

## I. SHORT-TERM RENTAL HOUSING

1. The approval of Short-term Rental Housing shall follow the requirements of Minor Land Use Review as outlined in Section 3.3(A)(1—6).
2. Short-term Rental Housing is defined as a residential use in a dwelling unit designed for such use for periods of time less than 30 days. Short-term Rental Housing may be referred to as vacation rentals or resort dwelling units.
3. The use of a dwelling as Short-term Rental Housing requires Minor Land Use approval as outlined in Section 3.3(A).
4. Maximum occupancy shall be the sewage capacity as determined by the Flathead City-County Environmental Health Department or the applicable sewer district.
5. The applicant for Short-term Rental Housing approval is responsible for reviewing and adhering to all Covenants, Conditions and Restrictions in place or any other Homeowner Association documents. Flathead County shall not be responsible for the determination as to compliance with such Covenants, Conditions and Restrictions and shall have no duty to enforce them.
6. No additional signage on the property is allowed other than typical address numbers.
7. The name and number of a local contact person or management company shall be provided with the Minor Land Use application. This contact person or management company shall be available 24 hours a day, seven days a week and be able to arrive at the subject property within one hour should there be an emergency or problem. The contact information for the local contact person or management company shall be sent via certified mail by the applicant to all 24 property owners within 150 feet of the property applying for Short-term Rental Housing.
8. All Short-term Rental Housing shall obtain a State of Montana Public Accommodation License for a Tourist Home. This license is administered by the Flathead City-County Health Department and is subject to annual inspections.
9. Short-term Rental Housing is subject to the State Bed Tax and the property owner is responsible for collecting the tax and conveying those monies to the State of Montana Department of Revenue.
10. The property being utilized as Short-term Rental Housing shall have adequate off-street parking spaces.
11. Should the ownership of the residence approved for Short-term Rental Housing change, the new owner(s) shall apply for Minor Land Use approval in their name.
12. The approval of a Minor Land Use Permit for Short-term Rental Housing is subject to suspension or revocation should any of these standards and any additional conditions of approval not be met, or if there are substantive and valid complaints of

disturbances of the peace or health and safety violations related to the operation of Short-term Rental Housing. The decision to suspend or revoke Minor Land Use approval shall be made after a hearing before the Flathead County Board of Adjustment and shall follow the procedures outlined in Section 2.06.040.

13. All short-term rental housing shall meet any requirements as outlined in the Flathead County community Wildfire Mitigation Plan. Campfires shall be prohibited when fire danger is classified as “High” or above.