



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

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 three types of short-term rental permits:

Accessory Home Share Permit

- Applies when owner also occupies the building.
- 1-29 nights; maximum 4 guests in 2 bedrooms (one listing only).
- Good for 3 years.

Accessory Vacation Dwelling Unit, Limited Permit

- Homestead/owner occupied property.
- Can rent for periods of 2-7 nights; maximum 21 nights/year.
- Number of guests allowed and amount of parking required is determined by number of bedrooms. Maximum 4 bedrooms and 9 guests.
- Must meet all parking, life safety, and other requirements of a vacation dwelling unit.

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. Maximum 4 bedrooms and 9 guests.
- 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?

If you are applying for an Accessory Home Share Permit or Accessory Vacation Dwelling Unit, Limited Permit, you will need to contact #2-5 below. If you are applying for an Interim Use Permit, you will ALSO need to contact #1 on the list.


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- 1.) City of Duluth Planning and Construction Services, for an Interim Use Permit for vacation dwelling units, at planning@duluthmn.gov or 218-730-5580.
- 2.) City of Duluth Construction Services and Inspections, for a Change of Use Permit and/or Building Permit: <https://duluthmn.gov/csi/> or 218-730-5240.
- 3.) State Department of Health, for a Lodging License: Sara Bents, 218-302-6184, or <http://www.health.state.mn.us/divs/eh/food/license/index.html>.
- 4.) 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>.
- 5.) Make sure you sign up for City of Duluth Tourism Tax by contacting the City Treasurers office at 218-730-5350 or visiting www.duluthmn.gov/finance/tourism-taxes/.

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/>.

Accessory Home Share and Accessory Vacation Dwelling Unit, Limited is allowed in all zone districts. Vacation Dwelling Units/Accessory Vacation Dwelling Units are only allowed in some zone districts:

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



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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 an eligibility list. The current eligibility list is expected to take several years to complete, before another lottery will be held. Existing vacation dwelling units are not transferrable to another owner.

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. Your rental will need to meet the fire code, and that State Department of Health may have additional requirements.

How long will it take to get a permit?

Accessory Home Share Permits and Accessory Vacation Dwelling Unit, Limited 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 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?

Yes. Please see the contact information starting on page 1 of this FAQ for the list of other departments and agencies.