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*Minnesota Seasonal Recreational Property Owners*

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## *More Cabin Regulations on Tap*

Last session there was talk by some interest groups to impose tight regulations on anyone who wanted to rent their cabin. Apparently there are a few Web sites where a number of vacation homes are listed for rent. There were noise complaints from some neighbors, and resort owners felt these rentals were an unfair competition to their business.

MSRPO's position has been that if an owner wanted to rent out their place for a few weeks a year to help defray the expense of owning it, that it was a legitimate and legal use. We were also skeptical that the problem was very widespread. Last session, the legislature asked Explore Minnesota to establish a committee to study the issue, determine if there was a problem, and then make recommendations to the legislature as to whether there should be any changes to the current statutes. MSRPO served on this committee throughout the summer and fall. In January Explore Minnesota put out its report - [click here](#) to see the full report.

MSRPO wrote a letter to the Committee when a draft of the report was released, and it is included in the final version as APPENDIX H. It reads, in part:

"[They] have asked us all to weigh in on the Draft Report to the Legislature. MSRPO spent much time working on this committee, and we supported the concept of determining if there were a lot of people who were renting out cabins as a business, but not paying the related taxes, fees or obtaining appropriate permits. This Task Force, we believe, has moved far beyond that original goal.

As an organization we concur with the resort community that like businesses should be treated similarly in state law. The changes suggested in this report do not "level the playing field" between cabin or hunting land owners who occasionally rent out their places and resort owners, who are in the full time business of renting out access to the great outdoors. These changes harm cabin and hunting land owners unfairly - they did not buy their properties as businesses and are not using them as a business and should not be treated as such.

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we stand ready work with interested parties at the legislature to correct these and other issues.

Sincerely,  
Jeff Forester

On Friday, the Committee on Health, Housing and Family Security will hear S.F. 894, which was drafted in response to the recommendations made in the Explore Minnesota report. MSRPO agrees with the intent to regulate cabin rental businesses, but is skeptical of the execution.

S.F. 894 reads, in part:

Subd. 20. Vacation home rental. "Vacation home rental" means any home, cabin, condominium, or similar building that is advertised or held out to the public on a nightly or weekly basis and is not a bed and breakfast, resort, hotel, or motel.

This definition was subsequently amended by the Minnesota Department of Health to include a litany of fees and inspections. Full text of the bill now under consideration can be [found here](#). So, if you want to rent your cabin or hunting shack for even a single night, or put a sign by the driveway, buy an ad in the local paper, or put up a Web site, you will be considered a vacation home rental, and subject to the same regulations and fees as a resort or hotel.

The definition is too broad. Most people who occasionally rent out their cabins or hunting shacks did not buy these properties as businesses, they do not run them as businesses, and they should not be considered as such.

There are tax implications to such a definition, and it opens a Pandora's Box of regulations and fees.

If a person is running their cabin as a business, then they should be treated as a business, and be required to conform to health, environmental and zoning laws. But this proposal leaves no room for the family the wants to rent their place out for a few weekends in order to pay their property tax bill.

TAKE ACTION TODAY - call, e-mail or write your legislator and ask them to OPPOSE S.F. 894. Click [here](#) to find out who represents you and how to best contact them.

Sincerely,



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the family lake place from confiscatory property taxes.

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