



## City of Excelsior

### Short-term Rental License Information

#### **Overview**

The City of Excelsior adopted Ordinance 660 on May 6, 2024, adding short-term rentals to its City Code, and establishing a process for licensing said rentals within city limits. The City waived enforcement through December 31, 2024, allowing short term rental operators sufficient time and opportunity to come into compliance.

#### **When is a license required?**

A short-term rental license must be obtained prior to operating any short-term rental in the City of Excelsior. A short-term rental is defined as a dwelling unit that is offered to transient guests in exchange for a fee or other consideration for a period of 28 days or less. See “Definitions” section for more information.

#### **Where are short-term rentals permitted?**

##### Residential Districts

Short term rentals are prohibited in residential districts except in a property that is a primary residence in the R1 and R2 zoning districts (see attached map or visit City website for digital version). For townhouses, duplexes, triplexes, quadplexes and quadrominiums, only the unit which is the primary residence may be rented as a short-term rental. Short-term rentals are prohibited in multifamily buildings and manor homes that are in Residential districts.

*\*A Landmark Property located within an R1 and R2 zoning district may rent up to three units (or their accessory dwelling unit) in addition to the unit occupied as Primary Residence. City staff must verify the properties local historic designation as a Landmark Property for this exemption.*

##### Commercial Districts

Short term rentals are permitted in the downtown commercial, cottage commercial, and mixed-use commercial districts and are prohibited in the general commercial district. In commercially zoned districts, short term rentals must be in a dwelling unit located above the ground floor.

#### **How do I apply for a rental license?**

Short term rental license applications forms are available at the City of Excelsior office or on the city’s website at <https://excelsiormn.org/322/Business-Licenses>.

The fee for a short-term rental license is \$200 per building, plus an additional \$50 per unit.

*\*The per unit fee is only applicable to Commercial District properties with multiple units or Landmark Properties within residential districts.*

#### **Is the short-term license transferrable?**

No.



**Are the license fees refundable?**

No.

**Definitions**

*Bedroom.* A habitable room within a primary residence which is used, or intended to be used, primarily for the purpose of sleeping, but shall not include any kitchen or dining room. The room shall be a minimum of 70 square feet, have a minimum length (in one direction) of 7 feet, shall have a minimum ceiling height of 7 feet, and shall have a method of egress in addition to the primary entry door to the room.

*Dwelling unit.* A residential building or portion thereof intended for occupancy by one or more persons with facilities for living, sleeping, cooking, and eating, but not including hotels, motels, nursing homes, tents, seasonal cabins, motor homes, or travel trailer. For purposes of Excelsior City Code, a dwelling unit shall include boarding and renting of rooms to not more than two individuals.

*Primary Residence.* A dwelling that is a person's tax domicile, where the person: lives in the property for at least 183 days out of the year; is a resident of the state of Minnesota and files state income taxes in Minnesota; and uses the property address for their driver's license, voting registration, and federal and state tax returns.

*Short Term Rental.* A dwelling unit that is offered to transient guests in exchange for a fee or other consideration for a period of less than 28 consecutive days.

*Transient Guests.* Persons, who in exchange for a fee or other consideration occupy a room or rooms, residential premises, or other property used for sleeping accommodations for a period of less than 28 consecutive days.

**For more information contact**

Email – [cityhall@excelsiormn.org](mailto:cityhall@excelsiormn.org)

Phone – 952-474-5233

Mail – 350 Highway 7, Ste 230, Excelsior, MN 55331

# City of Excelsior Zoning Map March 2022



## Legend

- Zoning Districts**
- R-1, Single Family Residential
  - R-2, Single and Two Family
  - R-3, Medium Density Residential
  - R-4, High Density Residential
  - DC, Downtown Commercial
  - CC, Cottage Commercial
  - MU, Mixed Use Commercial
  - GC, General Commercial
  - P, Public Park
  - PI, Public Institutional
  - PUD, Planned Unit Development
  - Excelsior Boundary

Adopted by Excelsior City Council, March 7, 2022



SHOREWOOD

SHOREWOOD

GREENWOOD

GIDEON'S BAY

EXCELSIOR BAY

ST. ALBAN'S BAY

GALPIN LAKE

