

What is a short-term/vacation rental?

A short-term residential rental, some times referred to as a vacation rental, is the rental of a residential unit for less than 30 consecutive days.

A short-term rental is not a bed and breakfast, hostel, hotel or motel.



Other inspections needed for permitting:

Fire Marshal: Inspection from Fire Marshal to ensure it meets safety standards including proper egress and hardwired smoke detectors. Please call: (406)863-2481

Flathead County Environmental Health Department: A Tourist Home license is required and subject to annual inspections. Please call: (406)751-8130. The application can be downloaded at: <http://flatheadhealth.org/environmental-health/public-accomodations/> Click on 'Plan Review Application'.



City of Whitefish

Planning & Building Department
PO Box 158
418 E 2nd Street
Whitefish, MT 59937

Phone: 406-863-2410
Fax: 406-863-2409

www.cityofwhitefish.org

City of Whitefish

Short-Term / Vacation Rentals

Rentals of Less Than 30-days

406 863 2410



WHERE can I do a short-term rental?

Short-Term/Vacation Rentals are allowed in the following zoning districts:

- **WB-2** (Secondary Business District)
- **WB-3** (General Business District)
- **WRR-1** (Low-Density Resort Residential District)
- **WRR-2** (Medium-Density Resort Residential District)
- **WRB-1** (Limited Resort Business District)
- **WRB-2** (General Resort Business District)

Short-term rentals are not allowed in all residential neighborhoods because they can have negative effects including, but not limited to noise and traffic. In addition, short-term rentals remove long-term rentals from the available pool within our community increasing costs for full-time residents.

A City map showing zoning districts is located on the City's webpage: www.cityofwhitefish.org under the Planning and Building Department, click on Maps. Select 'Whitefish City Jurisdiction Zoning' map or, for a close up view, select 'Whitefish City Core Zoning Map'.

WHAT are the requirements?

In order to be eligible for a short-term rental, the following standards shall apply:

- The residence needs to conform to the zoning and other applicable regulations, such as the building and fire codes.
- No food or beverages shall be for sale with the rental of the unit.
- Zoning density standards need to be met for the unit.
- Parking standards need to be met.
- A local contact name and number posted on an emergency contact notice visible outside the front door.
- Building shall be kept in a well-maintained fashion and trash service shall continue to be provided.
- No exterior signage advertising the property shall be permitted.
- A business license must to acquired
- Violation of these standards or disturbing the peace related to this property may result in suspension and possible revocation of the business license and short-term rental permit, as well as possible enforcement action.

HOW can I apply for a permit?

If you are located within an appropriately zoned district, can meet all the standards and would like pursue a short-term rental, the following steps are required:

STEP 1: Complete a Short-Term Rental Application. The completed application shall be submitted to the Planning Department along with a review fee of \$25.

STEP 2: Complete a Business License Application. Once a short-term rental application is submitted to the Planning office, submit a completed Business License application to City Hall and show proof of receipt to the Planning Office.



Call us if you have questions!

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