Resolution 26-_____

Township of Secord

Gladwin County, Michigan

Moratorium on Short-Term Rentals

This resolution is to establish a temporary moratorium on the establishment, operation, licensing or zoning approval of new Short-Term Rentals within Secord Township to allow Township Board and Planning Commission time to study impact and develop permanent regulations.

Section 1. Purpose and Findings.

1. The rapid growth of short-term rentals in residential neighborhoods raises concerns regarding public health, safety, noise, parking, traffic, septic capacity, and availability of long-term housing stock.
2. Existing Township ordinances do not adequately address the unique impacts of short-term commercial lodging in residential zones.
3. A temporary moratorium of at least six months is reasonable and necessary to maintain the status quo while the township completes its research, holds public hearings, and considers permanent ordinance amendments.

Section 2. Definitions.

"Short-Term Rental" means a dwelling unit, or any portion thereof, that is rented or leased for compensation for a period of fewer than thirty (30) consecutive calendar days. This term does not include licensed hotels, motels, bed-and-breakfast establishments or campgrounds.

Section 3. Moratorium Imposed.

Beginning on the effective date of this resolution and continuing for a period of at least six months, a moratorium is hereby imposed upon:

1. The acceptance, processing, or approval of any new application for a license, registration, zoning permit, or special land use permit for a Short-Term Rental within Secord Township.
2. The commencement or operation of any new Short-Term Rental that was not lawfully operating and registered prior to the effective date of this resolution.

Section 4. Exemptions.

This moratorium shall not apply to existing short-term rentals and relicensing.

Section 5. Extension or Early Termination.

The township Board may extend this moratorium by resolution or ordinance for an additional period if necessary to complete the ordinance review process, or may terminate it early upon the adoption and effective date of permanent regulations.

Section 6. Violations and Penalties.

Any person, firm, or entity who violates any provision of this Resolution shall be responsible for a Township civil infraction, subject to a fine of not more than $500.00, plus costs and other sanctions as permitted by Michigan law. Each day that a violation continues shall constitute a separate offense.

Section 7. Severability.

If any section, clause, or provision of this resolution is declared invalid or unconstitutional by a court of cometent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution.

Section 8. Effective Date.

This ordinance shall take effect immediately upon publication in accordance with Michigan law.