



## Guide to Short-Term Rentals

Short-Term Rentals are regulated by [Article 5 of Chapter 22 of the City Code \(Short-Term Rental Licensing\)](#) and [Sections 2.07 and 3.13 of the City Zoning Ordinance](#)

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**What is a short-term rental (STR)?** A short-term rental is defined as the rental or subletting of any dwelling on a premises for a term of 28 days or less. Examples include rental units (an entire house or a single room) advertised on platforms such as Airbnb and VRBO, and commercial units that resemble hotel rooms.

**What types of STRs are permitted?** There are two types of STRs in Grosse Pointe Park:

- An Investor Owned STR is a “commercial” rental in which the owner or host does not have to reside. New Investor Owned STRs can only be in a mixed-use zoning district. They are prohibited in residential zoning districts; however, if an Investor Owned STR was established before 12/26/2024, ***it is allowed to continue as a legal nonconforming use under the Zoning Ordinance***- even if located in a residential zoning district, per Section 3.13 of the Zoning Ordinance)
- A Principal Residence STR is a premises whose owner is the Permanent Resident and operates a short-term rental on the premises. New Principal Residence STRs are only allowed in the mixed-used zoning districts and are prohibited in residential zoning districts. However, if a Principal Residence STR was established before 12/26/2024, ***it is allowed to continue as a legal nonconforming use under the Zoning Ordinance*** – even if located in a residential zoning district, per Section 3.13 of the Zoning Ordinance.

**What is a Principal Residence?** The dwelling unit where an owner of property has their true, fixed, and permanent home to which, whenever absent, they intend to return and will continue as a Principal Residence until another Principal Residence is established.

### What regulations are there for the interior of a STR?

Major regulations include:

- All information required by City Code must be displayed in the property, including the License, owner/local agent contact information, and a summary of regulations provided by the City.
- Meet fire extinguisher, smoke detector, and carbon monoxide detector requirements.
- Occupancy cannot exceed the maximum occupancy as calculated by the City.

**How many people can stay overnight in a STR?** Maximum occupancy may vary and is calculated by the City. Generally, maximum occupancy is limited to the lessor two occupants per bedroom plus two additional occupants, or the occupancy limitations set forth in Section 404 of Chapter 4 of the International Property Maintenance Code.

**What makes a STR different from a registered rental?** The maximum stay for a STR is 28 days whereas registered rentals, which are governed by Article Four, of Chapter 22 of the City Code are for longer term leases. All rental properties in the City must be properly licensed either as a STR or long-term rental. Different requirements may apply.

**Who is responsible for noise, parking, trash, or other complaints?**

The property owner is responsible for timely remedying all complaints, including noise, parking, and trash. However, the City retains the ability to enforce violations of the City Code against occupants.

**How do I submit a complaint about a STR?**

Code Enforcement is available to respond to complaints involving STRs from 8:00 a.m. to 4:30 p.m. Monday-Friday. Code Enforcement can be reached at 313-822-4240 or [codeenforcement@grossepointepark.org](mailto:codeenforcement@grossepointepark.org). For all other times, or in case of an emergency, contact the Department of Public Safety at 313-822-7400.

To expedite reporting, the City has created a form that can be used to report complaints or violations. You can access the form [at this link](#).