

A bill for an act
relating to natural resources; providing for regulation of shoreland resorts;
amending Minnesota Statutes 2006, section 103F.205, subdivision 1; proposing
coding for new law in Minnesota Statutes, chapter 103F.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. Minnesota Statutes 2006, section 103F.205, subdivision 1, is amended to
read:

Subdivision 1. **Applicability.** The definitions in this section apply to sections
103F.201 to ~~103F.221~~ 103F.227.

Sec. 2. **[103F.227] SHORELAND DEVELOPMENT; EXISTING RESORTS.**

Subdivision 1. **Applicability.** This section applies statewide and preempts local
ordinances that are inconsistent with its terms.

Subd. 2. **Resort defined.** For purposes of this section, "resort" means a shoreland
commercial establishment, existing on or before August 1, 2007, that includes buildings,
lodges, structures, dwelling units, camping or recreational vehicle sites, or enclosures,
or any part thereof kept, used, maintained, or advertised as or held out to the public to
be a place where sleeping accommodations are furnished to the public, primarily to
those seeking recreation, for periods of one day or longer, and having for rent three or
more cabins, rooms, campsites, or enclosures. These establishments must be primarily
service oriented for transient lodging of guests. All cabins, rooms, dwelling units,
camping or recreational vehicle sites, or enclosures must be included in the resort rental
business. Resorts allow no residential use of a dwelling unit or site, except dwellings
used as residences for the service providers or dwelling units or sites for renters. To

2.1 qualify as a resort under this section, a resort must be fully licensed and permitted under
2.2 appropriate state and local regulations. The entire parcel of land must be controlled and
2.3 managed by the licensee.

2.4 Subd. 3. **Maintenance and replacement.** (a) So long as the establishment continues
2.5 to operate as a resort, a county or municipality must allow a resort owner to:

2.6 (1) maintain structures, which includes replacing aging or outdated components or
2.7 systems of the structure that do not increase the structure footprint; and

2.8 (2) replace structures damaged or lost to fire or natural disaster.

2.9 (b) Paragraph (a), clause (2), applies only when an application for a building permit
2.10 is made within 180 days of the damage or loss.

2.11 Subd. 4. **Expansion.** A county or municipality must allow a resort owner to increase
2.12 a structure footprint to minimally meet federal, state, or local dwelling standards or codes.

2.13 To "minimally meet" such standards or codes means that the replacement structure does
2.14 not add new architectural elements, such as more bedrooms, that the original structure did
2.15 not have. Structural expansion under this subdivision must not result in the structure being
2.16 any larger than required to meet standards or codes or the structure or any portion thereof
2.17 being any closer to the shoreline than prior to the expansion.

2.18 Subd. 5. **Change in ownership.** A change in ownership of a resort shall not be
2.19 construed as a conversion to a different use so long as the new owner continues to use
2.20 the property as a resort.