



Q: What is a short-term rental?

A: A short-term rental is when a property owner rents out their property or a part of their property such as a bedroom to a guest for a short (less than 30 days) period. Usually this is done through an on-line company such as Airbnb or VRBO. Short-term rentals shall not include a unit that is used for any retail, restaurant, banquet space, event center, or another similar use.

Q: I've heard the City allows short-term rentals in my neighborhood, is that true?

A: Short term rentals are allowed in all zones where residential uses are also allowed. No short-term rental will be allowed within an accessory structure where the accessory structure has not been specifically designed for human habitation or located within a recreational vehicle or travel trailer, except when located in an approved travel trailer court. A short term rental cannot involve more than one guest party at a time.

Q: What if my neighborhood's protective covenants don't allow businesses?

A: The City does not enforce protective covenants. The City will enforce regulations as outlined in the zoning ordinance.

Q: Do I need to let the City know or fill out an application if I'm planning to operate a short-term rental from my home?

A: Because the use is a permitted use in any zone that allows a residential use the city does not require an operator to submit an application for review. Operators need to understand that as the property owner they are responsible to ensure that their property is in continued compliance with city regulations. This includes property maintenance, legal parking and nuisance issues such as noise.

Q: Do I need to register my short-term rental with taxing entities?

A: Yes. Although, not associated with the City of Idaho Falls, the Idaho Falls Auditorium District collects a Transient Room Tax within their district boundaries. Operators should contact the district and complete their registration process as well as any additional requirements through the State of Idaho.

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