

ATLAS TOWNSHIP

An Ordinance prohibiting Short-Term Rentals

The township of Atlas ordains:

Title, purpose, and intent.

Short-term rentals can cause difficulties for residents and neighborhoods, where the character of the use takes on a more transitory and commercial character. Examples of these difficulties include, but are not limited to, increased noise complaints, nuisance issues related to trash, and increased neighborhood traffic.

Definitions.

Dwelling means any building which is wholly or intended to be used, for living or sleeping by human occupants.

Short-term rental unit (or "STR") means the rental of a dwelling wholly for compensation for periods of 30 consecutive days or less, by persons other than the permanent resident or owner.

Exceptions. A short-term rental does not include the following: non-owner-occupied dwellings or dwelling units with a rental term of more than 30 consecutive days; multiple dwelling; hotel; dependent housing facilities such as nursing homes; state-licensed residential facilities such as adult foster care facilities, foster care homes, and group homes; hospitals; housing provided by a substance abuse rehabilitation clinic, mental health facility, or other health care related clinic.

Unauthorized rentals and advertising.

(a) It shall be unlawful to engage in STR activity with respect to any dwelling. In any prosecution or action to determine a violation of this division, the following shall apply:

(1) Advertising that offers a property as a STR shall constitute prima facie evidence of STR activity involving the property, and the burden of proof shall be on the property owner or other defendant to establish that the subject property has not been used as a STR.

(2) Subject to the exceptions listed in the definition of a "short-term rental unit" any communication in which a person offers a dwelling for a term of less than 30 days shall constitute prima facie evidence of short-term activity, and the burden of proof shall be on the property owner or other defendant to establish that the subject property had not been used for short-term rentals.

Violations

(a) Violations as civil infraction. A violation of this division shall be punishable as a civil infraction with a fine of not more than \$500, plus costs and other sanctions. Repeat offenses shall be subject to an increased civil fine as follows:

(b) The fine for a repeat offense shall be not less than \$750, plus costs and other sanctions.

This ordinance shall take effect 30 days after publication.

I, Toni A. Yaklin, the duly elected clerk of Atlas Township certifies that this ordinance was duly adopted at a township meeting held September 15, 2025, and is a true and correct copy.

Toni A. Yaklin Dated: 10/22/2025

Toni A. Yaklin