

What is a Short Term Rental?

A short term rental, also known as a vacation rental, is the rental of an entire privately owned house, townhouse unit, condominium unit, apartment or other residence, or any space within a dwelling unit rented independently, for stays of less than 30 days.

A short term rental does not include bed and breakfasts, hostels, motels, or other hotel establishments.



A 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.

Operating a short term rental outside an allowed district is a violation of City Code, and subject to enforcement action.

Contact Information for other Applicable Agencies

Flathead County Environmental
Health Department 406-751-8130

Montana Department of Revenue
406-444-6900

CITY OF WHITEFISH

Planning & Building Department
PO Box 158
418 E 2nd Street
Whitefish, MT 59937
Phone: 406-863-2410
Fax: 406-863-2409

CITY OF WHITEFISH

Short- Term / Vacation Rentals

Rentals of less than 30 days

City of Whitefish
406 863 2410
www.cityofwhitefish.org



WHERE can I do a short-term rental?

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

- **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 permitted in any other zoning district.

A map showing the short term rental districts within City limits is available on the City website, www.cityofwhitefish.org, under 'I Want To...', then 'View' and 'City Maps.' You can also find additional information under Planning and Building Department, on the 'Applications and Fee Schedule' page.

WHAT are the requirements?

For each rental unit, you must:

- Register a joint short term rental and business license application with the Whitefish Planning Office;
- Meet off street parking standards;
- Report and remit Resort Tax in conformance with the Resort Tax requirements to the City of Whitefish;
- Post an emergency contact notice visible from outside the front door with the owner's name and phone number (or local contact);
- Provide proof of application for a State of Montana public accommodation license for a tourist home administered by the Flathead City-County Health Department;
- Provide verification the property is appropriately registered and meets requirements for State Bed Tax purposes, administered by the State of Montana Department of Revenue; and
- Be inspected by the Fire Marshal to ensure it meets current safety standards once the Planning Department deems the application complete.



Contact the Planning Department at 406-863-2410 for additional requirements

HOW do I apply for a permit?

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

STEP 1: Complete a Short-Term Rental/Business License Application.

Submit the completed application to the Planning Department along with a review fee of \$100 + business license fee (\$100 + \$50 per unit).



Portions of the application include contacting the Flathead County Environmental Health Department and State of Montana Department of Revenue for applicable submittal information.

STEP 2: Fire Marshal Inspection. Once an application is submitted to the Planning office, a copy will be provided to the Fire Marshal who will contact the applicant or owner to set up a time for an on-site property inspection.

STEP 3: Business License Approval.

After the Fire Marshal has inspected the unit for compliance with fire codes and has submitted an approval to the Planning Office, the City will issue the Business License officially permitting the short term rental or vacation rental.