



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802

 218-730-5580

 planning@duluthmn.gov

Short-Term Rentals

(Vacation Dwelling Units, Accessory Vacation Dwelling Units, and Accessory Home Share)

Frequently Asked Questions

I want to rent out my property on Airbnb or another web site. How can I do that?

You need a permit from the City of Duluth to rent out any portion of your property on Airbnb, VRBO, HomeAway, or any other vacation rental web site.

What type of rental permit would I need to get?

There are two types of short-term rental permits:

Accessory Home Share Permit

- Applies when owner also occupies the building.
- 1-29 nights; maximum 4 guests.
- Good for 3 years.

Interim Use Permit (Vacation Dwelling Unit/Accessory Vacation Dwelling Unit)

- Permits are good for 6 years or until ownership changes.
- Time period of 2 to 29 nights.
- Number of guests allowed and amount of parking required is determined by number of bedrooms.
- Must have a local property manager.

For rental permits longer than 29 nights, contact the City's Life Safety Division at 730-4380 regarding long-term rental licensing.

Who do I contact for short-term rental information?

The City's Construction Services Division is the place to start regarding short-term and long-term rentals. Construction Services would also receive any applications for these permits. You can reach them at 730-5240. If you apply for an Interim Use Permit, you will be contacted by Planning and Development Division (730-5580 or planning@duluthmn.gov) to work with you on the public hearing process with Planning Commission and City Council.

Can I get a permit in my zone district?

You can find out your zone district using the Official Zoning Maps at <https://duluthmn.gov/planning-development/land-use-zoning-and-applications/>.

www.duluthmn.gov

The City of Duluth is an Equal Opportunity Employer.



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802

 218-730-5580

 planning@duluthmn.gov

Accessory Home Share is allowed in all zone districts. Vacation Dwelling Units/Accessory Vacation Dwelling Units are only allowed in some zone districts; check the tables on the next page to determine if it is allowed in your zone district.

I've heard about a waiting list for rentals. What's that all about?

Interim Use Permits for vacation dwelling units are subject to a city-wide maximum, unless you are located in a Form District. If the maximum has already been reached, the City periodically solicits letters of intention and conducts a lottery to place those applicants on a waiting list. If you are interested in being placed on the waiting list, please stay tuned to the Planning and Development web page at <https://duluthmn.gov/planning-development/> or subscribe to City press releases at <https://duluthmn.gov/web-subscriptions/> for future announcements.

What are the rules I need to follow?

Complete zoning regulations are available in Chapter 50 of the City's Legislative Code (which is the Unified Development Chapter, available at <https://duluthmn.gov/planning-development/land-use-zoning-and-applications/zoning-regulations/>). Handouts with regulations and application procedures are available on the Short-Term Rental page at <https://duluthmn.gov/planning-development/land-use-zoning-and-applications/applications-checklists/short-term-rentals/>. The building code regulations for short-term rentals are also listed on that page.

How long will it take to get a permit?

Accessory Home Share Permits are issued administratively and, once a complete application is received, typically takes a couple weeks.

Interim Use Permits require a public hearing by Planning Commission before going to City Council for approval. The total time for this process is typically about 3 months.

Do I need to get permits from any other departments and agencies?

Other contacts that may be needed for your vacation dwelling unit:

- 1.) City of Duluth Construction Services and Inspections, for a Change of Use Permit or Building Permit, if needed: <https://duluthmn.gov/csi/> or 218-730-5240.
- 2.) State Department of Health, for a Lodging License: Sara Schaffer, 218-302-6184, or <http://www.health.state.mn.us/divs/eh/food/license/index.html>.
- 3.) State Tax Identification Numbers can be obtained by calling 651-282-5225 or visiting <http://www.revenue.state.mn.us/businesses/Pages/Business-Registration.aspx>.
- 4.) Make sure you sign up for City of Duluth Tourism Tax by contacting the City Treasurers office at 218-730-5350 or por visiting www.duluthmn.gov/finance/tourism-taxes/.



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

218-730-5580

planning@duluthmn.gov

Vacation Dwelling Units

Allowed - No Maximum	Allowed – Subject to Maximum	Not Allowed
Any Form district (F-1 through F-9)	RR-1 RR-2 R-1 R-2 R-P MU-N	R-C MU-C MU-I MU-B MU-W MU-P I-G I-W P-1 AP

Accessory Vacation Dwelling Units

Allowed - No Maximum	Allowed – Subject to Maximum	Not Allowed
Form districts F-1 through F-8	RR-1 RR-2 R-1 R-2 R-P MU-N	R-C MU-C MU-I MU-B MU-W MU-P F-9 I-G I-W P-1 AP