



# JACKSON FIRE DEPARTMENT

## Code Information for Short Term Rentals

- Safety is always our top concern. If you are renting your residence out to the public on either a long-term or short-term basis, please contact us so we can assist you with the proper occupancy information that you will need to comply with.
- More and more one- and two-family dwellings are being rented out and are advertised as suitable for sleeping quarters for large numbers of people.
- Nation Fire Protection Association (NFPA 101, chapter 24.1.1.2 2015 edition) states that one- and two-family dwellings shall be limited to buildings containing not more than two dwelling units in which each dwelling unit is occupied by members of a single family with not more than three outsiders.
- So this means that if a property owner were to rent his single-family residence out to large groups of people or more than two families, that residence would need to meet all codes associated with the appropriate occupancy, such as rooming and lodging or an apartment house.
- A residential building that is occupied by 4 or more individuals, but not more than 16, each renting from a landlord, and without separate cooking facilities should be considered and regulated as a rooming and lodging building.

Thank you,  
Jay Henry  
Jackson Fire Chief

