



City of Harbor Springs

160 Zoll Street | P.O. Box 678
Harbor Springs, Michigan 49740-0678

www.cityofharborsprings.com

(231) 526-2104

Application for Short Term Rental License

This form must be submitted annually

Applicant's Name: _____	Owner's Name: _____
Applicant's Address: _____	Owner's Address: _____
Applicant's Phone: _____	Owner's Phone: _____
E-mail: _____	E-mail: _____
Short Term Rental Location _____	Property Tax Parcel I.D. #24-51-15- _____

If the property is owned by a Limited Liability Company, Corporation, Trust, or any other form of entity other than an individual or group of individuals, proper documentation must be provided demonstrating that the owner listed above has at least 50% ownership interest in the property, or have control of the entity.

I understand and agree to the terms of this license agreement and commit to comply with all of the regulations contained in Chapter 79A (Licensing of Short Term Residential Properties):

Applicant Signature (if other than owner) _____

Date _____

Owner Signature _____

Date _____

Note: licenses are non-transferable. New owners must reapply.

Note: Separate applications are needed for each dwelling unit.

Note: Only 61 Short Term Rental licenses available within Zoning Districts R1A, R1B, R1C, R1E, and AR. Licenses in those districts will be offered first to existing license holders. If no license is available this application will add you to the WAITLIST.

Administrative Use

Zoning District _____

Eligible: ☐

Initial application: ☐

Renewal: ☐

Not Eligible: ☐

Fee: Wait List License \$35 \$400

By: _____ Date _____

Title _____

**CHAPTER 79A
LICENSING OF SHORT TERM
RESIDENTIAL PROPERTIES**

79A.100 Purpose. This Chapter 79 is adopted to regulate the short term rental of residential properties by requiring licenses therefor, and imposing civil infractions for the violation thereof.

79A.101 License Required for Short-Term Rental of Residential Properties. No person shall allow, or advertise for, or engage in or participate in the short term rental (as defined in Section 79.102(2)) of residential properties within the City of Harbor Springs without a license as required by this Chapter. The short-term rental of an unlicensed dwelling unit is prohibited.

79A.102 Definitions.

(1) Local Agent. A Local Agent is an individual designated by the owner(s) of a dwelling unit to oversee the short-term rental of a dwelling unit in accordance with this Chapter and to respond to calls from renters, concerned citizens, law enforcement, and representatives of the City. The Local Agent must be available to accept telephone calls on a 24 hour basis at all times that the dwelling unit is rented and occupied. The Local Agent must have a key to the dwelling unit and be able to respond to the short-term rental within sixty (60) minutes to address issues or must have arranged for another person to address issues within the same timeframe. The Local Agent shall be authorized by all owners to accept service of process upon all owners, jointly and severally, for civil infractions under this Ordinance.

(2) Short-Term Rental. A Short-Term Rental is the making of occupancy available for any residential dwelling unit or portion thereof for a fee or other compensation for a term of less than 30 consecutive days, but not including bed and breakfast establishments, employee housing, hotel rooms, transitional housing operated by a non-profit entity, group homes such as nursing

homes and adult foster care homes, and hospitals or other health care related facilities.

(3) Dwelling Unit. A dwelling unit shall mean a dwelling unit as defined in the City of Harbor Springs Zoning Code, as amended from time to time.

79A.103 Licensure Requirements. Short-term rental licenses shall be issued to the owners of a dwelling unit on a calendar year basis. All short-term rental licenses shall expire at the end of the calendar year and must be renewed each year. A Local Agent must be designated and approved by the City Clerk prior to issuance of a license.

79A.104 Application. To apply for license to use a dwelling unit for short-term rentals, the property owner or an agent of the owner shall, for each dwelling unit on a property;

(1) Provide Information. The applicant shall provide the following information on a form to be provided by the City:

(a) The names, addresses and telephone numbers of each owner of the dwelling unit.

(b) The name, address, and telephone number of the Local Agent for the dwelling unit.

(c) The street address of the dwelling unit, along with other identification if more than one dwelling unit has the same street address.

(d) The time periods during the calendar year when the dwelling unit will be available for short term rental.

(e) The number of bedrooms (sleeping units) in the dwelling unit.

(f) Such other information as the City deems appropriate.

(2) Sign an Affirmation and Acknowledgment. The applicant shall sign as part of the application, a statement to affirm that:

(a) All owners and the Local Agent will comply with all provisions of this Chapter, the City Code and the City Zoning Code as it pertains to the dwelling unit; and,

(b) that all owners and the Local Agent acknowledge that any license issued under this Chapter may be suspended or revoked if persons renting the dwelling unit violate the provisions of this Chapter or the City Code or Zoning Code, or the laws of the State of Michigan, the ordinances of the County of Emmet, or the regulations of the Health Department; and,

(c) that the applicant has authority to make these representations on behalf of the owners and Local Agent.

(3) Pay an Administrative Fee. The applicant shall pay an annual administrative fee as determined from time to time by Resolution of the City Council.

79A.105 Issuance of a Short-Term Rental License. Upon receipt of an application for a short-term rental license, and upon receipt of the administrative fee, and upon a determination by the City Clerk that the applicant's license was not revoked in any prior calendar year, and that any fines and costs and conditions of any order issued pursuant to Section 79.109 have been fully satisfied, and if the application appears to be complete and in accordance with the requirements of this Chapter, the City Clerk shall issue a short-term rental license to the owners of the dwelling unit for the calendar year in which the application is submitted. A short-term rental license shall not be issued to the owners of a dwelling unit if the license has been previously revoked, except upon appeal to the City Council as provided in Chapter 70 of this Code.

79A.106 Regulations.

(1) Local Agent. All dwelling units used for short-term rentals shall have a designated Local Agent, who shall be authorized to accept service of process for civil infractions under this Chapter on behalf of all owners, jointly and severally.

(2) Contact Information Posted in Window. A notice (in a form to be prepared by the City Clerk) shall be posted in a prominent first floor

door or window location of any dwelling unit used for short-term rentals stating (in at least 16-point type) the name of the Local Agent, a 24-hour telephone number with which the agent can be reached.

(3) [Compliance with Codes. The dwelling unit must meet all applicable residential building, health department, nuisance, and safety codes, and all persons in possession of the dwelling unit shall comply with all provision of State law, the Emmet County Building Code as enforced by Emmet County, the City Code and City Zoning Code, including but not limited to the following fire and safety requirements: the dwelling unit must have smoke detectors, carbon monoxide detectors, fire extinguishers and building egress installed and maintained per the Emmet County Building Code. The Owner shall post within the dwelling unit in a location visible to all renters a form prepared by the City containing the City's codes and regulations relating to occupancy, noise control, trash and recycling, fireworks, outdoor burning and parking, along with any other materials the City deems necessary. The Owner shall also provide each renter with a copy of the "Be a Good Neighbor" pamphlet prepared by the City]^{45, 47}

(4) Noise and Nuisance. Noise during quiet hours must be limited to that which does not disturb the quiet, comfort or repose of a reasonable person of normal sensitivities. Quiet hours shall be from 11:00 PM to 7:00 AM. All provisions of the City Code and Zoning Code pertaining to noise and other nuisances shall apply, including Sections 60.111(2), Sections 60.400 to 60.411 and Sections 90.101(23) and 90.101(24) of the City Code.

(5) Parking. Vehicles (including recreational vehicles) shall be parked in the property's driveway or garage and not in the yard.

(6) [Trash and Recycling. Trash containers and or recycling containers shall not be placed at the curb or in the front of a short-term rental location, except upon the date when trash removal or recycling pickup is scheduled by a

general commercial vendor or the Emmet County recycling department for the area where the short-term rental property is located. Any trash must be contained within an enclosed container, and no littering is permitted. Trash and recycling containers shall be removed from the curb and stored out of sight from public view by 7:00 PM on the date of pickup. The Owner shall engage vendors to remove and/or recycle trash and shall inform the City of the name of the vendors so engaged, and of the day of the week scheduled for such trash removal or recycling. Further, the Owner must agree that if any commercial vendor engaged to remove or recycle trash shall not do so on the date scheduled, that the Owner will cause said trash to be removed and recycled on the date scheduled trash removal or recycling. Further, the Owner must agree that if any commercial vendor engaged to remove or recycle trash shall not do so on the date scheduled, that the Owner will cause said trash to be removed and recycled on the date scheduled..⁴⁵

(7) Pets. Short-term renters shall pick-up and dispose of pets' waste and shall comply with the City's leash laws, and all other provisions of Section 60.110 of the City Code.

(8) Fireworks. Fireworks of any kind are not allowed on rental property except in accordance with the provisions of Section 90.101(4) of the City Code.

(9) [No Signage Advertising Short-Term Rental on Property]. No signage shall be placed on the property or on the dwelling unit advertising the property as a short-term rental.

(10) Insurance. The Owner shall carry insurance on the property and shall disclose to the company carrying such insurance that the property is being used for short-term rental. As part of the application for short-term rental approval, the Owner shall acknowledge and represent to the City that the Owner is carrying and will carry insurance on the property and that the Owner has notified the insurance company that it is engaged in short-term rental of the property. The Owner shall save, indemnify and

hold the City harmless from any failure to carry and maintain such insurance..⁴⁵

(11) Maximum Occupancy. The maximum occupancy of a Short Term Rental shall not exceed two (2) individuals per bedroom (sleeping unit).

79A.107 Inspections and Conditions. Upon written complaint, the City Clerk may make periodic inspections of a short-term rental to ensure continuing compliance with the approval standards specified in this Ordinance. In addition, the City Clerk may impose reasonable conditions on a registration issued under this Ordinance which are reasonably necessary to ensure compliance with the approval standards provided in this Ordinance.

79A.108 Suspension or Revocation of Short Term Rental Registration.

(1) Grounds for Suspension. In addition to any other penalty authorized by law and this Chapter, and after written notice to the owner and Local Agent and an opportunity to be heard, as provided in subparagraph (2) of this Section, the City Clerk may suspend a short term rental license if the City Clerk finds by competent, material, and substantial evidence that the owner or his or her agents or employees or his or her renters has or have violated, or failed to fulfill, the requirements of any provision of this Chapter or the City Code or Zoning Code.

(2) Suspension Procedure. Before suspension of a license, the City Clerk shall serve written notice of charges and a notice of a right to a hearing on the licensee or Local Agent by personal service or by U.S. certified mail, no less than fourteen (14) days before the City Clerk's hearing. At that hearing, the licensee and the Local Agent shall have a right to be heard. After the hearing, and upon a finding by the City Clerk of a First violation within the calendar year, the short-term rental registration may be suspended for up to ninety (90) days, and during said time the premises shall not be utilized for a short-term rental.

(3) Revocation Procedure. . In addition to any other penalty authorized by law and this Chapter, and upon a determination by the City Clerk of a Second violation within the calendar year after conducting a hearing in accordance with the process detailed in 79A.108(2), the City Clerk may revoke a short-term rental registration pursuant to the provisions of Chapter 70 of this Code. A property owner with a revoked short-term rental license shall not be eligible for a short-term rental license for twelve (12) months from the date of revocation.

79A.109 Violations. In addition to the suspension and revocation provisions specified above, a violation of any provision of this Chapter shall be deemed a civil infraction as provided in Chapter 94 of the City Code, and the owners and Local Agent, and any persons acting with them, shall be subject to payment of such fines, fees and costs, and such remedial actions as are provided in the Michigan Municipal Civil Infractions Act, being Act No. 261 of 1967 (MCL 600.8701, et. seq.), as amended from time to time. The civil fine for a first offense of a violation of this Chapter shall be \$250, and the civil fine for a second offense, shall be \$400.]³⁸

ORDINANCE NO. 437

An ordinance to amend Chapter 79A of Title VII of the Code of the City of Harbor Springs, by amending Sections 79A.103 and 79A.105 therein.

WHEREAS, the City Council of the City of Harbor Springs has studied the existing provisions of the City Code and has determined that changes to the City Code were desirable in order to establish a limit on the number of short-term rental licenses in certain areas, and to establish a waiting list for short-term rental licenses in those areas; and,

WHEREAS, the City Council finds that the adoption of the within Ordinance is necessary for the health, safety and welfare of the City of Harbor Springs,

NOW, THEREFORE, THE CITY OF HARBOR SPRINGS ORDAINS:

Section 1

Chapter 79A of Title VII of the Code of the City of Harbor Springs is hereby amended by amending Section 79A.103 to read as follows:

79A.103 Licensure Requirements. Short-term rental licenses shall be issued to natural persons only in connection with a specific property that is approved for short-term rental. Businesses, corporations, limited liability companies, trusts and other entities will not be issued short-term rental licenses, and any such owner of a property must designate the natural person to be assigned the license for the specific property approved for short-term rental. Such natural person must be an owner of the property, or the majority owner of an entity owning the short-term rental property, or shall have effective control of the entity as established to the satisfaction of the City Clerk. Short-term rental licenses will be issued on a calendar year basis. All short-term rental licenses shall expire at the end of the calendar year. A Local Agent must be designated and approved by the City Clerk prior to issuance of a license.

Section 2

Chapter 79A of Title VII of the Code of the City of Harbor Springs is hereby amended by amending Section 79A.105 to read as follows:

79A.105 Issuance of a Short-Term Rental License. In the areas defined as R-1 and AR in Chapter 50 of the Code of Ordinances of the City of Harbor, the cumulative maximum number of short-term rental licenses to be issued and outstanding in any calendar year shall not exceed sixty-one (61). This limit on short-term rental licenses does not apply to other areas of the City. Upon receipt of an application for a short-term rental license, and upon receipt of the administrative fee as provided for in Section 79A.104(3), the City Clerk shall undertake the following steps:

(1) Reject Certain Applications. The City Clerk shall reject any application from an applicant (i) whose license was suspended in the prior calendar year; and (ii) who has failed to pay all fines and costs and to satisfy the conditions of any Order issued pursuant to Section 79A.109. A short-term rental license shall not be issued to a person in connection with a specific property if the short-term license has been previously revoked, except upon appeal to the City Council as provided in Chapter 70 of this Code.

(2) License Renewal Requirements. It is the policy of the City to allow a person to renew his or her short-term rental license in connection with a specific property approved for short-term rental, provided such renewals in the City, and

specifically in the areas presently contained in the R-1 and AR Districts where a limit is imposed on the number of short-term rental licenses available, shall be subject to compliance with Rules for Renewals of Short-term Rental Licenses and the Waiting List as adopted by the City Council and amended from time.

(3) City Clerk to Issue the Short-Term Rental License. If the application appears to be complete and in accordance with the requirements of this Chapter and the Rules for Renewals of Short-term Rental Licenses and the Waiting List (if the application seeks a renewal of an existing short-term rental license), the City Clerk shall issue a short-term rental license to the designated person in connection with the identified specific property approved for short-term rental for the calendar year in which the application is submitted.

Section 3

The provisions of this ordinance are hereby declared to be severable, and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by a court of competent jurisdiction, the remaining portions of said ordinance shall remain in force.

Section 4

This ordinance shall take effect ten days after its adoption and publication.

Section 5

A copy of this Ordinance may be obtained or inspected during normal business hours at City Hall, 160 Zoll Street, Harbor Springs, Michigan.

We hereby certify that the foregoing is a true copy of an ordinance adopted by the City Council of the City of Harbor Springs at a regular meeting held on March 20, 2023.

Matthew J. Bugera, Mayor

Nick W. Whitaker, City Clerk

I hereby certify that the publication of Ordinance Number 437 was made in the March 22, 2023, issue of the *Harbor Light*, a weekly newspaper published and circulated in the City of Harbor Springs.

Nick W. Whitaker, City Clerk

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SHORT-TERM RENTAL LICENSES

Rules and Regulations
City of Harbor Springs

Adopted by the Planning Commission on April 20, 2023

Adopted by the City Council on May 1, 2023

Published in the *Harbor Light* Newspaper on May 3, 2023

The rules and regulations herein apply to issuance and renewal of Short-Term Rental Licenses, and shall, upon adoption by the City Council and publication, be enforceable as an Ordinance.

A. Definitions.

1. Short-Term Rental. A “Short Term Rental” is the making of occupancy available for any residential dwelling unit or portion thereof for a fee or other compensation for a term of less than 30 consecutive days, but not including bed and breakfast establishments, employee housing, hotel rooms, transitional housing operated by a non-profit entity, group homes such as nursing homes and adult foster care homes, and hospitals or other health care related facilities.

2. Local Agent. A “Local Agent” is an individual designated by the owner (s) of a dwelling unit to oversee the short-term rental of a dwelling unit in accordance with this Chapter and to respond to calls from renters, concerned citizens, law enforcement, and representatives of the City. The Local Agent must be available to accept telephone calls on a 24-hour basis at all times that the dwelling unit is rented and occupied. The Local Agent must have a key to the dwelling unit and be able to respond to the short-term rental within sixty (60) minutes to address issues or must have arranged for another person to address issues within the same timeframe. The Local Agent shall be authorized by all owners to accept service of process upon all owners, jointly and severally, for civil infractions.

3. Natural Person. A “Natural Person” is a human being.

4. Licensee. The natural person designated by the title-holder to be the licensee of the short-term rental property. A Licensee must own at least 50% of the ownership interests in the short-term rental property, or have control of the entity, as established by proof satisfactory to the City Clerk.

5. Other Terms and Phrases. Other terms and phrases used in these Rules shall be as defined in the City Code of Harbor Springs.

B. Rules Pertaining to Short-term Rentals:

1. License Required. No person shall allow, or advertise for, or engage in or participate in the short-term rental of residential properties within the City of Harbor Springs without a license as required by this Chapter. The short-term rental of an unlicensed dwelling unit is prohibited.
2. Application Required. An application for a Short-Term Rental License must be annually submitted as provided in Rule C.1.
3. Calendar Year License. A Short-Term Rental License is valid from January 1 of a given year and expires on December 31 of that year unless sooner revoked.

C. Procedures for Obtaining a Short-Term Rental License.

1. Application Required. Short-Term Rental Licenses are issued annually by the City, to natural persons and only in connection with a specific property that has been approved for short-term rentals. Businesses, corporations, limited liability companies, trusts and other entities will not be issued Short-Term Rental Licenses. All such licenses shall be issued only upon delivery of a signed Short-Term Rental License Application (the "Application"), no later than the first business day in December of each year, for the following calendar year. Application forms will be emailed and mailed by first class mail to existing Licensees on or before November 1 of each year. No property rights are acquired by the grant of a Short-Term Rental License and such License is revocable as provided in the Application and by these Rules. An Application, when received, shall be marked by the City with the date and time of receipt.
2. License Renewal Procedures. It is the present policy of the City to allow an existing Licensee to renew his or her Short-Term Rental License for the next year. This policy is subject to change at the discretion of the City. No Licensee shall acquire any rights to renew his or her license, except in accordance with these Rules, and the allocation policy of the City, as provided in these Rules, as modified from time to time at the discretion of the City. In order to renew a Short-Term Rental License for the forthcoming year, the Licensee must deliver the following documents to the City, all of which must be delivered to the City no later than the first business day of December prior to the forthcoming calendar year.
 - (a) An Application signed by the Licensee;
 - (b) The required fees, in the form of a personal check only, issued by the Licensee. The name on the check and signator of the check must match the name on the Application; and,
 - (c) A copy of the current deed for the property, showing ownership and control of the short-term rental property, and for an entity, a certificate, made under oath,

as to the ownership of the proposed short-term rental property, and shall provide such additional information as the City Clerk may request. An entity must designate the natural person to the Licensee who must own at least a fifty percent (50%) interest in the short-term rental property, or have effective control thereof, as determined by the City Clerk.. The name of the natural person must match the name of the person signing the Application and issuing the personal check.

If all of the foregoing is not delivered to the City on or before the first business day of December of the applicable year¹, the Licensee shall be deemed to have irrevocably elected not to renew his or her license for a short-term rental license. No further notice need be provided to the Licensee. For purposes of these Rules, “delivery” can be accomplished by either: (1) hand delivery of a document or a required notice to a City administrative staff person in the City Hall at its offices at 160 Zoll Street, Harbor Springs, Michigan during normal business hours; or (2) by mailing a document or required notice to the City of Harbor Springs at 160 Zoll Street, Harbor Springs, Michigan 49740, via U.S. first class mail, full postage prepaid and properly addressed, but only if the document is actually received by the City by U.S. mail bearing a U.S. postmark. The date of the U.S. postmark on the mailing envelope when received by the City by U.S. mail shall be deemed to be the date of delivery. The risk of non-delivery by the U.S. mail shall be borne by the license holder. The City will apply the rules of CFR Section 301.7502-1 in cases where there is question of timely delivery.

3. Issuance of the Short-Term Licenses.

(a) City Council Authority. The City Council has the authority by Ordinance to establish the number of short-term rental licenses that will be issued in the City for any given year. The number of short-term rental licenses in the R-1 and AR Districts is presently established at sixty-one (61). This limit on short-term rental licenses does not apply to other areas of the City.

(b) Issuance of Short-Term Licenses in Areas other than the R-1 and AR Districts. For areas other than those presently comprising the R-1 and AR Districts, the City Clerk shall issue Short-Term Rental Licenses to applicants who meet the qualifications set out in Chapter 79A of the City Code, and have satisfied Rules C.1 and C.2.

(c) Issuance of Short-Term Licenses in the Areas presently comprising the R-1 and AR Districts. For areas presently comprising the R-1 and AR Districts, the City Clerk shall issue Short-Term Rental Licenses to applicants who meet the qualifications set out in Chapter 79A of the City Code, and have satisfied Rules C.1 and C.2 as follows:

¹ If a check is returned for non-sufficient funds or is otherwise dishonored by the financial institution on which it is drawn, it shall be deemed that the Application was not delivered by the first business day of December of that year.

- (1) If, in any year, the number of applicants for renewals of short term-rental licenses in these areas received by December 1 is less than sixty-one (61), the City Clerk shall, on or before December 15 of that year, and if there are persons on the Waiting List established under Rule C.3(c)(3), notify and inform the number of persons on the Waiting List equal to the number of available Short-Term Rental Licenses of their selection for issuance of a Short-Term Rental License, in the order of their position on the Waiting List.
- (2) If, in any year, the number of applicants for renewals of short term-rental licenses received by December 1 is equal to sixty-one (61), or if the number of names on the waiting list exceeds the number of non-renewing Licensees, the names of such persons applying for short-term rental licenses in the R-1 and AR Districts will be added to the public Waiting List established under Rule C.3(c)(3). On or before December 15 of the given year the persons added to the Waiting list shall be notified of their being added to the Waiting List and their position on the Waiting List.
- (3) A public waiting list (the “Waiting List”) is hereby established, to be made available at City Hall, 160 Zoll Street, Harbor Springs, Michigan, to keep and maintain a record of persons applying for Short-Rental Licenses in the R-1 and AR districts in excess of available licenses. The persons shall be placed on the list in the order in which their applications were received by the City. This list will be maintained for an indefinite period. Persons desiring a short-term rental license must pay an annual fee of \$35.00 by December 1 of each following year to be continued on the waiting list for a short-term rental license in the R-1 and AR Districts. The City Clerk will send an invoice for the Waiting List Fee the then existing Waiting List Members by email and mail on or about November 1. Such cumulative Waiting List fees will be applied to the first year’s fee when a Short-Term Rental License becomes available. All persons on the waiting lists shall notify the City of change of address, within fifteen (15) days after such change takes effect. Failure to pay the invoice will result in removal from the Waiting List.
- (4) If any person or persons selected from the Waiting List shall decline the Short-Term Rental License or does not meet all requirements of the City by the first business day of January of the license year, the persons next in line in the Waiting List shall be notified on or before January 15 of the license year of their selection for the Short-Term Rental License. This process shall continue on fifteen (15) day intervals until the Short-Term Rental Licenses enumerated in Section C.3(a) have been issued in the area consisting of the R-1 and AR districts.

- (5) Refund of Waiting List Fee. Persons on the Waiting List who wish to withdraw from the Waiting List may apply for a refund of the initial “Waiting List” fee provided in Rule C.3(c)(3) at any time prior to a short-term rental license being issued to them. In the event a Short-Term Rental License is offered to a person on the Waiting List and the short-term rental license is refused, or the person does not otherwise qualify for a Short-Term Rental License, the person refusing the License or disqualified for the License will forfeit the Waiting List fee and will be removed from the Waiting List.
 - (6) Waiting List Contact Information Requirement. Persons on the Waiting List are required to keep their contact information (street address and email address) current, so that notification for available Short-Term Rental Licenses can be made available. The City is NOT responsible for loss of a License in the event of incorrect information.
4. Change of Ownership. All license holders shall notify the City of any change of address of the Licensee or any change of ownership of the short-term rental property within fifteen (15) days of the date such change takes effect.
5. No Assignment or Short-Term Rental License. A Licensee is prohibited from assigning his or her Short-Term Rental License to any person, provided that a License shall continue after the death of a Licensee for the remainder of the calendar year of the Licensee’s death. Except for the calendar year exception, the license is revoked upon the death of the license holder.
6. Violations of Rules. If a license holder shall violate any provisions of these Rules, or shall violate any requirement or order of the City Clerk relating to use of the Short-Term Rental License, or shall violate any other provision of the Rules and Regulations adopted by the City Council or shall violate other provisions of the Harbor Springs City Code, or shall violate state or federal law, the license for such holder may be revoked by the City Clerk, whose decision in this regard shall be final.

D. General Provisions.

1. Penalty. The penalty for violation of any of the Rules and Regulations hereunder shall be civil infractions as are provided in the Code of Ordinances, City of Harbor Springs, including, specifically, Chapter 79A, Section 79A.120 thereof. All of said penalties are cumulative and not exclusive.
2. Amendments. These rules may be amended, repealed or extended without notice at the discretion of the City.