SHORT TERM RENTALS

The LMOA Board has completed a review of several issues surrounding short term rentals. In the fall, we determined that all LMOA short-term rentals (STRs) must comply with Flathead County Zoning Regulations SECTION 4.16.  These regulations, which apply to all zoned areas of the county, cover issues such as occupancy, signage, emergency contacts, health and safety inspections, and parking. The regulations require property owners to obtain an administrative conditional-use permit from Flathead County Planning and Zoning Department, as well as a Public Accommodation License from the state that is administered through Flathead County Health Department.

In addition, the LMOA Board has adopted three additional provisions specific to Lion Mountain homeowners.

1. The Septic System must be inspected every year and cleaned every three years or more frequently as recommended by a licensed Montana septic professional.  A certificate verifying that the system has been cleaned and inspected must be provided to the Board of Directors of LMOA.
2. No Short-Term Renter may use the LMOA Beach/Marina or Beach/Marina facilities for any purpose, at any time, and owners are prohibited from providing the Beach Lane gate code to any renters.
3. To compensate for the additional wear on our roads, additional consumption of our water, additional garbage and sanitation issues, increased security and compliance measures, LMOA is imposing a 5% fee on all Short-Term Rental revenue.  It is the property owner’s responsibility to pay LMOA the fee within 30 days of receiving the rental payment.

If you have questions about these short-term rental provisions, please contact Mitch Robinson at [mrobinson@glaciersir.com](mailto:mrobinson@glaciersir.com).