

**CORINNA TOWNSHIP  
PRIVATE/VACATION  
HOME RENTAL  
ORDINANCE**

**Section 781 – Corinna Township Land Use  
Ordinance**

**ADOPTED**

**February 15, 2022**

### **Section 3. Definitions (related to Section 781)**

Bedroom - a part of the inside of a private/vacation home that is divided from other areas by walls and a doorway and that has its own floor and ceiling that is furnished primarily as sleeping quarters, containing a bed or furniture that can convert to a bed, and having more than one egress.

Overnight guest - a person who is boarding overnight at a private/vacation home rental, hotel, motel, bed and breakfast, or resort.

Person - a natural person over the age of 5 years, who is patronizing, staying, or visiting a private/vacation home either as the renter of the facility or a guest of the renter.

Private/vacation home rental - any home, cabin, condominium, bedroom or similar building that is advertised as, or held out to be a place where sleeping accommodations are furnished to the public on a nightly, weekly, or for less than a 30-day time period, and is not a bed and breakfast, resort, hotel or motel.

Resort - An establishment that includes buildings, campgrounds, lodges, structures, dwelling units/sites, homes, enclosures or any part thereof kept, used, maintained or advertised as or held out to the public to be, a place where sleeping accommodations are furnished to the public and primarily to those seeking recreation, for periods of one (1) day, one (1) week, or longer, and having for rent two (2) or more homes, cabins, units, campsites or enclosures (excepting private/vacation home rentals approved as such). All cabins, rooms, dwelling units/sites or enclosures must be included in the resort rental business. The entire parcel(s), lot(s), or tract(s) of land must be controlled and managed by the licensee.

#### 604. GENERAL AGRICULTURE AG

604.2 Permitted Uses  
Private/vacation home rental (meeting occupancy standards)

604.405 Interim Uses  
Private/vacation home rental (exceeding overnight guest occupancy)

#### 605. URBAN/RURAL TRANSITIONAL R-1

605.2 Permitted Uses  
Private/vacation home rental (meeting occupancy standards)

605.405 Interim Uses  
Private/vacation home rental (exceeding overnight guest capacity)

#### 606. SUBURBAN RESIDENTIAL R-2

606.2 Permitted Uses  
Private/vacation home rental (meeting occupancy standards)

606.405 Interim Uses  
Private/vacation home rental (exceeding overnight guest capacity)

#### 606.A SUBURBAN RESIDENTIAL R-2(A)

606.a2 Permitted Uses  
Private/vacation home rental (meeting occupancy standards)

781. PRIVATE/VACATION HOME RENTAL

781.1. Purpose and intent

- (1) Corinna Township has a long history as a tourist and recreational destination. Private/vacation home rentals benefit the Township and broader area economically by bringing in tourists who spend money locally. Rentals also have the potential to increase the number and value of future property sales.

However, the use of residential properties for short-term vacation rental can have a negative impact on neighbors. Through a public hearing and a series of meetings and work sessions, Corinna Township identified the following findings concerning private/vacation home rentals:

- (a) Private/vacation rentals provide economic benefits to the community that may be realized through tourism revenue, increased sales of vacation properties, increased property values and improved maintenance of properties, all of which contribute not only to a greater property tax base, but also provide economic benefits to the community through increased sales to local businesses.
  - (b) Some private/vacation renters'/guests' behavior can affect neighboring residents in the following ways: disruptive or annoying noise, traffic, congestion, and inappropriate parking, and unknowing or purposeful trespass.
  - (c) Frequent and continuous short-term rental use may affect the health and safety of communities through impacts on air quality from campfires, over-use of septic systems, and risky or illegal behaviors.
  - (d) Inconsistent management, a lack of rental policies, and limited communication between owners/managers and renters, neighbors, and regulators can create problems and/or make them worse.
  - (e) Laws, statutes, and rules that control noise, parking, and trespass have not been widely adopted at the county or township levels, and at the state level are largely aimed at criminal activity rather than recurring nuisances.
  - (f) State and county regulations exist to address health and safety concerns related to short-term lodging, but current definitions exempt private/vacation home rental from the requirements.
- (2) The intent of these proposed amendments to the zoning ordinance is to allow the use of private/vacation home rentals in appropriate zoning districts while also establishing rules and standards, the intent of which are to mitigate or eliminate potential harmful impacts to the health, safety, and general well-being of neighboring property owners and tenants as well as the environment. Specifically, the amendments are intended to:
- (a) Establish basic performance standards for health and safety, with controls to address nuisance issues.
  - (b) Establish rental management rules that require owners or managers to be informed and locally available and that require that owners or managers communicate with renters, neighbors, and county agencies to ensure the vacation rental is operated in compliance with state and local regulations while maintaining a positive relationship with neighboring homeowners.
  - (c) Hold rental property owners and managers responsible for guest conduct through clearly defined enforcement measures.

781.2 Permits

- (1) An interim use permit shall be required for private/vacation home rental where:
- (a) There is more than one rental unit on a parcel and/or where more than two (2) Private/vacation home rentals are on contiguous parcels under common ownership (including immediate family

members) or management.

- (b) The overnight guest occupancy in subpart 781.3(5) will be exceeded.
- (c) The vacation rental unit is served by a holding tank.

#### 781.3. General requirements for all private/vacation home rentals

- (1) Noise levels shall not exceed the standards established in MN Rules, chapter 7030, or successor rules.
- (2) On-site parking area of sufficient size to provide parking for rental guests, their visitors, contracted cleaners or others expected at the site shall be provided on the premises for each use. The Zoning Administrator shall require a parking plan be submitted and approved consistent with the requirements of Section 707 of the Corinna Township Land Use Ordinance. Physical demarcations of the off-street parking areas may be required. All parking areas are subject to setback, impervious coverage and other limitations of the Township Land Use Ordinance.
- (3) Public streets and rights-of-way shall not be obstructed or otherwise create violations of Minnesota Statutes 160.2715, or successor statute.
- (4) The boundaries of the rental property shall be visually demarcated by signs, a fence, vegetation, landscaping, or other method as approved in the Interim Use Permit (if applicable), or if no interim use permit is required, or specific requirements are not identified in the Interim Use Permit, by the Township Zoning Administrator.
- (5) Overnight guest occupancy is the maximum number of overnight guests allowed at a private/vacation home rental without an interim use permit. Overnight guest occupancy shall not exceed twelve (12) overnight guests or three (3) overnight guests per bedroom (whichever is less) unless an interim use permit has been granted.
- (6) The use of detached or temporary sleeping accommodations such as RVs, tents, fish-houses, campers or others to increase the overnight guest capacity shall be prohibited.

#### 781.4. Rental Property Management and Notifications

- (1) The rental owner, operator, or manager shall designate a local contact/property manager who meets the following requirements:
  - (a) Is available 24 hours/day, 7 days per week.
  - (b) Can respond by phone within 30 minutes and in-person within 60 minutes of notification.
  - (c) Has administrative authority over the property and guests.
  - (d) Has knowledge of the vacation rental unit, the property, rental and Township rules, standards, and procedures.
- (2) The rental owner, operator, or manager shall provide the name and phone number of the contact/property manager in subpart 781.4(1) above to the Township and to all adjoining property owners within ten (10) days of approval of an interim use permit or submittal of their Township registration if no interim use permit is required. Any change of contact or contact information shall be noticed as above to the Township and neighbors within ten (10) days of the change.
- (3) The following information shall be provided to the Township and placed within the rental unit in a prominent location so as to be easily visible and read by the guests:
  - (a) The full name and phone number of the owner or operator
  - (b) The full name and phone number of the local contact person or local management agent
  - (c) Local emergency contact information (police, fire, ambulance – i.e. 911)
  - (d) Aerial image of the property clearly showing property boundaries, parking areas, shore recreational facilities, garbage receptacles, septic treatment system. A property survey may also be provided, if available.
  - (e) The maximum number of overnight guests allowed in the rental unit.

- (f) The maximum number of parking spaces.
  - (g) Any applicable county or township ordinances governing noise, parking, pets, lakes (AIS laws, water surface zoning), or other applicable regulations.
  - (h) Information identifying the type of materials that should not be flushed down toilets or minimized in drains so as to preserve the functionality of the septic system.
  - (i) Any other information or specific handouts as provided by the Township
- (4) The total permitted overnight guest occupancy shall be included on all advertisements or web-based reservation service pages.

781.5. Sanitation

- (1) The private/vacation home rental shall be connected to a compliant subsurface septic treatment system (SSTS). The following shall be required:
- (a) A current compliance inspection showing the system to be in compliance with State and local requirements shall be submitted to the Township.
  - (b) An operating permit and any applicable permit fee shall be required through the Township, which shall include a management plan that requires, at least once per calendar year by a state-licensed septic system maintainer, pumping of the septic tank, verification that any alarms, pumps and pump event counters are operational, verification that any septic tank filters are installed correctly and operational, and that all septic tank and inspection pipe covers are in place and functional. A report from the licensed SSTS maintainer detailing that the requirements of the management plan and operating permit have been met shall be submitted within 30-days of the work being completed. All such inspections and verifications shall be conducted when all components of the SSTS are visible.