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Office of the Assistant Secretary for Civil Rights
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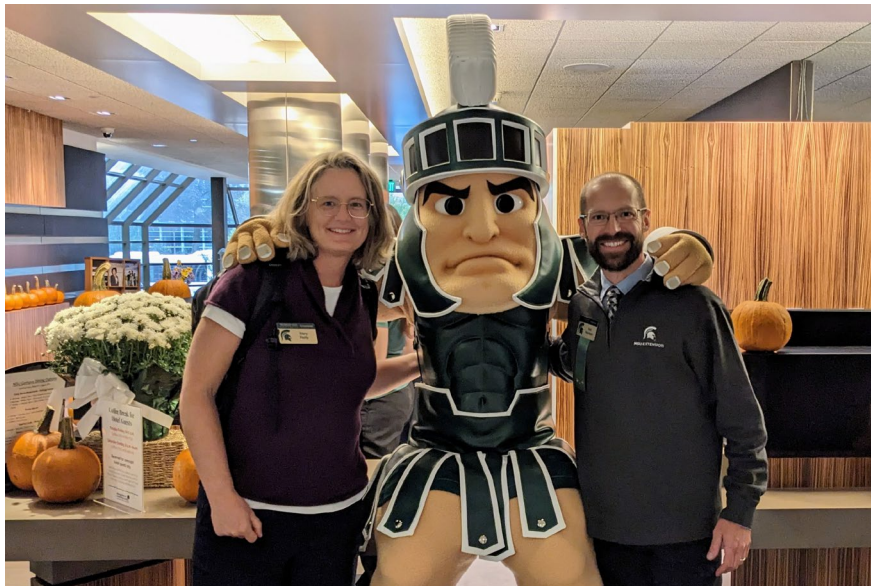
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2023 Critical Conversations in Michigan Tourism: Short Term Rentals



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Critical Conversations in MI Tourism Webinars



Join Us Online

**2023 CRITICAL CONVERSATIONS IN
TOURISM:
SEASONAL WORKFORCE
HOUSING**

Join Us Online

**2023 CRITICAL CONVERSATIONS IN
TOURISM:
SHORT-TERM RENTALS**



What we will cover

1. Status of STRs (international, national, state)
2. Thinking about regulating? FAQs
3. Common regulatory approaches
4. Approaches to STR regulation: Michigan examples
5. Administration and enforcement options
6. STR innovations - yurts, glamping, tree houses, farm hosts, oh my!



POLL

Status of STRs



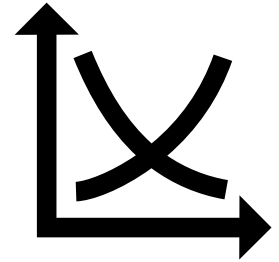
Intersection of housing issues for tourism destinations

- In rural communities, there may not be the conventional lodging to capture potential local tourist spending.
 - STRs can be good!
- A popular destination with lots of STRs can reduce workforce housing options for purchase and for rent.
 - STRs can be bad!
- **The right balance for your community will likely be very different than the next!**



STR Demand

- Demand driven by:
 - Convenience of online platforms, booking and payment systems
 - Flexibility and personalized experiences
 - Unique locations
 - Privacy, cleanliness...
- STR Market currently valued at \$100.8 billion (2022)
- By 2030, projected to reach a value of \$228.9 billion by 2030
 - Compound Annual Growth Rate of 10.8% (2023-30)

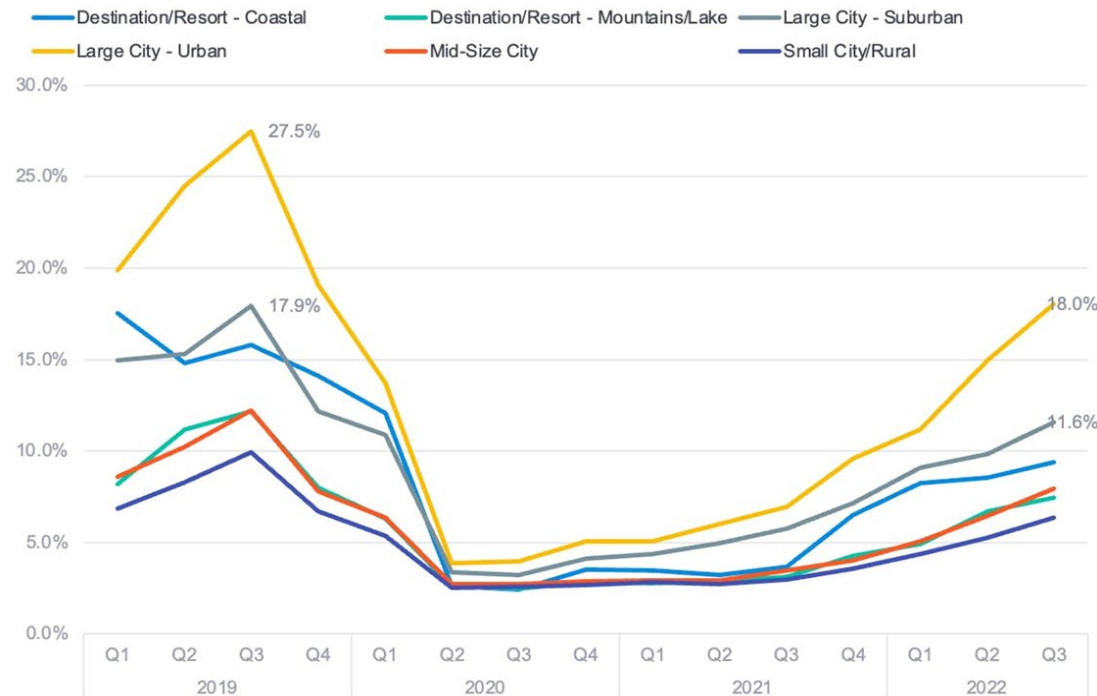


Vantage Market Research, 2023

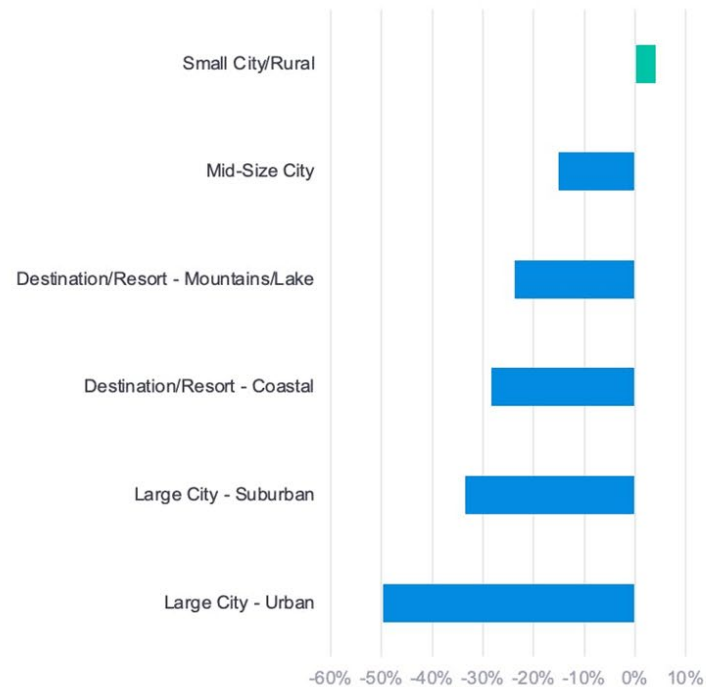


International Travel to U.S., Staying in STRs, Just 33% of 2019 Levels

% of Reservations from International Travelers to the U.S.



International Demand Q3 2022 as a % of Q3 2019



Source: AirDNA



STR reservations – national trends

Change since 2019

- **Small City/Rural** 105%
- Large City-Suburban 12%
- Mid-Size City 30%
- **Large City-Urban** -26.7%
- Destination Resort
 - Mountains/Lakes 46.7%
 - Coastal 15.3%

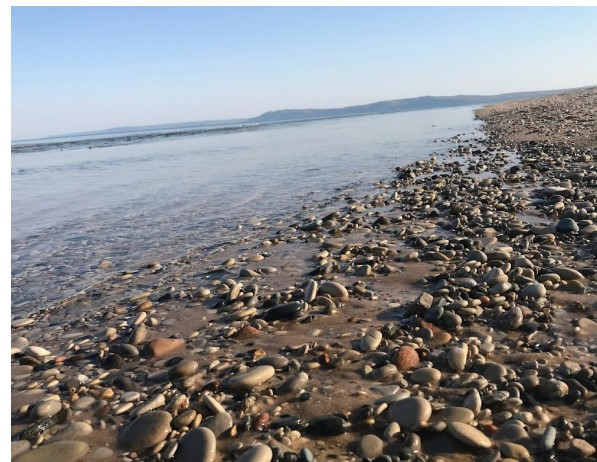


AirDNA, December 2022



Michigan STR growth in destinations

- 2022–2023 significant growth
- Mostly rural and waterfront (French, 2023)
 - 24% increase – Traverse City and Frankfort
 - 16% increase – Williamsburg (east of T.C.)
 - 7% increase – Charlevoix



STRs in Michigan

- Other communities experiencing (or are now acknowledging) increase in STRs - Cadillac
- With year over year increase in supply, revenue is declining in some areas- Grand Traverse Region (Thompson, 2023)
- Reversal on policy from allowing to banning STRs, meeting vocal (or legal) challenge
 - Park Township, Ottawa County (Watson, 2023)
 - Lake Township, Huron County (Hardy, 2023)



STR effects on housing and rent

- Boston: Researches found a 3% premium in asking rents attributed to STRs at the Census tract. *Horn and Merante (2017)*
- Los Angeles: Effect of STRs on home values in aggregate accounted for a 3.6% price increase. *Koster, Ommeron, and Volkhausen (2021)*
- National study: STR growth accounted for about 1% of home price appreciation (\$2.00 growth in monthly rent) between 2015–2018. *Tourism Economics (2019)*



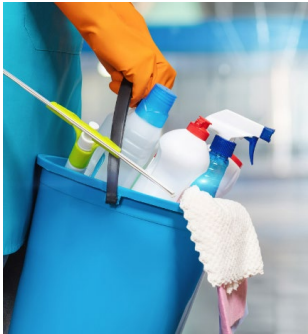
General conclusions: Negative externalities

- Effects of STRs are more pronounced in popular tourist areas.
- Higher home prices translate to higher rents where there is substitutability between the STR and long-term rental markets.
- STR housing/rent appreciation most likely to affect up-market assets and renters.



General conclusions: Positive externalities

- There are positive externalities associated with other spending and business development that must be considered as partial offsets to any negative externalities.



The local context: How do you know?

- Assessment from a monitoring/compliance service (may be a fee)
 - www.hostcompliance.com
 - www.lodgingrevs.com
 - Airdna.com (break out by zip code)
- Housing assessment
- Surveys
- Census data
- Tax information (PRE?)
- Elected officials made it a priority
- Community meetings/focus groups
- Other?



MI's Statewide Housing Plan – A Source of Related Data

- As part of the MSHDA's Statewide Housing Plan efforts, massive data books were created for each region
- Compiled data on households, housing affordability, quality, vacancy
- Classified markets and provided suggested housing policies

www.michigan.gov/mshda/developers/statewide-housing-plan

RHP Regional Data Sheets

- [Western Upper Peninsula Housing Partnership – A](#)
- [Central Upper Peninsula Housing Partnership – B](#)
- [Eastern Upper Peninsula Housing Partnership – C](#)
- [Northwest Housing Partnership – D](#)
- [Northeast Housing Partnership – E](#)
- [West Michigan Housing Partnership – F](#)
- [East Central Michigan Housing Partnership – G](#)
- [East Michigan Housing Partnership – H](#)
- [South Central Housing Partnership – I](#)
- [Southwest Housing Partnership – J](#)
- [Southeast Housing Partnership – K](#)
- [Oakland Housing Partnership – L](#)
- [Macomb Housing Partnership – M](#)
- [Wayne Housing Partnership – N](#)
- [Detroit Housing Partnership – O](#)

Statewide Housing Plan - Data

- Alpena:

Housing Quality and Vacancy	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	1,233	6.5%	79.7%	4,888	3.0%	-1.6%
Seasonal vacancy	3,178	16.7%	-14.6%	57,286	35.6%	-5.4%
For-Sale vacancy	194	1.0%	-46.7%	1,433	0.9%	-50.9%
For-Rent vacancy	76	0.4%	-66.4%	786	0.5%	-48.8%

- New Buffalo:

Housing Quality and Vacancy	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	295	2.8%	47.5%	14,017	3.9%	-7.0%
Seasonal vacancy	4,285	41.2%	-0.6%	22,596	6.3%	-5.8%
For-Sale vacancy	106	1.0%	-53.9%	2,313	0.6%	-50.0%
For-Rent vacancy	94	0.9%	-51.3%	5,457	1.5%	-13.2%

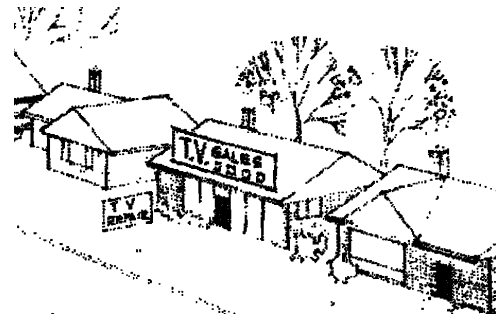


Thinking about regulating STRs? Frequently Asked Questions (FAQs)



Are the current STRs nonconforming? (grandfathered)

- Regulating with zoning means **legally established** STRs must be allowed to continue if a regulation is changed
 - As long as it operates in the **same manner** and to the **same extent** as it was when it became nonconforming.
- May not amortize (sunset) nonconformities under zoning
 - *De Mull v. City of Lowell*, 368 Mich. 242 (1962)
- If it was never legal, it is a violation



Nonconformities

- **Court:** prior STR is not nonconforming use (if never permitted)
- A ZAs interpretation is not binding
 - ZA #1 "as long as one family is occupying a dwelling at a time, the ordinance permitted the use regardless of length of stay"
 - ZA#2 "one-week rentals are not for residential purposes, and are prohibited in the R1-B zoning district:
- Definitions of “dwelling” and “dwelling unit” central to this case
 - “Because short-term rentals are inherently transitory, by limiting the use to ‘family’ dwelling units, Ordinance 10 plainly prohibited short-term rentals.”

Concerned Prop. Owners of Garfield Twp., Inc. v. Charter Twp. of Garfield, COA, 2018



Zoning vs. Police Power Ordinances

ZONING:

Regulates use of land

POLICE POWER:

Regulates activities

Blight, sound, sidewalks, fireworks,
ORV, signs, historic preservation, etc.



Counties have very limited police power authority. Townships under county zoning would need to adopt an STR police power ordinance and coordinate with the County for consistency/district terms.



Zoning vs. Police Power Ordinances

Zoning

- + Designate Zone Districts
- + Definitions
- + Signage
- + Overlay zone
- + Levels of intensity- permit type
 - Nonconformities/grandfathering
 - Districts don't align with use
 - Permit revocation is difficult (vested rights)

Police Power/Regulatory

- + **No nonconformities (grandfathering)**
- + Everyone "starts new"
- + How many units, duration of license
- + Refer to location on a map (zoning district or other)
- + 1, 2 or 3-year fees/license
- + License can be revoked or temporarily suspended
- + Additional performance requirements (local contact, garbage, septic, "good neighbor" info.)
 - County cannot adopt



In your opinion, which is most problematic for a community that has not addressed STRs?...

1. "STRs are prohibited"
[and we enforce it]
 2. "STRs are prohibited"
[but we don't enforce this regulation]
3. "it's not addressed in the zoning ordinance, so if you start an STR, we won't enforce against it"
4. "We don't regulate forms of ownership (owner or renter occupied)... if the STR is occupied by a single family, we will treat it like a single-family dwelling."

POLL



In your opinion, which is most problematic?...

1. "STRs are prohibited" [and we enforce]
2. "STRs are prohibited" [but we don't enforce]
3. "it's not allowed by the zoning ordinance, so if you start an STR, we won't enforce against it"
4. "We don't regulate forms of ownership (owner or renter occupied)... if the STR is occupied by a single family, we will treat it like a single-family dwelling."

- At this stage, purposeful exclusion of STRs in the presence of a *locally demonstrated need* may pose issues (MCL 125.3207).
- Consistent enforcement is the goal; if STRs are prohibited, yet there are dozens of STRs, might it be time to regulate? Failure to enforce does not mean an illegal use is allowed...
- Statements by **any** government official assuring non-enforcement increases legal risk.
- Caution to ZAs making statements like these. Only the ZBA should make significant interpretations (with a legal opinion). How does the ordinance define single family dwelling?

...contact your municipal attorney.



Currently allowed in zoning?

- If a use is not listed as a permitted or special land use in the zoning district, the use is not allowed.
- Most ordinances are written in a permissive manner:
 - “A permissive format states the permissive uses under the classification [zoning district], and necessarily implies the exclusion of any other non-listed use.” (*Independence Twp. v Skibowski*, 136 Mich App 178 (1984)).



After ordinance amendment: No vested right

- Defendants sought to stop the township from enforcing amendments to the zoning ordinance to allow STR as conditional use.
- Claimed they had a vested right to continue their STR under the old ordinance (*which did not allow STRs*)
- Appeals Court held property owners had *no vested right*; Twp. had the right to change zoning (and had updated the plan prior to doing so).

"Simply put, an illegal non-conforming use cannot ripen into a legally conforming use on its own imagination or by the unilateral determination of a zoning administrator. . . ."

Alger County Circuit Court
Opinion, *Verhame et al v AuTrain Twp*
Zoning Bd of Appeals, 09-4948-AR

Mirabella v. Twp. of AuTrain, et al., 2015



Other court distinctions- centering on definitions

People v. Dorr, (COA, 2020)

- STRs are not classified as a home business with "paying guests".

Reaume v. Twp of Spring Lake (MSC, 2020)

- Definitions of single-family dwelling excludes temporary occupancy—because family is defined to exclude "transitory or seasonal" relationships.
- The ordinance excluded the plaintiff's property as a dwelling, because the property met the definition of a motel (and classified as such for the violation).
- "We must follow the definition provided in the ordinance."



Condos, homeowner associations, deed restrictions

- May restrict or prohibit STRs, exceeding local regulation.
- STR is inconsistent with single-family private residences.
- Renting for short-term use is a commercial use, even if the activity is residential in nature.
 - *Apache Hills Prop. Owners Ass'n v. Sears Nichols Cottages, LLC*, 2022
 - *Cherry Home Ass'n v. Baker*, 2021
 - *Aldrich v. Sugar Springs Prop. Owners Ass'n*, 2023
 - *Eager v. Peasley*, 2017



Let's pause to
summarize...

Prior STR is not
a nonconforming
use if never
permitted.

STR
regulations
often include
both zoning and
police
power
ordinances

STRs are
not
residential;
not home-
based
businesses

HOAs may
restrict or
prohibit STRs,
exceeding local
regulation



Common regulatory approaches



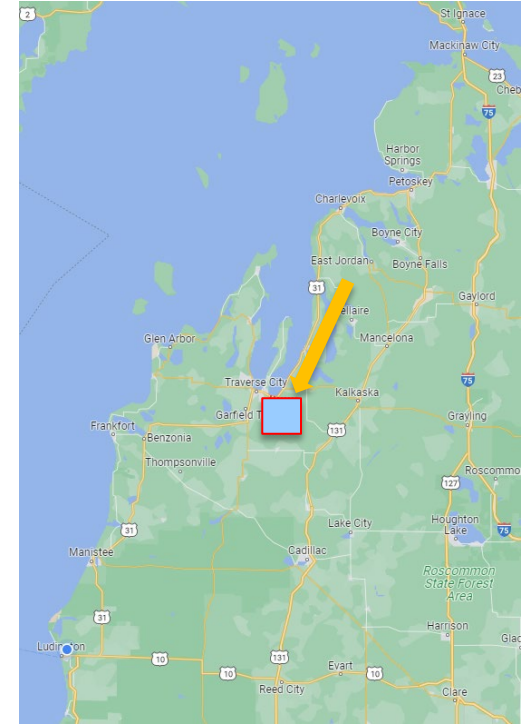
Develop clear intent and objectives for regulation

- Intent should speak to the biggest STR issues as determined by the community:
 - e.g. protect single-family homeowners
 - Decrease concentration of STRs in certain areas
 - Encourage STRs in other areas (downtown/mixed use)
 - Other?
- By listing objectives that are health, safety, and welfare oriented, if challenged, the court does not have to speculate



East Bay Charter Twp- assess current data to substantiate revised regulation

- Rent cost (STR v. long term rental) & associated owner gross revenue
- Current Listings (# of STRs, # long term rentals)
- Price to rent ratio (average cost to own v. monthly rent)
- Housing tenure
- Growth rate
- # of owners vs. investors of STRs
- Concentrated areas (mapping)
- Violations and complaints



Regulatory options

Regulation	Purpose
Set maximum number	STRs are interfering with housing market: increasing housing prices, decreasing ability for permanent residents to find housing
Set minimum distance between rentals	Neighborhoods within high asset areas (waterfront, near beach, near attractive downtown) can become overburdened or saturated with STRs
Limit length of stay	One or two night turn over can be a burden to neighbors. One week stay is aligned with more traditional cabin rental in historically tourist areas (East Bay Twp.)



Regulatory options

Regulatory Ordinance	Purpose
Limit occupancy - often based on septic capacity or building official (if sewer)	Establishes maximum capacity for the unit, dissuades gatherings, tenting. Preserves septic system often in conjunction with Public Health.
Establish a local contact within X minutes to respond to complaints	A local contact must be established for nights and weekends to promptly deal with complaints.
Limit the number of licenses per parcel	If there are two residences (duplex or ADU) on parcel, only one of the units can be used as STR. Encourages permanent occupancy on site.



Regulatory Options

Regulatory Ordinance	Purpose
Limit the number of nights per year	Balances the use of the property with long-term rental and short-term rental or permanent occupancy part of the year.
Limit permits per applicant	Does not allow a single company, individual, LLC to purchase multiple STRs in the area. "Share the pie"
Type of structure (glamping, condo, apt. multi-unit, RV, single room occupancy)	STRs can come in many forms including backyard RVs and canvas tents (glamping). Restrictions on certain forms (if any) should be included in the regulatory ordinance.



Regulatory options

Zoning Ordinance	Purpose
Restrict to certain zoning districts (Zoning)	Can limit STRs to certain zoning districts, or designate different levels of STRs within zoning districts
Different classification of STRs	Commercial/downtown: fewer restrictions Residential areas: increased restrictions such as 7 night minimum, separation distances.
STR Overlay Zone (Grand Haven Charter Township)	Designates specific areas where STRs are permitted, STR licensing not eligible outside of overlay.



Specifically define STR to your intent

Are you allowing just one, or several:

1. **Hosted sharing** - primary occupants of a residence remain on-site with guests;
2. **Unhosted sharing** - primary occupants vacate the unit while it is rented to short-term guests;
3. **Dedicated vacation rentals** - no primary occupants



Exceptions to an STR in zoning

- Bed and Breakfast
- Hotel/Motel
- Adult Foster Care Homes
- Nursing Homes
- Substance Abuse- Rehab Facilities
- Dwellings that have been rented yearly since the date the ordinance took effect (i.e. 1972)



Approaches to STR regulations: Michigan examples



CHAT

Discussion – No action yet? Why?

- STRs are infrequent and not an identified problem
 - STRs rented for a short period (such as two weeks/year).
- There are no concentrated STR areas
- No one is complaining...
- No or low visitor pressure
- Lack of housing/rental supply or increase housing cost not attributed to STRs
- Politics



STRs in Michigan

Considering or studying STR regulation

- Enforcement costs
- Legal considerations
- Administration, licensing
- Scoping the issue

Some early adopters 2012-2020 completed 2nd or 3d amendments

- East Bay Charter Township
- Long Lake Township
- City of Ludington
- City of South Haven
- ...and more!

A few: reversal on policy from allowing to banning STRs (with challenges, petitions, etc.)

- Park Township, Ottawa County (Watson, 2023)
- Lake Township, Huron County (Hardy, 2023)



East Bay Charter Township (Grand Traverse County) 2019 STR regulation, updated 2022-2023

Goal: preserve historic rentals while preserving the integrity of established neighborhoods and long term rentals in the Township.

Issues: concentration of STRs (near water), parking, noise, increase in home prices, high investor interest, frustration with enforcement (issues surfaced, but not quite a violation)



East Bay Charter Township (STR update)

- Cap licenses at 145 (2.5% of housing stock)
- *Reduce current amount of STRs through attrition*
- No new licenses issued until they fall below 145
- License transfer limited to *immediate family only*

- 1,000 foot separation distance
- Can only turn over once every 7-days (similar to historical rentals, reduces externalities to neighbors)
- Limit # of visitors and hours of visitation
- Require septic inspection once every 3 years
- Designate a local agent

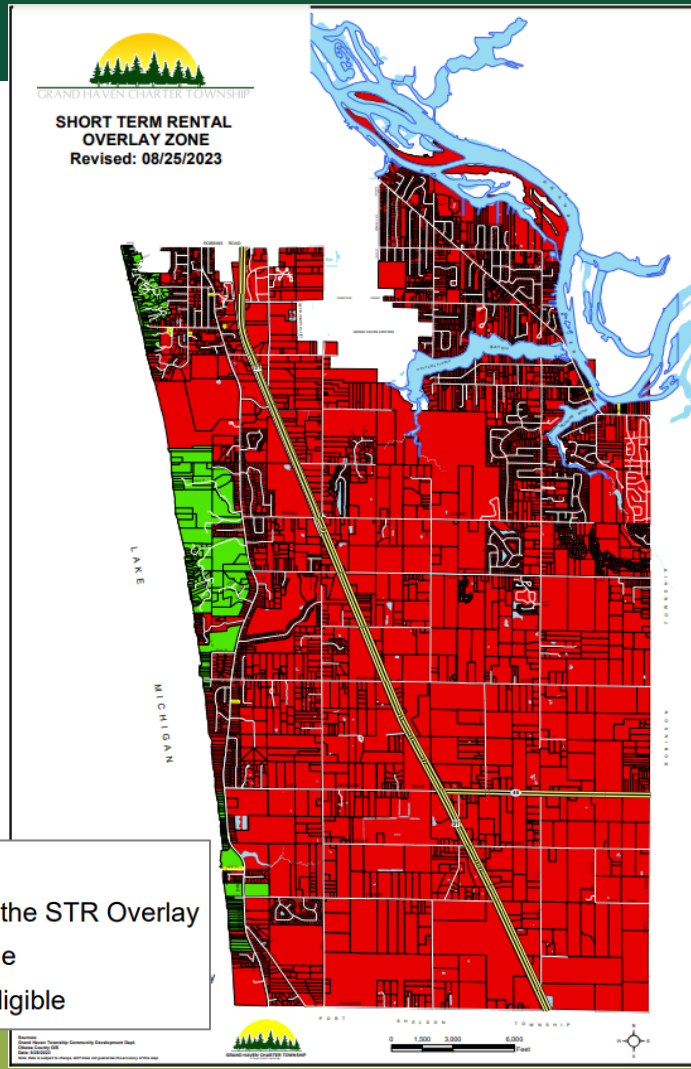


Grand Haven Charter Township- Overlay Zone

...the Township is committed to preserving the residential character of Township neighborhoods, minimizing potential nuisances, and maintaining...small town character.

...Township also recognizes the potential benefits of tourism and additional lodging opportunities for visitors, as well as the financial benefit that STRs can bring to property owners...

... Therefore, the Township wishes to achieve a balance between these considerations by providing that STRs are permitted by right in the STR Overlay Zone...



Adopted, January 9, 2023

City of South Haven (corrected slide)

2016

- Adopted STR ordinance based on a 1:4 ratio
- STRs allowed in all residential districts, with limits on the number of occupants, among other standards
- Registration, inspection, required

2019-2021

- 612 registered short-term units
- Exceptions for certain apartments with subsidized rents, other apartments PUDs, etc. removed from 1:4 ratio.
- Limiting the total number of Business STRs

Current

- *Business STR*: Cap at 497
- *Personal STR*: uncapped (households rented out for less than 28 days/year (weekly rental)).
- Closely monitored system/multi-tiered licensure.
- GIS used for concentration analysis
- **Adding 24/7 hotline hosted by Host Compliance**



South Haven's 1:4 ratio "Annual Snapshot"

Short Term Rental Statistics	
Total Housing Units from 2020 U.S. Census	3,560
New Housing Units Built (since 1/1/2020)	111
Housing Units Demolished (since 1/1/2020)	-10
PUD Units Excluded From 1 to 4 Ratio	-101
Attached Condo Units Excluded From 1 to 4 Ratio	-619
Exclude Housing Commission Single Family Homes	-42
Exclude Apartment Complexes (with 12 or more units)	-416
Number of Housing Units for 1 to 4 Ratio	2,483
Number of Non-Exempt Business Short Term Rentals that would be allowed (20% of 2,483)	497
Number of Non-Exempt Business Short Term Rentals as of 1/4/2023	449
Number of Non-Exempt Business Short Term Rental Certificates that are still available as of 1/4/2023.	48



City of St. Ignace



Category 1:

Owner occupied, including B & B, where rooms are rented; 2 or more dwelling units on parcel (duplex, triplex, etc.) where separate dwelling unit exists on the same parcel.

Category 2:

Not the property owner's principal residence.

- Limit of 50 in residential zones (max 3 permits/person)
- Allowed in commercial zones (without cap)
- Those operating prior, where not the primary residence, deemed illegal



Example - New Buffalo

- Purpose: City recognizes that one of its largest industries is tourism; a major part of the industry is the short-term rental marketplace.
- Noteworthy provisions:
 - STR does not include: transitional housing or employer housing
 - Max # of occupants in a dwelling unit during a short-term rental shall not exceed the lesser of 14 total occupants; 2 occupants per bedroom plus 2 additional occupants per finished story
 - Nonconforming STRs allowed to continue
 - Rules allow for transfer of ownership, modifications to structure, and demolition
 - Nonconformity is abandoned if not rented for one STR term; or permit expires and not renewed for 12 months.



Example - New Buffalo

Good Visitor Guideline Materials - Materials prepared by the City's Zoning Administrator that include:

1. A summary of the City's noise ordinance, fireworks ordinance, trash disposal ordinances.
2. Rental property is in a residential neighborhood, neighbors may not be vacationing.
3. Neighboring property owners may contact the local agent and local police to report any issues relating to the property.



Good Visitor Guideline

Welcome and thank you for visiting the beautiful City of New Buffalo, Michigan!

We are confident that you will enjoy your stay here and will come back to visit time and time again. While enjoying the amenities that our city has to offer, we ask that you are respectful of the Quality of Life of all who call New Buffalo home. The City of New Buffalo is not only a great place to vacation, but it is also a great place to live. If you are interested in making New Buffalo your home and becoming a permanent resident, be sure to contact one of our professional local realtors. We would love to see you more often!

Sincerely,
New Buffalo City Council and City Staff.

Contact Numbers:

- In Case of Emergency: Dial 911
- Police, Fire, & Medical (NON-EMERGENCY): 269-983-3060
- New Buffalo City Hall: 269-469-1500 (Monday-Friday, 8:00am-4:00pm EST)
- Local Agent's Contact Number: _____

Local Rules and Regulations

- **Certified Rental** - Your Short-Term Rental (STR) must have a copy of their City of New Buffalo Rental Certificate (permit) available for you to see and a copy prominently displayed in the window, visible from the street, during your stay.
 - This assists in ensuring your safety, by documenting the STR has been inspected by qualified City Inspectors.
 - This document also states the maximum occupancy of the home. Be sure you do not exceed the number noted on the permit, between the hours of 10:00pm and 8:00am EST, or it will be an ordinance violation.
- **Noise and Disturbances** - The City of New Buffalo noise ordinance can be found at: <https://ecode360.com/30891238>
 - All outdoor noise that *could* be heard by a neighbor must be stopped no later than midnight EST. Any outdoor basketball, horseshoes, cornhole, and other events, must end at 10:00pm EST.
 - Fireworks are **not** allowed in the City of New Buffalo. The few exceptions may be found at: https://www.michigan.gov/som/0,4669,7-192-29943_34759-500873--00.html
- **Outdoor Fires** - Any outdoor fire must be in a city approved and inspected fire pit, must be covered when burning, and the emanating smoke must not become a nuisance to your neighbors.



Example – City of Marquette





Example – City of St. Joseph

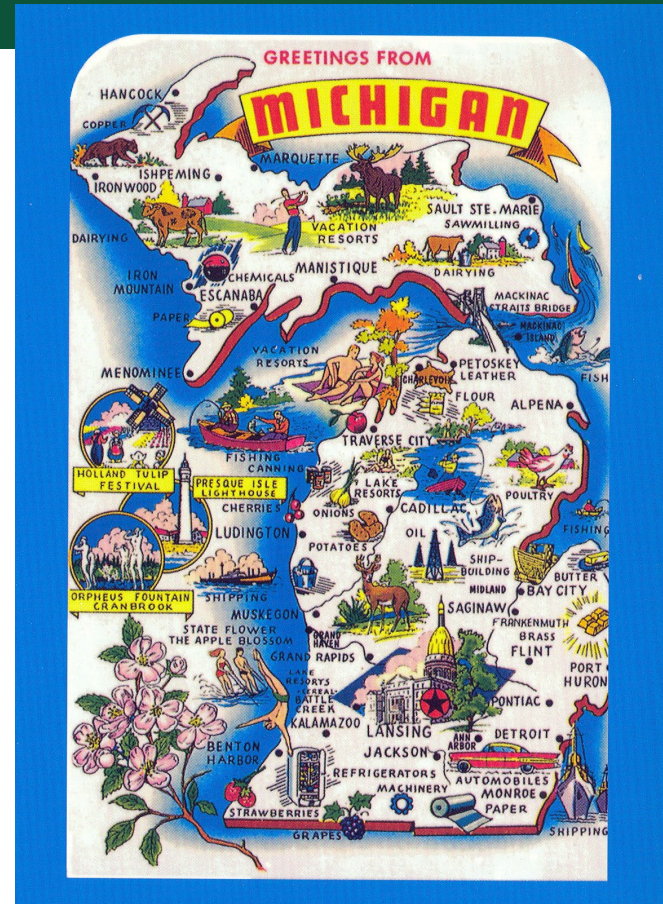
Use Classes	e.g. Uses Permitted	Permitted Districts
<p>Lodging/Accommodations</p> <p>A facility offering transient lodging accommodations to the general public and possibly providing additional services, such as Restaurants, meeting rooms, entertainment, and recreational facilities as Accessory Uses. Includes Short-term Rental establishments.</p>	<p>a. Hotels, motels, auto courts, lodges, residence inns, and other resident lodging facilities.</p> <p>b. Bed and Breakfast establishments.</p> <p>c. Short-term Rental establishments.</p> <p>d. Special Event Rentals (Temporary Use)</p>	<p>a. "P" in C, D "PUD" in W</p> <p>b. "S" in R3 "PUD" in W</p> <p>c. "C" in W "C" in R3 (if not adjacent to residential District or Use) "S" in R3 (if adjacent to residential District or Use)</p> <p>d. "P" in all zoning Districts; Temporary Use (see requirements of Chapter 8 of the St. Joseph Code of Ordinances)</p>

“P” = Permitted Use; “C” = Conditional based on additional nondiscretionary standards; “S” = Special Use w/ PC review



Please share – What other example MI communities do you know?

"[MI Tourism Map Card](#)" by flickr user UpNorth Memories Guy is licensed under the [CC BY-NC-ND 2.0 Deed license](#).



Administration and enforcement options



Enforcement

- Add to existing full or part-time staff job duties
 - Code enforcement officer
 - Zoning administrator
 - Building inspector, Rental inspections (safety inspections)
 - Police (complaint response)
 - Clerk's office (licensing)
- Hire new staff (part time/seasonal/full time depending on scale)
- STR compliance software (monitor, track, contact)
 - Hamari.com; Granicus.com (Host Compliance); GovOS.com; others

Structure fees to cover cost of enforcement, licensing, software



License and Fees

- License fee:
 - administration
 - enforcement
 - 1, 2, or 3 year licenses
 - May include first inspection
- Inspection fee
 - 1, 2 or 3 year intervals
 - Smoke detectors, fire extinguisher, carbon monoxide, (other safety)

Community	LICENSE FEE	Inspection	Re-inspect
South Haven <i>Business use</i>	\$600 annual		\$100
<i>Personal use</i>	\$125 (2-year)		\$100
Ludington	\$1500 (3-year)	\$100 per unit	
East Bay Charter Twp	\$400 annual		
New Buffalo	\$500 (3-year)		
Suttons Bay	\$500 (3-year)		
St. Ignace Category 1	\$250 annual		
Category 2	\$350 annual		



STR innovations- glamping, yurts, airstreams, tree houses, tents, farms, wineries, single room occupancy (SRO)...



STR or bring your own tent/RV



Canvas Tent/Glamping \$107/night



City Glamping \$105/night



4 sites on 10 acres, \$80/night



The hive in
Luther, MI
Credit: TV 9 and 10

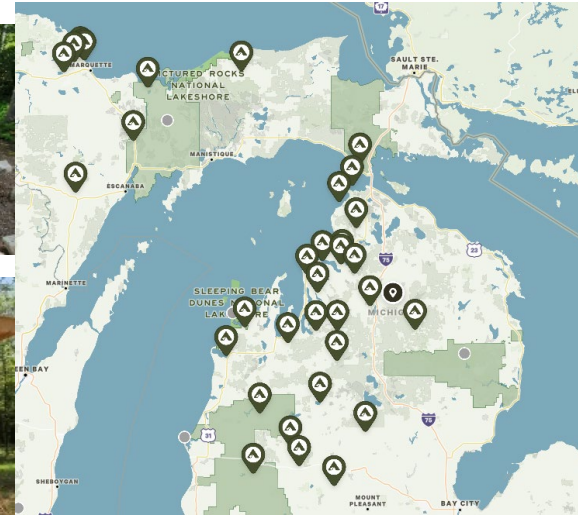


"Secluded Hidden Gem" \$100/night



Short term rental- land

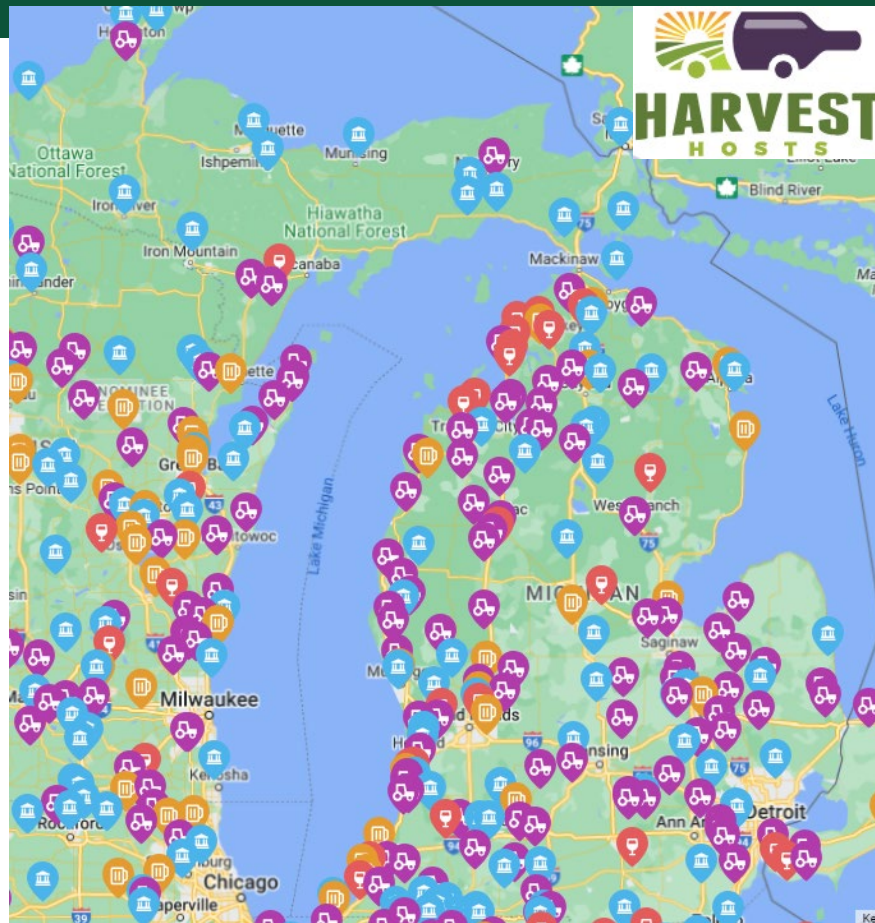
- Hip Camp
 - Tent, lodging, RV specified
 - Host's RV or yours
 - Tiny homes/small lodging
 - Minimal or no infrastructure
 - \$20 to \$75/night
 - Hip Camp app or hipcamp.com

**HIPCAMP****Locations in MI**

Harvest Hosts

- RV camping membership
- Overnight camping at farms, wineries, breweries, attractions, and more!
 - \$99 classic/year
 - \$169/year *boondockers* welcome
 - \$179/year all access (includes golf courses, dump stations, data layers/cell coverage)

www.harvesthosts.com



STR innovations

- Anticipate *different* permanent or temporary structures
- Temporary use of land only
- Where?
- When? (seasonality)
- Concentration
- Value added options for agri-tourism
- Unique visitor experience



Photo credits: harvesthosts.com



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- ***Mirabella v. Twp. of Autrain***, et al., Mich App 2015 Mich. App. LEXIS 1158 (Court of Appeals of Michigan June 9, 2015, Decided)
- ***Reaume v. Twp. of Spring Lake***, 505 Mich. 1108, 943 N.W.2d 394, 2020 Mich. LEXIS 1042, 2020 WL 3033308 (Supreme Court of Michigan June 5, 2020, Decided)
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- ***Apache Hills Prop. Owners Ass'n v. Sears Nichols Cottages, LLC***, 2022 Mich. App. LEXIS 7206, 2022 WL 17878015 (Court of Appeals of Michigan December 22, 2022, Decided).
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- ***Aldrich v. Sugar Springs Prop. Owners Ass'n***, 2023 Mich. App. LEXIS 273 (Court of Appeals of Michigan January 12, 2023, Decided).
- ***Eager v. Peasley***, 322 Mich. App. 174, 911 N.W.2d 470, 2017 Mich. App. LEXIS 1956, 2017 WL 5907310 (Court of Appeals of Michigan November 30, 2017, Decided).



Session Evaluation

Please take a few moments to share your thoughts:

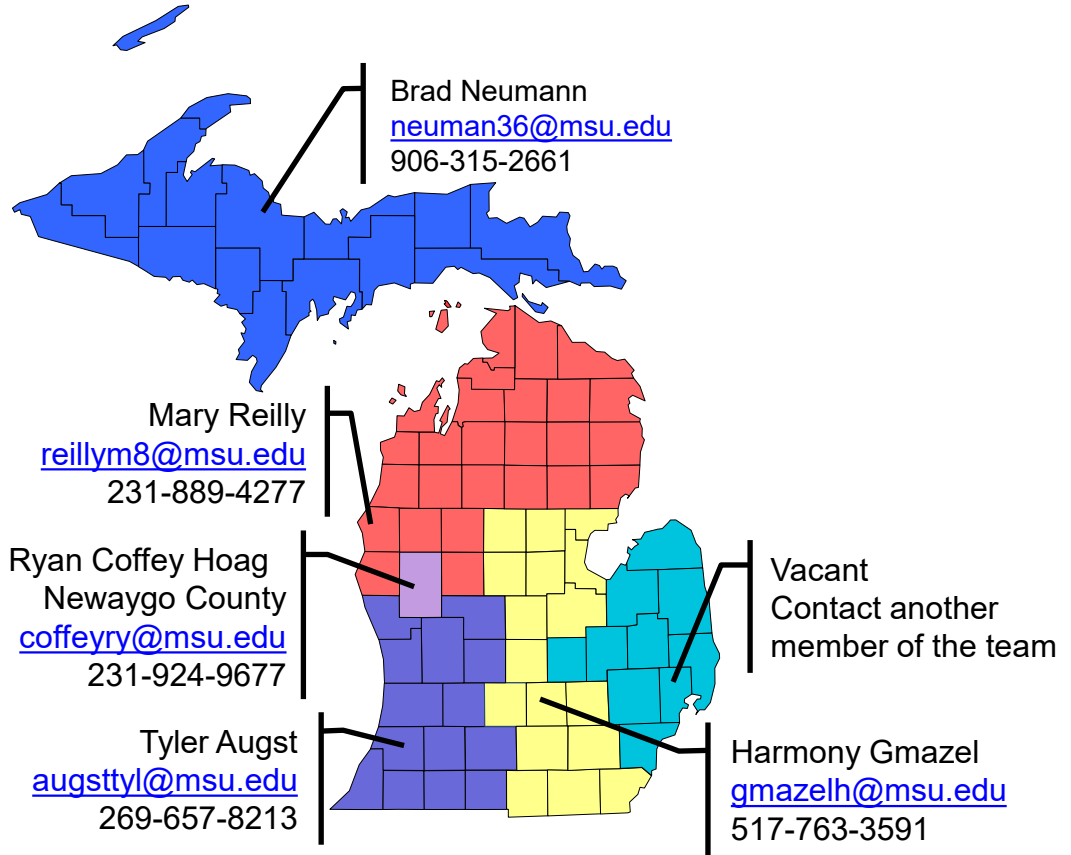
<https://bit.ly/45DulsQ>

Numbers are highlighted green, and **letters** are in blue text.



Land Use Educators

Contact the MSU Extension land use educator closest to you with your planning and zoning questions.



Thank you!

Questions?

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