

FREQUENTLY ASKED QUESTIONS ON SHORT-TERM RENTALS

The Township recently adopted amendments to the short-term rental ordinance, Article X of the zoning ordinance. The purpose of this FAQ list is to provide general information about some of the changes to the ordinance. For the complete ordinance, go to yankeespringstwp.org and find the zoning ordinance under the “public documents” tab.

Please review these FAQs and the ordinance itself before calling the Township to ask general questions about STRs. If you have done that and still have a question, call us and we will do our best to answer it.

What is a short-term rental (STR)? In general, a commercial rental of a dwelling for less than 28 consecutive days, usually through rental agencies like Airbnb and VRBO. For a full definition see the zoning ordinance, Article X.

Does Yankee Springs Township allow STRs? Yes. Traditional STRs and Commercial STRs are allowed in specified zoning districts.

Where are STRs allowed? Traditional STRs are allowed in all zoning districts, and commercial STRs are allowed in all zoning districts except the following: Suburban Residential, Residential Single Family, Residential Lake Front, and Gun Lake Residential Lake Front.

Is a permit required? Yes. Traditional and Commercial STRs require a permit. The application is available at the Township website, yankeespringstwp.org under the “public documents” tab. Commercial STRs require a Special Exception Use Permit which is issued by the Planning Commission after a public hearing. The SEU application is also available on the Township website.

What is a Traditional STR? An owner-occupied STR that is the primary legal residence of the owner, and where the owner *must be present overnight in the STR during rentals*. This allows a homeowner to rent out a portion of his dwelling as an STR, but he must provide proof of primary legal residence.

What is a Commercial STR? An STR that is not the primary legal residence of the owner, and where the owner is not present overnight in the STR during rentals.

Where can I find the Zoning Ordinance on STRs? At yankeespringstwp.org under the “public documents” tab.

What is a “grandfathered STR”? A commercial STR that had a permit to operate in 2023 may continue to operate in a zoning district where new commercial STRs are not allowed. The amended ordinance calls them “nonconforming STRs.”

Can an STR permit be terminated or revoked? Yes. Upon sale or transfer of the property, or failure to renew the annual permit, or repeated violations of the ordinance.

How do I report a nuisance STR? Call your local law enforcement or dial 911 for emergencies. Take photos or videos. Call the Township at (269)795-9091 during office hours to file a complaint against an STR. The first violation is punishable by a \$500.00 fine. The second violation is punishable by a \$1000.00 fine and revocation of the STR permit.

How do I report an STR operating without a permit? Call the Township Zoning department, open 9-3 M-TH. Operating or even advertising an STR without a permit is punishable by a \$2,500.00 fine. We have hired an outside contractor, Granicus, to help us identify illegal STRs. But our best resource is our concerned citizen. We need your eyes and ears. Again, take photos and videos if possible. Your complaint can be anonymous.