

**LODI TOWNSHIP
WASHTENAW COUNTY
MICHIGAN**

Ordinance No. 2025-001R

AN ORDINANCE ADOPTED PURSUANT TO PUBLIC ACT 110 OF 2006 AS AMENDED (MCL 125.3101 *et seq.*), AND PUBLIC ACT 246 OF 1945 AS AMENDED (MCL 41.181 *et seq.*), TO SECURE THE PUBLIC SAFETY, HEALTH, AND WELFARE OF THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF LODI, WASHTENAW COUNTY, MICHIGAN, BY ENACTING A MORATORIUM ON SHORT TERM RENTALS IN LODI TOWNSHIP FOR 180 DAYS WHILE LODI TOWNSHIP COMPLETES AND ADOPTS ORDINANCE PROVISIONS BASED ON THOSE CURRENTLY UNDER REVIEW BY THE LODI TOWNSHIP PLANNING COMMISSION PROVIDING FOR THEM AND SETTING FORTH STANDARDS, PROCEDURES, AND RULES.

THE TOWNSHIP OF LODI, WASHTENAW COUNTY, MICHIGAN, ORDAINS:

Section 1: Title.

This ordinance shall be known and cited as the “Short Term Rental Moratorium.”

Section 2: Purpose.

Whereas the Lodi Township Board of Trustees finds that to secure the public safety, health, and welfare of its residents and property owners that short term rentals in Lodi Township should be regulated under the Lodi Township Zoning Ordinance and/or a regulatory ordinance by regulations and rules that are reasonable and not contrary to law; and

Whereas the Lodi Township Board of Trustees has no intent to prohibit or penalize all short-term rentals; and

Whereas for the purpose and scope of this moratorium the Lodi Township Board of Trustees defines “Short term rental” as “A dwelling unit, or a group of rooms located within a dwelling unit that may be subordinate to the principal use of a dwelling unit as a single-family dwelling and forming a single habitable space having facilities which are used or intended to be used for sleeping, cooking, eating, and sanitation facilities, rented on a daily, weekly, or other basis for less than 30 days per rental period. A short-term rental is not a bed and breakfast inn, a hotel, or inn. A short-term rental may be an apartment, a duplex or two-family dwelling, multiple-family housing, or a townhouse;” and

Whereas the Lodi Township Board of Trustees has previously referred the matter to the Lodi Township Planning Commission for consideration; and

Whereas the Lodi Township Planners have provided the Lodi Township Planning Commission with draft provisions to review; and

Whereas the Lodi Township Board of Trustees finds that it would best secure the public safety, health, and welfare of its residents and property owners of Lodi Township by enacting a moratorium on short-term rentals in Lodi Township for 180 days while Lodi Township completes and adopts ordinance provisions for them based on those provisions currently under review by the Lodi Township Planning Commission providing for them and setting forth standards, procedures, and rules.

Section 3: Moratorium

- A. Short term rental defined: for the purpose and scope of this moratorium “Short term rental” means “A dwelling unit, or a group of rooms located within a dwelling unit that may be subordinate to the principal use of a dwelling unit as a single-family dwelling and forming a single habitable space having facilities which are used or intended to be used for sleeping, cooking, eating, and sanitation facilities, rented on a daily, weekly, or other basis for less than 30 days per rental period. A short-term rental is not a bed and breakfast inn, a hotel, or inn. A short-term rental may be an apartment, a duplex or two-family dwelling, multiple-family housing, or a townhouse.”
- B. No short term rental as defined within this moratorium shall be leased, rented, occupied, built, expanded, applied for, reviewed, or approved in Lodi Township for 180 days while the Lodi Township Planning Commission recommends **and** the Lodi Township Board passes either new Zoning Ordinance amendments and/or regulatory ordinance and such amendments or regulatory ordinance goes into effect providing for short term rentals and setting forth standards, procedures, and rules for them.

Section 4: appeal

A person who chooses to appeal the moratorium may do so by filing a written appeal with the Lodi Township Clerk. The appeal should include the appellant’s signature, shall state specifically what relief from the moratorium is being requested, and include an explanation describing and substantiating the basis for the relief requested. The Lodi Township Board of Trustees shall hear the appeal at its next regularly scheduled meeting so long as the appeal is filed at least 21 days prior to that meeting or at the following meeting if it is not filed in time. The Lodi Township Board of Trustees may grant the appeal, deny the appeal, or fashion such other relief as the law requires.

Section 5: Severability

The provisions of this Ordinance are hereby declared to be severable and if any part is declared invalid for any reason by a court of competent jurisdiction it shall not affect the remainder of the Ordinance which shall continue in full force and effect.

Section 6: Repeal

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 7: Savings Clause.

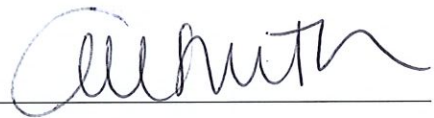
The repeal provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established prior to the effective date hereof.

Section 8: Effective Date

This Ordinance shall be published once in a newspaper having general circulation in Lodi Township and shall take effect on the day following the date of the first publication of the ordinance following adoption by the Township Board.



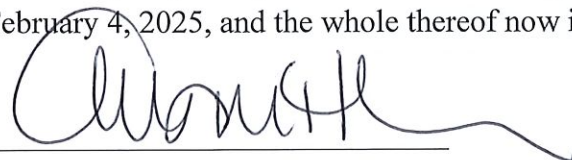
Jan Godek, Township Supervisor



Christina Smith, Township Clerk

Clerk's Certification

I, Christina Smith, Clerk for Lodi Township, Washtenaw County, Michigan, hereby certify that the foregoing is a true and correct copy of Ordinance No. 2025-001R of Lodi Township, adopted by resolution at a meeting of the Township Board of Trustees held on February 4, 2025, and the whole thereof now in my custody.



Christina Smith, Township Clerk

A copy of the complete ordinance text may be inspected or purchased at the Lodi

Township Hall, 3755 Pleasant Lake Road, Ann Arbor, Michigan 48103. The office hours are 9:00 a.m. until noon Monday through Thursday.

Adopted: 2/4/2025

Published: 2/12/2025

Effective: 2/13/2025