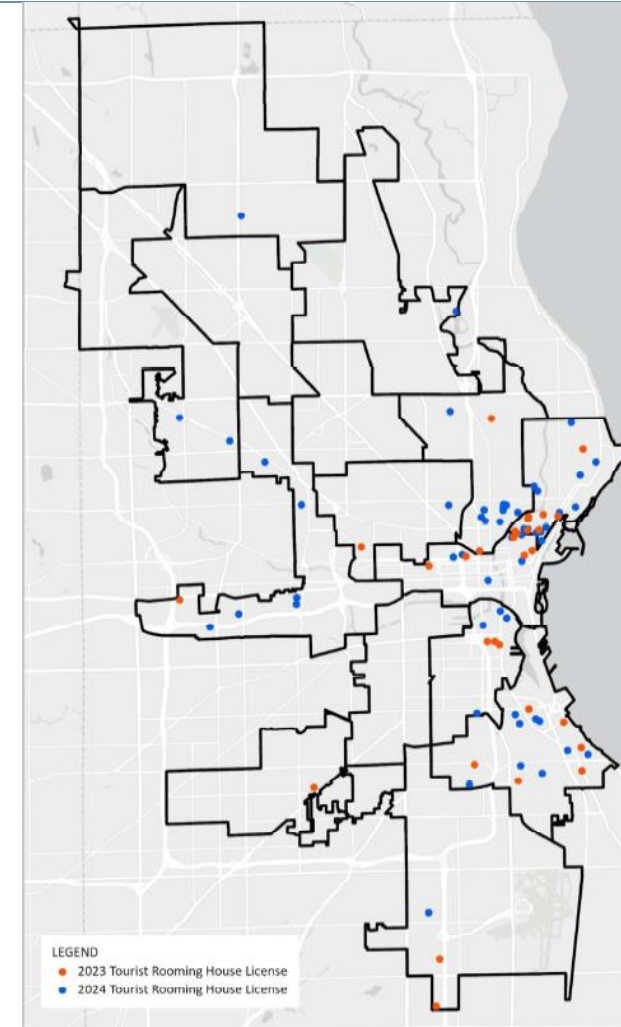
- MCO 275-20: Licensing of Licensed Dwelling Facilities
 - Adoption of chapter ACTP 72:
 - Application
 - Plan of Operation
 - Inspections
 - License Renewal
- MCO 85-11: License and Permit Procedures
- MCO 200-33-26: Licensed Dwelling Facilities (FEES)
- DNS is responsible for reviewing Tourist Rooming House License applications and ensuring that applicants are in compliance with building safety standards prior to issuing the license.
- Application process includes an inspection of the property conducted by DNS prior to the issuance of the license and sanitarian inspections once every 3 years
- Average days STR 40 days a year

MILWAUKEE: TOURIST ROOMING HOUSE LICENSE

Fee	Cost
Initial license	\$300
Annual renewal	\$121

	2022	2023	2024
Total of TRH	25	60	80
Total of Revenue	15,929.10	24,664.40	\$30,805.06*

*State re-imbusement of 12% has not been calculated.

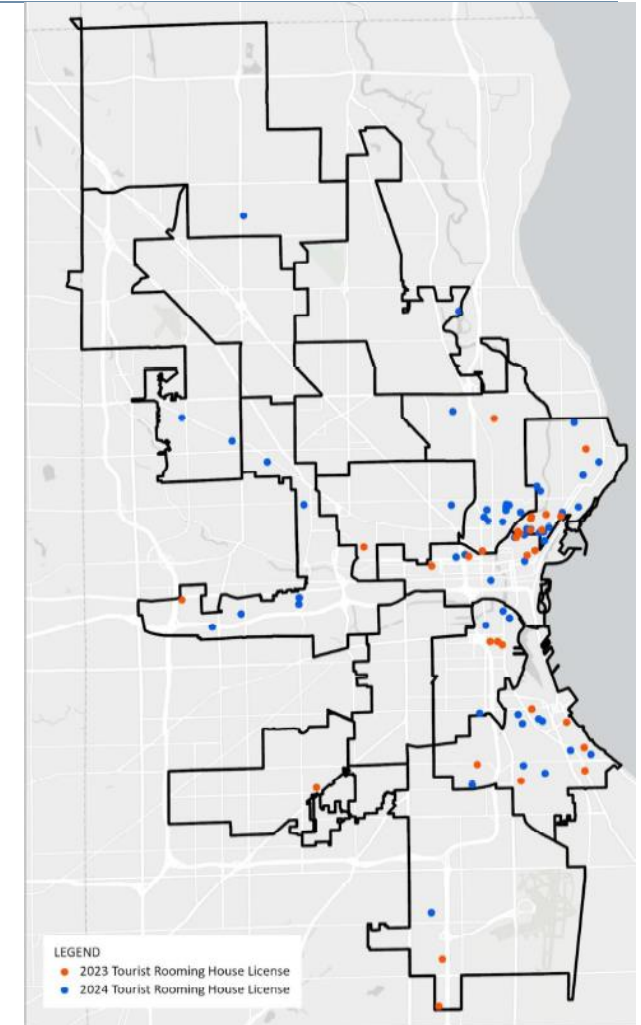


TRH REGULATORY PROCEDURES IMPACT

- TRH license application remains available through DNS.
- In order to address concerns of unregistered operators, neighborhood nuisance, displacement, and changes to community character, the City will need to own a master list of all STRs located in Milwaukee.
- Cost effect of adequate resources for dedicated full time personnel, technology and software, training and other administrative needs for proactive enforcement (500k -1M)

MILWAUKEE: TOURIST ROOMING HOUSE LICENSE

- MCO 275-20: City Attorney's Office opinion as relates to:
 - MCO 275-20.4 Plan of Operation
 - MCO 275-20.15 Revocation or Suspension
 - MCO 275- 20.17 Causes for Non Renewal, Suspension or Revocation
 - MCO 275-20.22 of fees related to reported operators without a license
- Increase compliance by collaboration with short term rental platforms
 - operators like Air BnB are starting to be proactive in reminding their operators for the need to obtain/renew their TRH license
- Increase community outreach on reporting and managing STR
 - DNS HomeSafe
 - Website
 - Other Department's Promotion





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