

Town of Bloomington, Grant County, Wisconsin

Short-Term Rental Licensing Ordinance

Number:08052019

Section I: Purpose

The purpose of this ordinance is to ensure that the quality and nature of the short-term rentals operating within the Town of Bloomington are adequate for protecting public health, safety, and general welfare and to protect the character and stability of neighborhoods within the town.

Section II: Authority

The Town Board of the Town of Bloomington has been authorized to exercise village powers pursuant to ss. 60.10(2)(c) and s. 60.22(3), Wis. Stats. The Town Board adopts this ordinance under its general village powers authority and s. 66.1014 of the Wisconsin Statutes.

Section III: Definitions

“Property Manager” means a person who is not the property owner and who provides property management services for one or more short-term rentals and who is authorized to act as the agent of the property owner for the receipt of service of notice of municipal ordinance violations and for service of process pursuant to this ordinance.

“Property Owner” means the person who owns the residential dwelling that is being rented.

“Residential dwelling” means any building, structure, or part of the building or structure, that is used or intended to be used as a home, residence, or sleeping place by one or more persons maintaining a common household, to the exclusion of all others.

“Short-term rental” means a residential dwelling that is offered for rent for a fee and for fewer than 29 consecutive days.

Section IV: Short-Term Rental License

- A) No person may maintain, manage, or operate a short-term rental more than 10 nights each year without a town short-term rental license issued pursuant to this ordinance.

B) Licenses shall be issued using the following procedures:

1. All applications for a short-term rental license shall be filed with the town clerk on forms provided. Applications must be filed by the Property Owner. No license shall be issued unless the completed application form is accompanied by the payment of the required application fee.
2. The town clerk shall issue a short-term rental license to all applicants following payment of the required fee, receipt of all information and documentation requested by the application, and town board approval of the application.
3. A short-term rental license shall be effective for one year and may be renewed for additional one-year periods. A renewal application and renewal fee must be filed with the town clerk at least 45 days prior to license expiration so that the town board has adequate time to consider the application. The renewal application shall include any updated information since the filing of the original application. An existing license becomes void and a new application is required any time the ownership of a residential dwelling licensed for short-term rentals changes.
4. The town board may suspend, revoke, or non-renew a short-term rental license following a due process hearing if the board determines that the licensee: a) failed to comply with any of the requirements of this ordinance; b) has been convicted or whose Property Manager or renters have been convicted of engaging in illegal activity while on the short-term rental premises on 2 or more separate occasions within the past 12 months; or c) has outstanding fees, taxes, or forfeitures owed to the town.

Section V: Operation of a Short-Term Rental

Each short-term rental shall comply with all of the following requirements:

1. Each short-term rental is required to have the following licenses and permits:
 - 1) A State of Wisconsin Tourist Rooming House License;
 - 2) A seller's permit issued by the Wisconsin Department of Revenue;
 - 3) A license issued pursuant to the provisions of this Article from the Township of Bloomington.
2. Owner must have appropriate insurance for the home that is used for short-term rental and provide proof of insurance with the license application and renewal.
3. Short-term rental licenses are issued for one year period (July 1st through June 30th) and must be renewed annually subject to Town approval or denial. A renewal application and renewal fee must be filed with the town clerk at least

45 days prior to license expiration so that the town board has adequate time to consider the application.

4. No recreational vehicle, camper, tent, or other temporary lodging arrangement shall be permitted on site as a means of providing additional accommodations for paying guests or other invitees.
5. Any activities occurring at the short-term rental shall comply with other applicable regulations and there shall not be excessive noise, fumes, glare, vibrations generated during the use so as to not disturb neighbors.
6. Renters must obey speed limit assigned to the area.
7. Name plates or other signage shall not exceed one square foot. No other signage advertising the short-term rental is permitted on site or any adjoining property.
8. A local property management contact (either the Property Owner or an appointed Property Manager) must be on file with the town at all times. The Property Owner and/or Property Manager must provide the town with current contact information and must be available 24 hours a day, 7 days a week by telephone. The town must be notified within 24 hours of any change in contact information.
9. Each short term rental shall maintain a register and require all guests to register with their actual names, addresses and time period for the rental.
10. The dwelling must have adequate off street parking for those using the property at a given time.
11. All garbage/trash must be removed from the area when renters leave so as to not attract animals.
12. A short-term rental license will not be issued until the following contingencies have been met: 1) an inspection of the building by the Township's building inspector has been completed to insure compliance with all state, county, and local regulations have been met.
13. Each license shall be displayed on the inside of the main entrance door of each short-term rental.

Section VI: Fees

Initial Short-term Rental License Application fee: \$50.00

Renewal Short-term Rental License Application fee: \$50.00

Section VII: Penalties

Failure to comply with the provisions of this ordinance shall pay a forfeiture of not less than \$100.00 nor more than \$500.00.

Section VIII: Severability

Should any portion of this ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such a decision shall not affect the validity of any other provisions of this ordinance.

Section IX: Effective Date and Publication

This ordinance shall become effective upon adoption and publication as required under s. 60.80, Wis. Stat.

ADOPTED by a vote of 3 for and 0 against on this 5th day of August 20 19.

By the Town Board of Bloomington

Greg Patterson
Town Chair

Wm. A. [Signature]
Supervisor I

Joe M. Nelson
Supervisor II

Attested to this 5th day of August, 20 19.

Jane Patterson
Clerk