
SHORT-TERM VACATION RENTALS

ISSUES FOR LOCAL GOVERNMENT

- LARIMER COUNTY COMMISSIONER STEVE JOHNSON
- COLORADO COUNTIES WINTER CONFERENCE
- DECEMBER 3, 2019

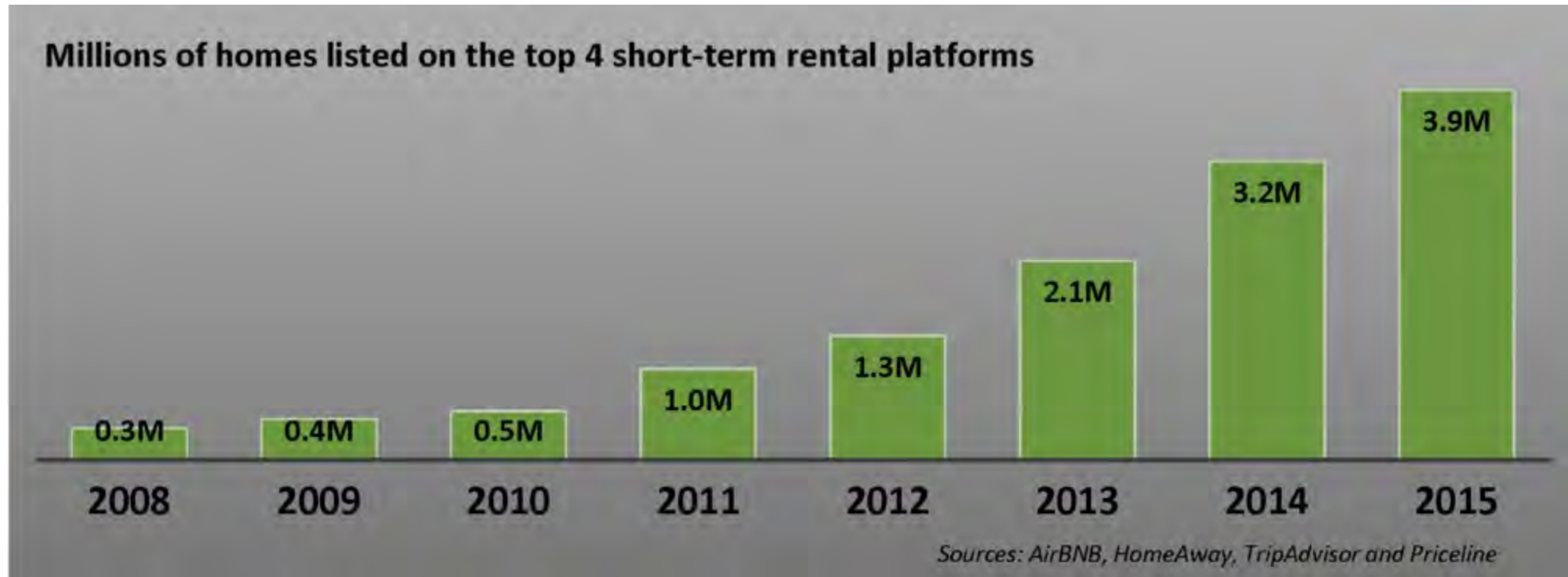


DEFINITIONS

STR – rented for 30 days or less, not occupied by the owner

B&B – owner occupied rental unit(s) where short-term lodging is provided to guests

A BOOMING BUSINESS ACROSS THE COUNTRY



CAN LOCAL GOVERNMENTS REGULATE SHORT-TERM RENTALS?

- Yes, unless you live in Florida! A 2011 law prohibits local government regulation
- Several states prohibit STR bans (AZ, FL, ID, IN, TN, WI)
- Regulatory Options:
 1. Land Use Code
 2. Building Code
 3. Licensing

IMPACTS OF SHORT-TERM RENTALS

- Noise
- Parking
- Trespassing
- Property value
- Neighborhood character
- Loss of workforce housing
- Trash disposal
- Wildfire concerns
- Wildlife interactions

THINGS TO CONSIDER

- How many are there?
- Balance EcoDevo & Tourism, Demand, Impacts
- Taxation issues – property taxation, lodging tax
- Competition with Motels/Hotels/B&Bs
- Enforcement

LARIMER COUNTY'S EXPERIENCE

Estes Park

Unincorp.
Larimer County

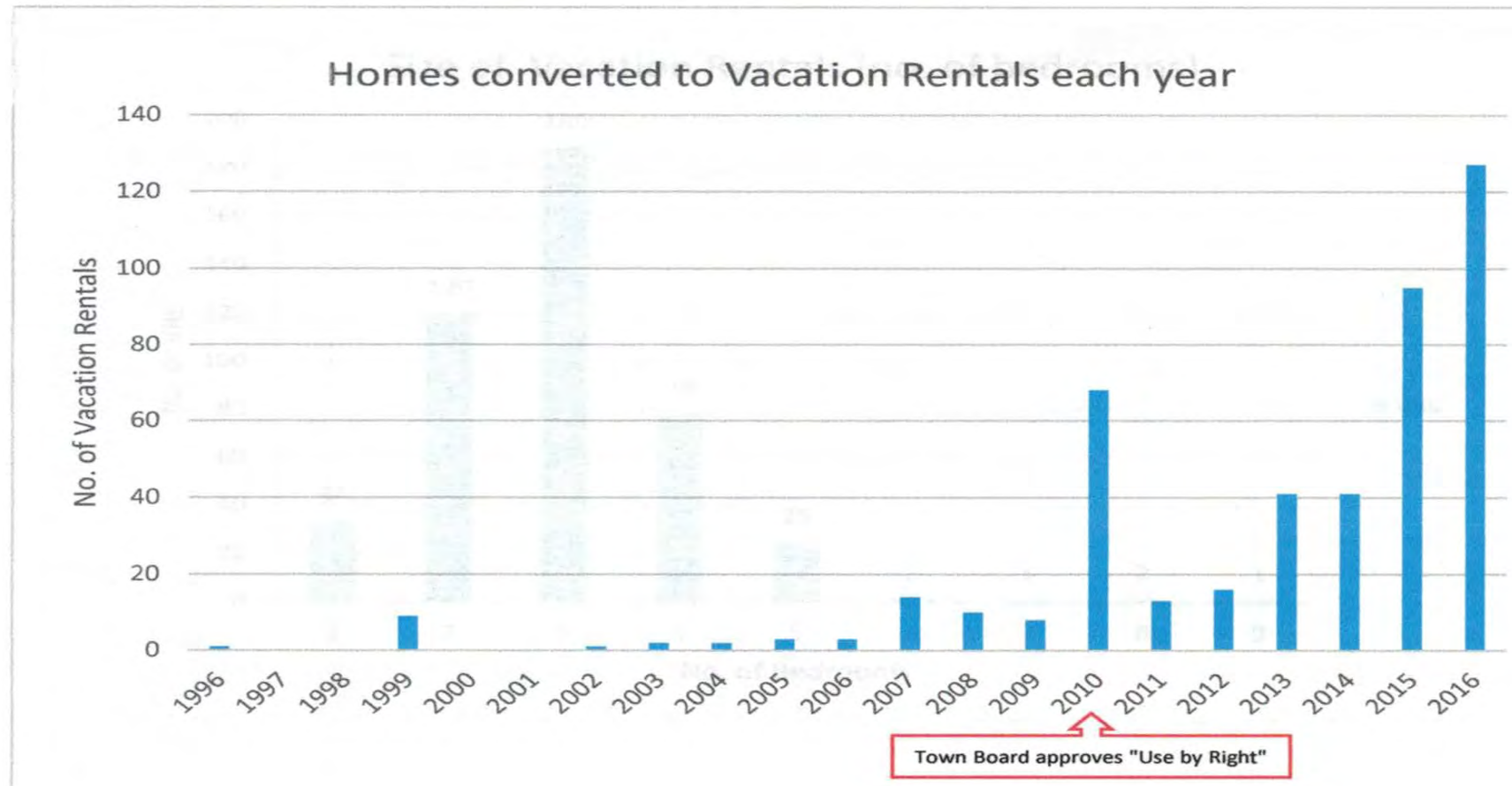


ESTES PARK - SITUATION

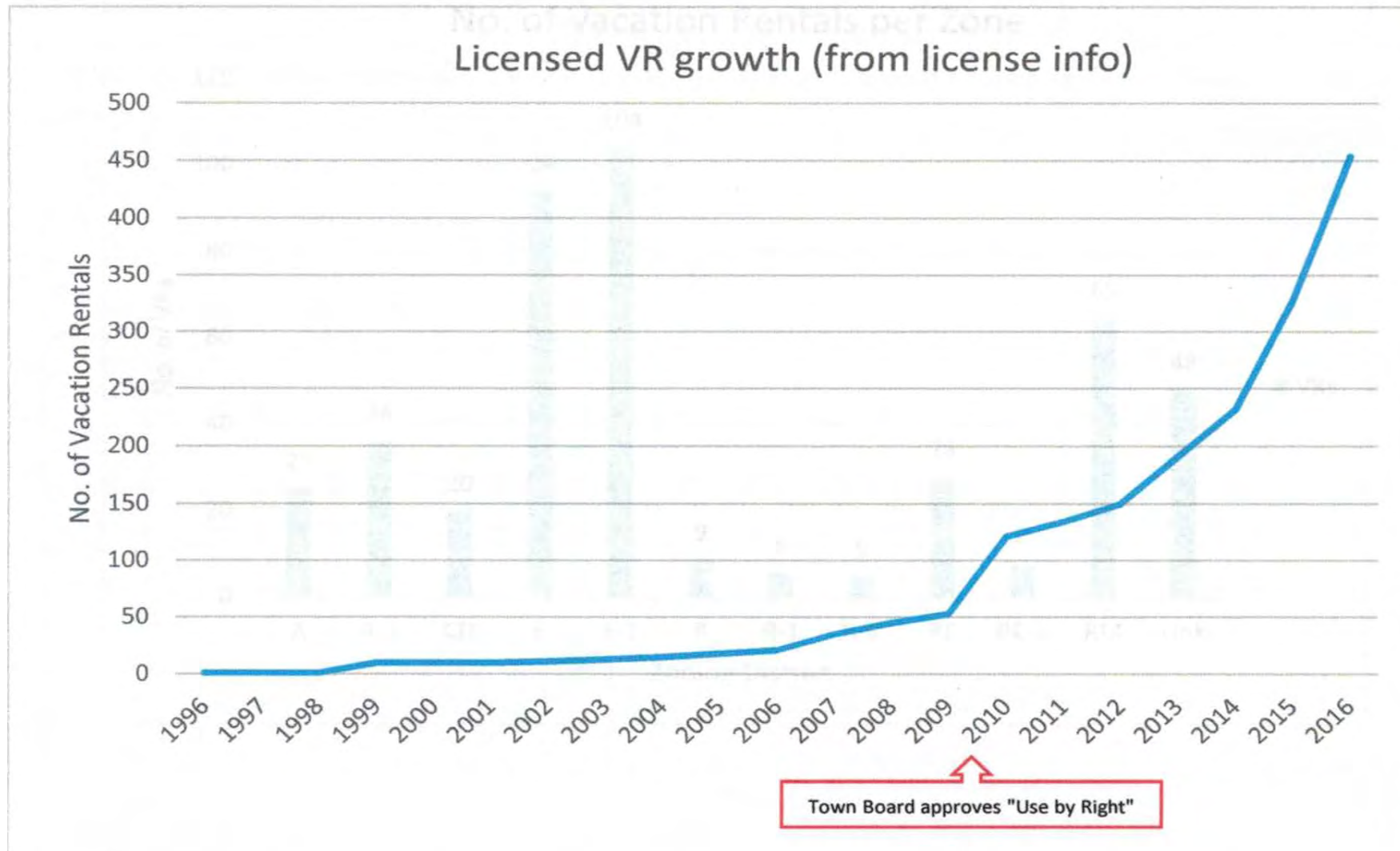
- Resort Community, population 6,500
- 454 STRs as of June, 2016
- Severe shortage of Workforce housing
 - During 2011-2016 197 renters were displaced by conversion to STRs (Estes Park Area Housing Needs Assessment Jan. 22,2016)
- Increasing neighbor complaints
- No regulatory or effective enforcement framework

ESTES PARK - SITUATION

Estes Valley Vacation Rental Stats per license applications



ESTES PARK - SITUATION





ESTES PARK - PROCESS

- Timeline:

December 2015 Facilitated community meeting to gather input

February- April 2016 Task Force appointed - 8 individuals: 6 homeowners living near a STR & 2 STR owners.

7 organizations: Realtors, Lodging Assoc, Econ.Dev.Corp, Visit EP

April-August 2016 Task Force meetings, 8 held

August 2016 Joint meeting of EP Town Board, BCC and Estes Valley PC

October 2016 Estes Valley PC hearing

November 2016 Town Board & BCC joint Public Hearing

ESTES PARK - CODE

- Permit Required: Business License in Town, Permit in Unincorp. Area of Estes Valley
- Local Contact available 24 hours, respond within 30 minutes to complaints
- Violations can result in revocation of annual permit
- Cap of 700 total STR licenses/permits. (Doesn't count STR in Accommodation District)
- Outdoor hot tubs used between 9:00 am and 10:00 pm only
- Posting or notebook of boundaries, address, local contact, max. occupancy & vehicles, safety info, trash procedures, etc.
- Neighbor notification within 100 feet prior to permit issuance
- Minimum 2 parking spaces, no on-street parking
- Occupancy limit 8 to be considered a Vacation Home. Two people per bedroom plus 2 more.



LARIMER COUNTY - SITUATION & PROCESS

- No regulatory framework. Special review process possible in Open, Forestry, Rural Estate, Tourist, Accommodation Districts for rentals less than 31 days for “resort cabins.”
- Approx 350 STRs in the unincorporated area outside of Estes Park. Known operating in all zoning districts without Special Review approval.
- Appointed Study Group of Planners, Building official, Health Department, Engineering, Code Compliance.
- First established adequate public facilities required: sewage, water, drainage, fire protection, parking
- Second develop an approval process, streamlined with incentives for current operations through 2020.
- Held public open house meetings



LARIMER - CODE

- A Change of Occupancy permit required and pass a Life-Safety inspection.
- Allowed in most districts except Commercial & Industrial
- Occupancy: 10 or less subject to Residential Building Code, 11 or more to Commercial Building Code
- Operation Manual required: address, wildlife, noise, trash, fire, local contact
- Up to 10 occupancy use a Public Site Plan process, \$700 fee, administrative approval unless concerns, 1-3 month timeframe
- 11 or more occupancy use a Minor Special Review Process, \$1500 fee, neighborhood meeting, PC & BCC hearings, 6-9 month timeframe
- Fire sprinklers required for more than 10 occupancy (calculated by number of bedrooms x 2)
- Code approved June 2019



SUMMARY

- Get ahead of the “problem.”
- Know what your policy concerns and objectives are. Strive for balance
- Public Involvement
- Keep it simple
- Consider enforcement adequately. Only adopt what you will/can enforce
- Encourage compliance with incentives, templates of postings required
- Good resource is hostcompliance.com
- Questions: Amy White, Larimer County Code Compliance, awhite@larimer.org (970) 498-7708