

Town of St. Germain 2026 Room Tax Instructions

Per section 12.05 of the Town of St. Germain Room Tax Ordinance, as amended, owners of short-term rental properties must register each rental property with the Town of St. Germain on an annual basis. If managed by a marketplace provider, the marketplace provider may submit the registration form on the owner's behalf. The registration forms – for the individual property owner and marketplace providers – are found on the Town of St Germain website, <https://townofstgermain.org> under Departments / Finance / Room Tax Forms and Information. The registratoin form should be returned to:

St. Germain Town Treasurer
PO Box 117
St. Germain, WI 54558

All short-term rentals (less than 30 consecutive nights) are subject to a 8.0% town room tax, which should be applied to the total cost of the short-term rental including but not limited to service fees, management fees, and cleaning fees. Expenses not included in the room rental, such as boat/motor rentals or fees for other add-on services, are not subject to the 8.0% room tax rate.

- If you submit on a quarterly basis, room tax is due on January 31, April 30, July 31, and October 31.
- If you submit on a monthly basis, room tax is due at the end of each month.
- There is a \$20 penalty for filing late, plus applicable interest.

New this year, Room Tax Increase, effective January 1, 2026:

The St Germain Town Board approved a room tax increase, effective January 1, 2026, from 4.5% to 8.0%. Any short-term rentals booked from January 1, 2026 forward should utilize a room tax rate of 8.0%. Please reach out to any national providers you utilize to ensure they are using the appropriate rates for rentals after January 1, 2026.

As a reminder, Vilas County implemented a new Tourist Rooming House Ordinance in 2023. Details regarding that ordinance can be found on the Vilas County website or through the Vilas County Zoning Department. To be in sync with the new county ordinance, St. Germain recently amended our ordinance to require a Local Contact within **40 miles** of the rental property, who shall be available to be contacted by the Town and to respond to any issue needing corrective action which arises with the property. If you as an owner do not live within the 40 mile radius, please make arrangements for another person or company to serve this role.

Please note that rentals within Vilas County zoning districts designated as “Single Family” are prohibited by Vilas County Zoning Ordinance from renting for periods of less than seven consecutive days.

Owners of Short-Term Property Rentals:

If you directly manage any of the rentals yourself, then you are responsible for submitting your annual room tax registration form and monthly/quarterly room tax to the Town of St. Germain. The applicable forms can be downloaded from the Town of St. Germain website. You are required to either submit a form with the relevant tax, or you can contact the treasurer via email to let her know that no tax is due. Also, if your property is only available on a seasonal basis, you may proactively notify the treasurer of upcoming closures so the treasurer knows no tax will be submitted.

If you confirm on the annual registration form that you:

- Only rent your property through a marketplace provider (either a national provider such as Airbnb or VRBO, or a local provider), and
- The marketplace provider confirmed to you that they are submitting the appropriate room tax on your behalf to the Town of St. Germain,

then you do not have to submit any additional room tax forms to the Town of St. Germain for the remainder of the year unless those circumstances change. For example, if you later decide to directly rent your property on a short-term basis during 2026, then you are responsible for submitting the room tax for those self-managed rentals.

Marketplace Providers:

If you manage short-term rentals on behalf of others, then you are responsible for submitting room tax registration forms and the monthly/quarterly room tax to the Town of St. Germain on the owner's behalf.

You can either:

- Utilize the room tax form found on the Wisconsin Department of Revenue site, or
- Utilize the room tax form found on the Town of St. Germain website.

If you have any questions or concerns regarding these instructions, please contact Jenn Jones, Town Treasurer, at 715-542-8024, option 2 or via email at jenn.jones@stgermainwi.gov