

Fishers Home Rental Registration & Permitting Program

Presented for the
City of Fishers
Fall 2025 HOA Workshop
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Adoption of Ordinance

- On April 21, 2025, the Fishers City Council voted unanimously to implement the Home Rental Registration & Permitting Program
- Fishers Code of Ordinances Chapter 163
- The ordinance enacts:
 1. Registration & Permitting Requirement for all **single-family, long-term rentals** in Fishers.
 2. Rental Permit Cap that **limits available permits** to be issued to **less than 10%*** of long-term rentals **per subdivision**.

**Legacy rentals (prior to the ordinance's effective date of January 1, 2026) will not be subject to the 10% cap.*

Overview of Ordinance

Rental Cap: Limits single-family rentals to 10% per subdivision.

Application: Homes rented before December 31, 2025, are allowed to rent until sold/transferred.

Rental Registry: Requires landlords to register property and obtain a permit, which will remain valid until ownership transfers.

Effective Date: The Ordinance will become effective **January 1, 2026**.

Legacy Rentals: Rental properties existing prior to the enforcement date of January 1st, 2026. Legacy Rentals registering prior to January 1st, 2026 will be issued a permit, regardless of whether they are in a subdivision with over 10% rentals



Applicability: Who Must Register?

- The owner of any single-family home or townhome/condo in the City of Fishers who wishes to rent a home
- Legacy Units (ie. Grandfathered unit) home rentals existing in a subdivision prior to the effective date of the Ordinance.

Exemptions: Who is NOT required to register?

The definition of Home Rental Unit does not apply to:

- Owner resides in the Unit
- Owner resides in the Unit and leases out less than all of the Unit to family/other resident
- Owner rents to family or individuals while owner is absent from the City for short periods of time (*must be less than 1 year, with intent to return to property*)
- Rentals to children
- Rentals to Parent
- Rental where tenant is a legal dependent of the owner.

Exemptions: Who is NOT required to register?



The definition of Home Rental Unit does not apply to:

- Rental due to military service for active duty members.
- Rental due to relocation by employer (more than 50 miles from the home)
- Rental of a Unit where owner experienced a death, divorce, or transfer to assisted living and they would experience an undue hardship if the owner sold the home.
- If owner has listed the home on MLS for more than 6 months and has been unable sell.
- If rental is in a subdivision developed and built with the intention that all homes located within be inhabited by a tenant and not an owner.

Requirements & Registration Process

- **Requirements:**

- Registration with Department of Planning & Zoning
- Obtain a Permit from the Department of Planning & Zoning

- **Registration Portal:**

<https://slate.tolemi.com/c/fishers-in>

- **Registration Process**

- *Opened in June 2025*
- *Must be registered by December 31, 2025*

Registration Process

- Name of owners
- Name of all beneficial owners
- Street Address of owners
- Phone number of owners
- Email address of owners
- If managing agent: name/address/phone/email of agent
- Verification that a Homestead Tax Deduction is not being claimed on the property while in use as a rental unit



Registration Process: Disclosures

- 1) Whether the owner has been **cited for a violation** of any requirement imposed by Title 15 of the Fishers Municipal Code
- 2) Whether owner is **current on all City of Fishers utility invoices** (sanitary, sewer, trash and stormwater)
- 3) **Whether owner/property has been submitted to more** than 7 public safety calls for services.
- 4) Owner shall certify that if owner receives the permit, the owner will be in **compliance with applicable homeowners association covenants** regarding rental limitations.

Owner must list a street address where the owner consents to service. If owner is out of the state, owner must provide a in-state agent.

Additional Considerations

Execution of Form: Form shall be signed by the Owners (*not the owner's agent*)

Change in Contact Information: In the event an owner changes his/her contact information, the owner is responsible for providing an updated registration form to the Department.

Change in Ownership: In the event home ownership changes and new owner intends to rent, the new owner shall have 30 days from transfer of title to re-register with the Department.

Deadline Date: All current owners shall submit an initial Registration Application by December 31, 2025.

Permit Process

- The submission of the registration form shall be treated as an **application** for the Permit.
- Permit will be issued if criteria are met:
 - Form contains all info
 - No citations for violations
 - Current on utilities
 - No more than 7 safety calls.

***Discretionary by the Department.*



Penalties for Failure to Register

- Failure to Register/Provision of False or Incomplete Information:

Fine of \$250

- Rental of a Home Rental Unit without a permit:

- **First Violation** **\$1,000**
- **Second and Subsequent Violations** **\$5,000- \$7,500**



Common Questions from Board Members



- What do we do if our Association does not have any requirements or restrictions on leasing?
- What role does the Association have? Is this Ordinance between the Association and the City, or between the City and owner?
- If our Declaration has a more restrictive rental cap, which one applies?
- If our Association was considering a ban on all rentals, do we still need to implement a rental restriction?
- Does the Ordinance apply to short term rentals?
- Is there a cost for the permit or application?

Q & A Session

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**INDIANA
COMMUNITY
ASSOCIATION
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Owner



Community Links, LLC
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