

PENINSULA TOWNSHIP

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J.P. MILLIKEN
TRUSTEE

DAVID K. SANGER
TRUSTEE

ISAIAH S. WUNSCH
TRUSTEE

TO: Aspire North REALTORS®
FROM: Peninsula Township
DATE: March 26, 2025
RE: Short-Term Rental Violation Fee Schedule

At a special meeting held today, March 26, 2025, the Peninsula Township Board voted on a resolution recommended by the Peninsula Township Planning Commission. Resolution 2025-03-26 #1, Schedule of Civil Fines for Unlawful Operation of Short-Term Rentals, passed unanimously.

The resolution and accompanying violation fee schedule are attached. Per the Peninsula Township Zoning Ordinance, Section 6.2.2(e), the rental of a residential dwelling unit in any zoning district with the exception of commercially zoned property for anything fewer than 30 days is a violation. The Peninsula Township Board requests that all members of Aspire North REALTORS®, rental management companies that operate within Aspire North REALTORS®, be educated about our ordinance and the violation fee schedule.

Reference: **“CODE OF ETHICS AND STANDARDS OF PRACTICE OF THE NATIONAL ASSOCIATION OF REALTORS® Effective January 1, 2025. Article 2 REALTORS® shall avoid exaggeration, misrepresentation, or concealment of pertinent facts relating to the property or the transaction.... (Amended 1/00).”**

This letter also serves notice that Peninsula Township will seek judicial relief from any member of Aspire North REALTORS® who harms the public by failing to disclose and/or purposefully assists in circumventing our Peninsula Township Zoning Ordinance, Section 4.2.1.

Thank you for your cooperation.

Sincerely,

Maura Sanders, Supervisor

cc:

Alan Jeffries ajeffries@aspirenorthrealtors.com

Jennifer Kowal jennifer@aspirenorthrealtors.com

Lora Nesbitt lora@nglrmls.com

PENINSULA TOWNSHIP BOARD

**RESOLUTION TO ADOPT THE SCHEDULE OF CIVIL FINES FOR UNLAWFUL
OPERATION OF SHORT-TERM RENTALS**

RESOLUTION 2025-03-26 #1

At a meeting of the Peninsula Town Board, Grand Traverse County, Michigan, held at the Peninsula Township Hall on the 24th day of March 2025, at 10:00 a.m.

PRESENT: Clark, Alexander, Forder, Sawyer, Chason

ABSENT: Miller, Wierich

The following was moved by Clark and seconded by Alexander.

Whereas, the Master Plan of Peninsula Township reflects the sentiment that short-term rentals are not allowed within the Township,

Whereas, Section 6.2.2 (e) of the Peninsula Township Zoning Ordinance prohibits rental of a non-owner-occupied dwelling for less than 30 days—otherwise commonly referred to as a short-term rental;

Whereas, Section 4.2.1 of the Peninsula Township Zoning Ordinance states “[a]ny person, firm, association, corporation, company, or other entity which fails to comply with any Peninsula Township Ordinances, Michigan law, or any regulatory measures or conditions imposed by the Planning Commission, Zoning Board of Appeal, or Township Board shall be found in violation. If such violation has not abated, ceased to exist or otherwise been remedied within seven days after written notice of the violation has been sent, the violator will be deemed to be responsible for a municipal civil infraction as defined by Michigan statute”;

Whereas, any operation of a short-term rental within Peninsula Township is a violation of the Zoning Ordinance and shall be considered a municipal civil infraction;

Whereas, the Peninsula Township Board finds that civil fines for such infractions (as either a civil citation notice or civil infraction citation) shall be established to appropriately deter violations of this detrimental land use on the Township;

Whereas, the Peninsula Township Board has studied the amount of unlawful uses on the Peninsula, as well as the temporal nature of each violation when one is unlawfully renting, and determined the public health, and safety of the Township is best preserved by establishing penalties for each

violation, as well as subsequent violations, consistent with the Peninsula Township ordinances; and

Whereas, The Township Board has the authority to determine the amount of the civil fine for each violation of the Peninsula Township ordinances, or as otherwise determined by a court of competent jurisdiction.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Township Board, in its enforcement of short-term rental violations, strictly considers each day a violation exists to be pursued as a separate offense of the Township ordinances.
2. The Township Board adopts a schedule of civil fines for violation notices and citations distinct from other Zoning Ordinance violations to represent an appropriate deterrent to the unlawful use as well as reflect the costs to the community for administration and enforcement of these provisions of the Zoning Ordinance.
3. The Township Board sets such schedule of civil fines as follows:

The sanction for a Municipal Civil Infraction Notice or Citation for operating an unlawful short-term rental as prohibited under the Peninsula Township Zoning Ordinance shall be a civil fine in the amount as provided by herein or as ordered by a Court of competent jurisdiction:

- | | |
|-------------------------|-------------|
| a. First Offense: | \$500.00. |
| b. Second Offense: | \$750.00. |
| c. Third Offense: | \$1,500.00. |
| d. Subsequent Offenses: | \$5,000.00. |

4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Roll call vote:

Yes: Charles Alexander, Sanders, Fanger, Chouin

No: Milkman, Wunsch

The Peninsula Township Board declared the resolution adopted.


Maura Sanders, Supervisor
Peninsula Township

CERTIFICATE

STATE OF MICHIGAN)
) ss
COUNTY OF GRAND TRAVERSE)

I, the undersigned, the duly qualified and acting Secretary for the Peninsula Township Planning Commission, Grand Traverse County, Michigan, HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Peninsula Township Planning Commission at a meeting held on the __ day of March 2025, and further certify that the above Resolution was adopted at said meeting.


Rebecca Chown, Clerk
Peninsula Township