

“Brain Share” Conversation on Short Term Rentals | Zoom Chat

4-15-2022

00:11:09 Brad Benning: Very interested in the following issues/questions:

00:24:34 George Marlin - Clear Creek County: Great to see so many county attorney's in this conversation. I'll leave you all space to converse and just listen to learn.

00:27:52 Peter Lichtman: Keely -- Are you funding the two staff positions through licensing fees?

00:30:42 Tim Corrigan: Tamara: Does that \$48M of lost property tax apply only to STR's in the unincorporated part of the county or does it include the STR's in the municipalities?

00:30:53 Tamara Pogue: Yes

00:31:34 Tim Corrigan: Yes to only the unincorporated area?

00:31:43 Tamara Pogue: Correct

00:32:30 Tim Corrigan: Do you have an estimate for the entire county including the municipalities?

00:33:48 Tamara Pogue: We don't. Our Assessor hasn't looked at that yet, but roughly half of the STR licenses in Summit County are in unincorporated Summit County.

00:38:30 Pamela Flowers, ARCHCO: Can Summit share their studies that have shown them costs? This would help us build our own analysis.

00:43:00 Keely Ambrose: Hi Pamela - we did a comprehensive cost study of our community development department a number of years ago that we use as the basis for Planning fees historically as well as our new STR fees. It is a lot of charts and tables, I'm not sure how helpful it will be but I'll look and see if I can find something that might be useful for you.

00:44:10 mcairy: Isn't there limitations on what you can use the lodging taxes for also?

00:45:41 Amy Markwell's iPhone: Yes, there is. The statute was just expanded for what counties can use the lodging tax for, but it is still dictated uses - and those expanded uses must be approved by voters

00:47:17 Com. Elisabeth Lawrence- Summit: Yes- there is a limitation. We were successful at getting it changed at the state and signed into law two weeks ago. Now 10% of it has to be used for marketing and advertising and the remaining 90% can be used for a multitude of purposes- but must be voter approved

00:51:27 Linda Isenhardt, Gilpin County Commissioner: Great advice, Elisabeth.

00:53:07 Com. Elisabeth Lawrence- Summit: Pam- we have an issues with STRs on wells and the wells running dry because of so much water usage and large crowds in these large homes out in the unincorporated part of the county.

00:53:54 Com. Elisabeth Lawrence- Summit: But we do have one sanitation district that serves and unincorporated part of county and they charge a higher fee if that home has an STR license

00:54:39 Gini Pingnot: OWTS - onsite wastewater treatment system (septic tank)

01:00:47 Sandy Hollingsworth, Gilpin: Are other counties limiting the number in their county besides Clear Creek? Great discussion so far.

01:02:31 George Marlin - Clear Creek County: Would be great for folks to put their current rules into the chat.

01:02:53 Katie First, CCI: We've collected some on our website

01:03:01 Katie First, CCI: But open to more!

01:03:17 Katie First, CCI: <http://ccionline.org/research/short-term-rentals/>

01:04:03 George Marlin - Clear Creek County: Clear Creek has a 4.5% cap and we exempt those str's who have a long term occupants from that cap.

01:06:00 Amy Mitchell - Park County: Park County STR Ordinance link:
<https://parkco.us/ArchiveCenter/ViewFile/Item/3589>

01:06:47 Amy Mitchell - Park County: Park County STR fees link
<https://parkco.us/ArchiveCenter/ViewFile/Item/3628>

01:09:39 CusterCommissioner: Custer County implemented STR regulations in our Zoning Resolution over a year ago. We are currently have a moratorium on considering new applications as of Feb. 15 until the Planning Commission and the BOCC has an opportunity to review and implement some changes in our regulations after a year to look at our process, application and rules. Our regs are available on the Custer County website in our 2021 Zoning Resolution, Section 9.10, page 70.

01:11:17 Keely Ambrose: Summit: <https://www.summitcountyco.gov/1221/Short-Term-Rentals>

01:14:16 George Marlin - Clear Creek County: Town of Georgetown has a legacy ownership approach. Someone needs to have owned the home for two years as I recall. The logic is that this provides a disincentive to buying homes simply for the purpose of STR investment.

01:19:23 Sandy Hollingsworth, Gilpin: Gilpin has a strong permit program but the number was not limited so has grown exponentially and most are investors not living in the county. Our code enforcement staff person spends up to 75% of her time administering the program when it was projected it would be 30% when permitting was implemented. Good to hear various fee scenarios.

01:20:44 Matt Scherr - Eagle County: Minturn also doesn't allow STR for 2 years after property purchase. Anecdotally, it does seem to have limited STR speculation.

01:20:54 Katie First, CCI: Commissioner Lawrence/Pogue, what was, if any, the reaction, from the applicants when the fees were raised? Not that you actually care ;)

01:21:54 Tamara Pogue: Honestly folks were so focused on the regulations they didn't really notice the fee increase. I'm sure that our staff has had complaints but I actually have only received one. And I think there was one letter to the editor complaining about it.

01:22:12 Lesli K. Ellis, Larimer County: In Pitkin County, is there any concern about having more vacant second homes with the principal residency requirement? Is that an acceptable (preferable) trade-off to STRs?

01:27:48 Rick Roberts Chaffee County Deputy Assessor: I think the pressure should be put on the legislature to consider these homes as single unit motels and commercially taxed. It really might avoid a lot of this regulation and the need for more personnel that is not consistent from county to county

01:39:41 Daniel: Thanks everyone!!

01:39:58 Katie First, CCI: kfirst@ccionline.org

01:40:11 Katie First, CCI: feel free to share materials or ideas for webinars