

## Frequently Asked Questions About Short-Term Rentals

### **Who is eligible to host a short-term rental?**

People who own residential property in the Niagara Falls Short-Term Rental Designated Area are eligible to host a short-term rental.

Only the owner of record (not a renter or lessee) is eligible to apply for a Special Permit and License.

Short-term rentals are not permitted in a multi-unit (three or more) residential structure.

### **When do I have to apply for a permit for my short-term rental?**

A property owner must apply for a special permit before listing a short-term rental. The special permit will be valid for one year after it is issued.

The property owner must apply for and obtain a license within a year of obtaining a special permit. If a license is not obtained within a year, the special license will become null and void, and the short-term rental will become illegal.

### **How much does a special permit and license cost?**

The Special Permit and License fees are both \$250 for a short-term rental unit in a single-family dwelling and \$400 for a two-unit rental dwelling.

### **When will I need to renew my license?**

A Short-Term Rental License must be renewed annually. If a license is not renewed, it expires and the short-term rental is not able to legally operate.

### **What taxes and fees will I need to pay?**

The Special Permit and License Fees are \$250 for a short-term rental unit in a single-family dwelling and \$400 for a two-unit rental dwelling.

Before a Special Permit or License may be issued, there must be no outstanding property taxes or tax liens associated with the short-term rental unit. The owner must not owe any other outstanding taxes, fees or assessments to the City.

### **What are my responsibilities while hosting a short-term rental?**

For a list of Short-Term Rental Owner Responsibilities, visit this link: [Short-Term Rentals - Niagara Falls \(niagarafallsusa.org\)](https://www.niagarafallsusa.org/short-term-rentals)

### **What happens if I don't have a permit for my short-term rental?**

You must obtain a special permit and subsequently a license before operating your short-term rental. It is illegal to operate without a permit and license.

### **How can I make a complaint about a short-term rental in my area?**

Use our hotline for complaints about a specific short-term rental:

<https://secure.hostcompliance.com/niagara-falls-ny/complaints/type>

Or call: 716-402-7806

**Where can I learn more about short-term rental regulations?**

You can find all regulations for short-term rentals as outlined in the City Zoning Ordinance Chapter 1328.13, titled "Short-Term Rental Units." It is available by visiting this link: [Short-Term-Rental-1328.3-Ordinance.pdf](#)

**Other Questions?**

For all other questions, please contact the Department of Code Enforcement.