

BUSINESS

New Brighton eases into short-term rental regulation with permit requirement

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One unruly short-term rental property in New Brighton has prompted officials to write up a new ordinance reining in loud parties, large crowds and lewd behavior.

The City Council will vote on the ordinance April 13.

"We're no longer having to enforce a nuisance violation on a party that will never be back at the property," Ben Gozola, the city's assistant director of community assets and development, said of how the ordinance is written. "We are now enforcing a permit against the property owner who's responsible for those parties coming into their unit. This will give us that leverage we need if there's an issue that can't be addressed to be able to revoke that."

The city is hoping to strike a balance between keeping the peace and not overregulating those hoping to make a few extra buck renting out their properties.

There are at least four short-term rental properties currently listed in New Brighton. Short-term rentals are defined as any dwelling being rented for a period of 14 days or less. The permit requirement would be for properties where the owner is not living on the premises.

Neighbors on Lakebrook Drive who attended a [March 23 virtual public hearing](#) hope the ordinance will bring peace back to their Long Lake neighborhood. Some think the wording could be stronger.

"This neighborhood has many, many young children ... and with the lewd parties of two years ago, and the overfilled parties with the gunfire, it's just too much for the residents to handle," said Martin Barklow who lives a few houses away from what the council is calling the "problem property."

"I would appreciate some more strict language within the ordinance along with actual enforcement," he said.

Other neighbors reported up to 38 cars parked on the street, inflatables with noisy fans running for hours, parties smoking marijuana, large wedding gatherings and overcapacity pontoon boats.

"A gun was discharged right in front of my house," said neighbor Sarah Gabler. "It was very scary. It was like 3:30 in the morning."

Since January 2019, police were called to the Lakebrook Drive property 15 times.

Highlights of the proposed ordinance include:

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- Anyone who wants to run a short-term rental must get a permit each year. Exceptions: renting of individual rooms, and if the owner lives at the property and will be present during the rental period.
- All short-term rentals must have a resident agent who can respond to problems.
- Documentation of occupants is required. A list must be made available to the city upon request.
- Specific information must be posted in the rental for occupants' reference, such as contact info for the agent, property address and a diagram of emergency exits.
- First offense requires owner to take actions necessary to prevent further violations.
- Second offense within 365 days of an initial violation results in immediate permit suspension and review by staff. The owner can appeal to the council.
- Properties with revoked permits cannot obtain a new permit for 365 days.
- Persons who have a permit revoked cannot be issued a new short-term rental permit for 365 days.

[Roseville recently created a short-term rental ordinance](#), choosing a stricter route with required licensing and a minimum stay of seven to 10 days. New Brighton is opting for the less regulated permit option.

"The licensing requirement does require additional staff time, more resources having to be dedicated towards this issue," Greg said. "Ordinance New Brighton, Ramsey County if we find this ordinance is not operating as intended, or we need to do additional review."



Deanna Weniger | Weekend reporter

Deanna Weniger covers Ramsey County and works a weekend breaking news shift. She has more than 15 years of experience at daily newspapers in Michigan and Minnesota. She has covered the environment and several geographic areas and has been a columnist.

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