
Short-Term Rental Application Information

- Complete information regarding the operation of Short-Term Rentals in the Village of Hobart can be found in Chapter 240 of Hobart's Municipal Code. <https://ecode360.com/33902520>
- A Village of Hobart Short-Term Rental License is an **annual** license, valid from January 1 to December 31. The license must be renewed every year you intend to operate as a short-term rental; the full application must be completed and resubmitted each time.
- A Hobart Short-Term Rental License is required if you are renting your property for more than 10 nights in a calendar year. The total number of days a property is rented may not exceed 180 within any consecutive 365-day period.
- If your property is rented for 29 or more consecutive days, it is not considered a short-term rental.
- A Brown County Health Department License is required for any short-term rental regardless of the number of rental nights. More information can be found here: <https://www.stayhealthybc.com/businesses/business-licensing/>
- The rental of property that is less than 30 days is subject to WI sales tax and requires a business or individual to obtain a Wisconsin Department of Revenue Seller's Permit. However, if the rental is done through an online marketplace, for example Airbnb, a seller's permit is not required as the marketplace provider is collecting and remitting the sales tax. **It is your responsibility to ensure that these marketplaces are collecting/remitting the room tax (5.5% state/county sales tax and the 8% Bay Area Room Tax).** For additional information, please refer to the article [Homeowners and Individuals Selling Short-Term Lodging](#) and [WI DOR's Sales and Use Tax Permits](#).
- An Employer Identification Number (FEIN) is issued by the IRS. To determine if you need one or for more information, please see the link below: <https://www.irs.gov/businesses/employer-identification-number#whoneedsanein>
- Please carefully review the Documents Required for Short-Term Rentals on page 1 of the application to ensure you are submitting all proper documentation with your application to the Village of Hobart.
- Proof of insurance is required with liability limits of not less than \$300,000 per individual and \$1,000,000 aggregate.
- An inspection by the Village of Hobart Fire Department and Building and Code Compliance Department will be scheduled once all application documents have been reviewed.
- Each short-term rental shall provide a register and require all guests to register their true names and addresses before beginning occupancy of the short-term rental. The register shall be kept intact and available for inspection by representatives of the Village for at least one year.