



PREPARED FOR THE PLAN COMMISSION

**Proposal:**                **Zoning Text Amendment**

**Legistar File ID #:**    [78146](#) (Tourist Rooming House Regulations)

**Prepared By:**         Zoning Staff

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[78146](#) – This amendment clarifies and fine tunes existing Tourist Rooming House (short-term rental) regulations. Tourist Rooming Houses were first regulated (allowed) by the City of Madison in 2013. In 2020, the annual license process was started. There are currently 136 active annual licenses for Tourist Rooming Houses in the City. The proposed changes are driven by Zoning and City Attorney staff’s experience in enforcement and implementation of the regulations and are the following:

- Adds operator phone number as an application requirement;
- Requires photo identification for property owner and operator;
- Clarifies requirements for submitting quarterly reports and guest registries;
- Requires that the operator live in a dwelling unit as their primary residence for 12 months prior to operating as a tourist rooming house for stays between one and six days; and
- Clarifies that advertising and online calendar availability must match the number of consecutive days that tourist room house is operating according to: six to 29 days or one to six days.

Staff supports this amendment.