

Ketchum Short-Term Rental Requirements

Pursuant to Ketchum Short-Term Rental Requirements. Owners wishing to conduct short-term rental must submit the necessary application permit to the city of Ketchum. The application process includes the following items.

1. Declaration of Compliance
2. Life Safety Plan Requirements
3. Evidence of Short-Term rental Insurance

Background:

In early June 2022, all short-term rental property owners were notified that a permit application to allow short-term rentals was required by July 1.

The city's third-party provider conducts daily monitoring of the STR platform. If you are operating your STR (actively renting or advertising) without a permit, you are in violation of Ketchum Municipal Code Chapter 5.09.

Idaho Code §67-6539 authorizes the city to “implement such reasonable regulations as it deems necessary to safeguard the public health, safety and general welfare in order to protect the integrity of residential neighborhoods in which short-term rentals or vacation rentals operate.”

The significant growth of short-term rentals within the city has created a need for reasonable regulations so as to protect the health, safety, and welfare of short-term rental guests, as well as neighboring property and the public.

The short-term rental ordinance will allow the city to improve its data collection. An accurate accounting of the number of units in town and their utilization will provide for consistent treatment for all short-term rentals and better compliance with Local Option Tax collection.

Information regarding Short-Term Rental Permit Renewals:

Once your Short-Term Rental Permit application is approved, it will be valid for one year. You can expect to receive an email 30 days prior to the expiration of your permit reminding you that your permit is due to expire. The email will provide a link to the renewal application (which can also be found via the application link above).

When you are ready to apply for the renewal of your short-term rental permit, you will be asked to provide your Short-Term Rental Permit number. Once you provide your permit number, the application will prompt you to confirm all details such as your property address, email contact, local representative, emergency contact information, etc. You will need the following documents for your renewal application:

- **Copy of your Fire Life Safety Plan** - This needs to be submitted every year. It can be a copy of the original Fire Life Safety Plan submitted with the initial application UNLESS there has

been an update to the residence. In that case, a newly drafted Fire Life Safety Plan must be submitted. If you fail to submit your Fire Life Safety plan, you can expect a denial of your renewal application.

- **Newly Completed Declaration of Compliance** - This needs to be filled / completed every year and submitted. It CANNOT be a copy of a previously completed Declaration of Compliance. If a previously completed Declaration of Compliance is submitted, you can expect a denial of your renewal application.

If you fail to submit a renewal application for your Short-Term Rental Permit prior to the expiration date, there is a grace period. Please still try to apply for a renewal of your Short-Term Rental Permit, even if it's past the expiration date. If the system is unable to locate your Short-Term Rental Permit, that means you will need to submit a new Short-Term Rental Application as it is significantly past the expiration and grace period date.

Please note, your property will be flagged as non-compliant if you are actively renting & advertising your short-term rental and have failed to submit a renewal application for your Short-Term Rental Permit. If your property is flagged as non-compliant, the City will proceed accordingly.

ketchum Idaho short term rental insurance requirement

In Ketchum, Idaho, short-term rental properties are required to maintain liability insurance coverage.

Here are the key details regarding short-term rental insurance requirements in Ketchum:

- **Minimum Coverage:** Every short-term rental property licensed in Ketchum must have continuous liability insurance with a minimum coverage limit of \$1 million.
- **Alternative Coverage:** You can also fulfill this requirement by exclusively conducting short-term rental lodging transactions through a platform (like Airbnb or VRBO) that provides equal or greater liability insurance coverage to cover the short-term rental use. However, be aware that these platforms' host protection programs may have limitations and exclusions, so a dedicated short-term rental insurance policy is generally recommended.
- **Proof of Insurance:** As part of the application process for a short-term rental permit, you'll need to provide the City Clerk's Office with certificates of insurance confirming that the required insurance is in full force and effect.
- **Short-Term Rental Insurance vs. Homeowners Insurance:** Standard homeowners insurance policies often exclude coverage for commercial activities, including short-

term rentals. Therefore, dedicated short-term rental insurance is typically necessary to adequately protect your property and liability when operating a short-term rental.

In essence, if you're operating a short-term rental in Ketchum, you must ensure you have adequate liability insurance, either through your own dedicated policy or a platform's coverage, to meet the city's minimum requirements and provide proper protection for your property and your guests.