

Short-Term Rental Regulations FAQs

Is a short-term rental permit required?

As of July 1, 2022, a county-wide short-term rental ordinance is in effect and a permit is required to operate a short-term rental on a property located within Beltrami County.

Are short-term rentals allowed everywhere in Beltrami County?

No. Some townships and cities administer their own zoning ordinances and have their own standards. As of July 1, 2022, these are the cities and townships we are aware of that have additional requirements;

- **City of Bemidji and Northern Township** – contact the Greater Bemidji Area Joint Planning Board
- **Ten Lake, Sugar Bush, and Frohn Townships** – not allowed by the Township
- **Turtle River Township** - ordinance does not allow short-term rentals in non-shoreland areas
- **Bemidji Township** – requires a separate Residential Rental Agreement and Permit

Please contact your Township or City to determine if they have additional/different requirements

Where can I find Beltrami County's short-term rental regulations?

The County's Short-Term Rental Ordinance is located on the County website: www.co.beltrami.mn.us . Go to the Document Center and select County Ordinances to get to the page of County Ordinances.

What type of permit do I need?

The permit is a use permit and is issued based on the type of short-term rental being applied for.

Type A – up to 3 bedrooms and max. occupancy of up to 8 people

Type B – 4 or more bedrooms and/or a max. occupancy of up to 12 people

Type C – Max. Occupancy of 13 or more people

How long is a short-term rental permit valid?

Type A permits are valid initially for 1 year and when renewed are valid until revoked.

Type B permits are valid initially for 1 year and when renewed are valid for 8 years unless revoked.

Type C permits are issued by the Planning Commission after a public hearing and are valid for a period of time as determined by the Planning Commission.

A short-term rental permit cannot be transferred. If a permitted short-term rental is conveyed to another party, that party must apply for and obtain a new permit prior to operating a short-term rental.

When must I renew my permit in order to continue to operate a short-term rental use on my property?

A renewal permit must be issued prior to the expiration date of the prior permit in order for the short-term rental use to continue without interruption. If a renewal permit is not applied for and issued prior to the expiration of the existing permit, the short-term rental use of the property must cease for the period of time during which there is not an active permit.

What is the application fee?

Type A - \$200 (existing short-term rentals are exempt from the renewal fee if they renew by Oct. 1, 2023)

Type B - \$400

Type C - \$800 plus recording fee

The after-the-fact permit fee is double the normal fee and may be subject to additional administrative fees for violations that are not resolved in a timely manner.

Is there a regulation governing the number of guests who can occupy my short-term rental?

Yes, the maximum guest occupancy is determined by the permit issued to operate a short-term rental.

Typically, the maximum occupancy will be determined by the number of people for which the rental's septic

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system(s) is/are sized to handle and will be based on the standards included in the Short-Term Rental Ordinance.

Is the septic system design flow the same value as the number of gallons in the septic tank?

No. Design flow is determined based on a number of variables set by the Minnesota Pollution Control Agency.

Where do I find information on my septic system?

The Environmental Services Department (ESD) has records on all systems permitted by the County. If you cannot find your system's records, please contact the ESD at 218 333 4158. If we do not have records containing design flow information, a licensed SSTS inspector will need to determine the system's tank capacity, drainfield type and square footage, and soil sizing factor during a compliance inspection of the system, which then can be used to determine maximum occupancy.

What if my septic system isn't large enough for my desired overnight guest occupancy?

The septic system will need to be upgraded or replaced so that the required septic system sizing exists for the desired guest occupancy before a short-term rental permit application for the desired occupancy can be submitted. If the existing septic system is compliant, a permit application can be submitted and approved for the number of guests the septic system can legally handle. Then, when the septic system is upgraded or replaced, a new permit application can be submitted and processed for the new increased number of guests for which the new septic system is properly sized to handle.

Is a current compliance inspection on my septic system required?

Yes, a current passing compliance inspection report for each septic system servicing a proposed short-term rental must be submitted as part of a short-term rental permit application. Applications for a Type A permit are exempt from this requirement if applied for by September 28, 2022.

What if my septic system is found to be noncompliant?

A short-term rental permit will not be issued if a septic system or systems servicing the proposed short-term rental structure is/are noncompliant. The system(s) must be upgraded before a short-term rental permit application can be submitted.

Is it possible that my permit application might not be approved? Or my permit not renewed or renewed with conditions? Or my permit terminated?

Yes, all of the above are possible if any County ordinance violations exist or occur on the property or non-compliance with the short-term rental regulations (acute or chronic) is documented during a permit period.

Can opposition keep me from obtaining a permit or having my permit renewed, or lead to my permit being terminated? What if there are complaints about my property's short-term rental use and I haven't done anything wrong?

No, an objection to how your property is used or proposed to be used is not and cannot be a reason for a short-term rental permit being withheld or taken away. And the simple act of filing a complaint or multiple complaints will not in and of itself result in the County taking any enforcement action. A documented non-compliance warranting withholding or removing a permit must exist in order for the County to consider and potentially take such action. The Environmental Services Department will review and investigate any complaint(s) submitted, and determine if any violations exist and if so, the appropriate course of enforcement action to take.

What if I have a question that isn't addressed above?

Please contact the ESD by phone (218 333 4158) or email (esd@co.beltrami.mn.us). We are happy to assist you.