



---

**Vacation Home Rental Administrative Policy  
to Determine if a Development would be “Grandfathered”  
or given a Legal Non-Conforming Status**

1. All existing and pending licensed Vacation home rentals in the C-1 and C-2 districts will be grandfathered provided all of the following are met:
  - a. The dwelling unit in the building is completed or substantially completed.
  - b. The Vacation home rental meets the City licensing requirements.
  - c. Application for a Vacation home rental license has been applied for prior to the effective date of the amendment.

(If the Vacation home rental license is lost due to failure to meet City requirements, the property may lose their non-conformity status.)

2. All pending and existing Vacation home rental uses that are licensed or have applied for a license may be transferred to a new owner only if licensing status has not been terminated by the City for failure to meet City requirements. All pending Vacation home rental licenses not approved within ninety (90) days from the Vacation home rental license application date will be terminated. All Vacation home rental license transfers not approved within ninety (90) days from the property closing date shall be terminated.

(If the property loses a Vacation home rental license for failure to meet City requirements, the property may no longer be eligible to obtain a license ad infinitum.)

3. Any building under construction that meets the following:
  - a. Building foundations have been installed for the building(s) where Vacation home rentals are intended to be located;
  - b. The applicant has provided in writing the expressed intent to operate as a Vacation home rental in that building;
  - c. A land use permit and building permit have been issued; and,
  - d. All other City licensing requirements will be met, including the corresponding Building Construction Code specifications for R-1 and R-3 building types of mixed-use buildings.

I hereby certify that the above Resolution was adopted by the Traverse City City Commission at its Special Meeting on July 27, 2020, conducted as a remote participation meeting as authorized by Executive Order of the Governor of Michigan.

A handwritten signature in blue ink, appearing to read "Benjamin Marentette". The signature is fluid and cursive, with the first name being more prominent.

---

Benjamin Marentette, City Clerk