



**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

455 Mountain Village Blvd.  
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(970) 728-1392

**Item No. 18**

**TO:** Town Council

**FROM:** Michelle Haynes, Planning and Development Services Director and Sarah Abbott, Attorney, the law offices of J. David Reed

**DATE:** March 21, 2019

**RE:** Efficiency Lodge and Short-Term Accommodations Discussion regarding potential Community Development Code Amendments to clarify unit use restrictions

**INTRODUCTION**

In recent years, the community has recognized a shift in marketing, sales and use of condominium units in the Mountain Village. This shift has raised concern that the community views all condominium units as residential condominium units. In fact, there are six types of condominium zoning designations listed below, with a variety of use limitations, parking, building, planning and person equivalent requirements. Maintaining the integrity of the Town's zoning designations is a Town Council priority. The purpose of this memo is to raise points for discussion in furtherance of this priority.

As referenced above, condominium units may appear to be equal, however the Town of Mountain Village has specific zoning designations with attributable person equivalents per our settlement agreement with the county, and these zoning designations have various unit configuration, use and parking requirements.

Condominium Units that may look the same carry the following types of possible unit designations:

<b>Unit Designation</b>	<b>Person Equivalent</b>	<b>Parking Requirement</b>	<b>Parking Requirement Note</b>
Condominium	3	1.5	1 parking space if in Village Center
Lodge	.75	.5	
Efficiency Lodge	.5	.5	
Hotel	1.5	.5	
Hotel Efficiency	2	.5	
Employee Condominium	3	1.5	1 parking space if in the Village Center

If there were any confusion about a condominium unit's zoning designation, you can see how it would affect the overall person equivalent for the town, building, parking, planning, value and uses. The specific Efficiency Lodge unit limitations are discussed below.

The Town Council expressly directed staff to begin an education and compliance work plan specific to Efficiency Lodge condominium units, which is one of the accommodations zoning designations. The specific observed issues are that Efficiency Lodge units are:

- not rented for short term accommodations purposes;
- used as a primary residence;
- used for long term rentals (more than 30 consecutive days);
- modified through remodels absent Town approvals that are not consistent with accommodations use (adding full kitchens, removing beds when connected to other units, adding appliances that may add to the load calculations for the unit or building); and/or
- being marketed and sold (at a higher price) as residential condominium units.

**EFFICIENCY LODGE DISCUSSION**

The community has a total of 401 built Efficiency Lodge units. Those units are listed in the table below.

Lot	Name of Property	Eff Lodge No.
28	Lot 28 Condominiums	11
43	Inn at Lost Creek	24
128	Peaks	142
1006R	Mountain Lodge	57
159R	Bear Creek Lodge	36
38-50-51R	Madeline	101
42B	Blue Mesa	28
60RAB	La Chamonix	2

Efficiency Lodge units pursuant to the Community Development Code (CDC) are defined as a one room space with a separate bath and limited kitchen facility used primarily for short-term accommodations. Limited kitchen facilities may include a sink, microwave, two-element burner, and six (6) cubic foot (maximum) refrigerator.

Efficiency Lodge units are restricted in their use, would typically demand a lesser value on the open real estate market due to their use limitations, have lesser parking requirements due to their use, and have different building code compliance issues because they are classified as hotel rooms, not residences. The CDC prohibits a rezone and density transfer from Efficiency Lodge to Condominium to further emphasize the importance of the preservation of our accommodation units and use in the Mountain Village.

**SHORT TERM ACCOMMODATIONS DEFINITION**

The CDC notes that Efficiency Lodge units are, “primarily for short-term accommodations,” but does not specifically define “short term.” Pursuant to the Town’s business license and sales tax requirements, short-term accommodations use is defined as less than 30 consecutive days. The Town has also defined at a policy level that short-term accommodations use means less than 30 consecutive days and no more than a total of 60 days in a calendar year. Even so, short-term

accommodation use appears to be misunderstood as it relates to use of Efficiency Lodge units by property managers, unit owners and guests.

### **COMPARATIVE ANALYSIS**

Pursuant to Town Council direction, the legal department and the planning staff put together a comparative analysis of similar communities relative to short term accommodations definition and practice. (See attachment)

As you will see in the attached Memo, other resort communities manage short-term accommodations in various ways, from vacation designations, zoning regulations, tax regulations and use limitations. Although it is difficult to compare the Town to other communities because the nature of the regulations is not the exactly equivalent, our survey shows that even within the various contexts “short-term” is usually defined as “less than 30 consecutive days.” Few other communities have a total calendar year limitation; however, we believe the limitation is useful to ensure the integrity of the regulation is maintained.

### **DISCUSSION**

Staff recommends Town Council consider a few recommended additions or clarifications in the CDC as follows:

- 1) Amend the Efficiency Lodge unit definition to replace the word “primarily” to “exclusively” so that the short-term accommodations use is clearly the only approved use.
- 2) Add a definition of “short-term accommodation.” The Town standard is less than 30 consecutive days and no more than 60 days in a calendar year.

### **ANALYSIS**

The Town’s commitment to zoning and unit designations is a community priority. Educating and bringing properties into compliance illustrates the Town’s long-term commitment to our settlement agreement with the County, managing investment and homeowner expectations, and ensuring that units have the appropriate building, safety and parking requirements satisfied.

### **DIRECTION**

Staff asks for direction from Council regarding a possible CDC amendment to clarify and conform short term accommodations unit and use requirements.

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### **Attachment:**

- A. Memo: Survey of Short Term Accommodations Regulations in Resort Communities, Abbott, dated March 11, 2019
- B. Colorado Association of Ski Towns (CAST) Short Term Rental Ordinance Matrix, provided by CAST, dated March 2019

/mbh

# Memo

To: Mayor Laila Benitez and Town Council  
 From: Sarah H. Abbott  
 CC: Kim Montgomery and Michelle Haynes  
 Date: March 14, 2019  
 Re: Survey of Short Term Accommodation Regulation in Resort Communities

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In response to your direction at the February 2019 Town Council meeting, this Memo provides an analysis of what other resort communities in our area consider to be “short term” accommodations.

## Summary of Regional Definitions and Regulation<sup>1</sup>

<u>Resort Community</u>	<u>Summary of Definitions/Regulations</u>
Aspen	Aspen collects sales and lodging tax on rentals for periods less than thirty (30) days. It also requires business licenses for all vacation rentals.
Breckenridge	Breckenridge collects sales tax on rentals for periods less than thirty (30) days. It also requires business licenses for “accommodation units,” which are defined as rentals for less than thirty (30) days, with no limitation on the number of days per year. The license contains a variety of requirements.
Crested Butte	Crested Butte collects sales tax and requires a business license for vacation rentals. It does not define vacation rentals by the number of days rented, but allows two types of licenses: an unlimited license and a primary residence license. The unlimited license is available only to 30% of the eligible residential units in town (subject to zoning restrictions). The primary residence license is limited to not more than 60 nights of rental use per year and is available in any zone district that allows for primary residences.

<sup>1</sup> Attached to this Memo are specific Code citations for reference. These provide quite a bit more detail of each municipality’s nuanced regulations concerning types of units, rentals, occupancy restrictions, zoning restrictions, licenses and taxes. For the purpose of this Memo, this section only summarizes the definitions of “short term.”

	Because of the zoning restrictions, vacation rentals are not allowed for certain units.
Mt. Crested Butte	Mt. Crested Butte collects sales tax on short term rentals, which are defined as periods of less than thirty (30) days. It also requires a business license.
Jackson Hole	<p>Jackson Hole collects sales and lodging taxes on short-term rentals, which are defined as those for a period of less than one calendar month. It also requires a business license for short term rentals.</p> <p>Certain types of affordable and employee housing are considered restricted and are not allowed to be rented without approval. Owners of these units are also required to occupy their units full-time at least 10 months per year and may not permit adult guests for over 30 cumulative days per calendar year.</p>
Park City	Park City requires a business license for nightly rentals, which are rentals for any period less than thirty (30) days, without limitation in a calendar year. These units must also meet zoning requirements.
Pagosa Springs	<p>Pagosa Springs collects lodging tax on rentals for less than thirty (30) consecutive days per rental. Business licenses are required for vacation rentals.</p> <p>Lodging tax is also collected if a purchaser of a unit is not a resident of the unit for at least thirty (30) consecutive days or does not lease the unit for at least thirty (30) consecutive days.</p>
Steamboat Springs	Steamboat Springs collects sales tax on short term rentals, defined as those for periods less than thirty (30) consecutive days.
Telluride	<p>Telluride collects sales tax and requires a business license for short term rentals, which are accommodation units, units in lodging establishments or rental houses that are rented for period of less than thirty (30) days.</p> <p>Telluride also maintains deed restricted units. Under the Land Use Code, a “short term dwelling unit” is a permanent building or portion thereof consisting of a room or suite of two (2) or more rooms used as a dwelling by 1 family, excluding lodging and overnight accommodations, which is deed restricted such that no person shall be allowed to reside in or occupy such unit for a period greater than thirty (30) consecutive days, or a total of sixty days in any single calendar year.</p> <p>The deed restriction must also contain provisions that (i) the unit is registered through a property management company for short-term</p>

	<p>rental uses to guarantee availability for short-term rental, (ii) certain submissions to the Planning Director, and (iii) penalties for violations.</p> <p>The Land Use Code also defines “Condominium-Hotel Units” which cannot be used as the primary residence of an owner and are subject to certain deed restrictions but do not have any restrictions on the number of days per month or year that an owner can use the unit.</p>
Vail	<p>Vail collects sales tax and requires a business license for short term rentals, defined as those for a period of less than thirty (30) consecutive days.</p> <p>Vail’s Zoning Regulations define certain types of units as appropriate for short term rentals. In this context, short term rentals are defined as those not exceeding a period of thirty (30) days.</p>

Analysis and Recommendation

Interestingly, some communities regulate only rentals while others regulate both rentals and occupancy by the owner. Despite the variety of regulation above, it is clear that “short-term” commonly is considered “less than thirty (30) days.”

Our office previously suggested to Council that the Community Development Code could be amended to define “short term accommodations” as occupancy of a unit for less than thirty (30) days and not to exceed sixty (60) days in a calendar year by the same person or entity. Based on the data above, we believe this would be in line with other communities in our region.

The one variation to our previous recommendation that you may consider is removing the sixty (60) day limitation; however, this limitation prevents a situation where an owner could effectively reside in a unit full time by occupying it for 29 days, spending one night in a hotel or with a friend, then occupying it for another 29 days, and so on, thereby circumventing the intent of the regulation. Therefore, we recommend that the overall limitation be retained.

In the Town, Efficiency Lodge Units are defined as used for “primarily” short term accommodations rather than “exclusively.” While some communities have vague language regarding the “intended” use of certain types of units (leaving open to interpretation whether an owner could opt out of an intended use), we noted that no other communities have this subjective distinction and recommend amending this definition to change “primarily” to “exclusively.”

**Cited Code Sections:**

<u>Location</u>	<u>Code Section</u>	<u>Text</u>
City of Aspen	Sec. 23.32.100(27)(c)	“Lodging services are exempt [from sales tax] when they apply to: . . . (c) All sales to any occupant who is a permanent resident of a hotel, apartment hotel, lodging house, motel, guest house, guest ranch, or any other place which provides sleeping rooms or facilities and who enters into or has entered into a written agreement for occupancy of a room or rooms or accommodations for a period of at least thirty (30) consecutive days.”
Town of Breckenridge	Sec. 3-1-2	“LODGING SERVICES: The furnishing, for a consideration, of a room or other accommodation in a hotel, inn, bed and breakfast establishment, apartment hotel, lodging house, condominium, condominium hotel, motor hotel, guesthouse, guest ranch, trailer coach, mobile home, auto camp, trailer court or trailer park, for a period less than thirty (30) consecutive days, under any rental agreement, concession, permit, right of access, license to use or other agreement, or otherwise, whereby any person uses, possesses or has the right to use or possess any such room or accommodation.”
	Sec. 3-1-3(G)	Tax shall be collected on the “entire amount charged to any person or persons for lodging services.”
	Sec. 4-1-2	“Accommodation Unit: A separate and distinct living unit including condominium, townhome, house, trailer, studio unit, condominium unit, or any such other similar unit which is rented to any person, who, for consideration, uses, possesses or has the right to use or possess such accommodation unit for a period of less than thirty (30) consecutive days, regardless of the number of days during a license year such unit is rented.”
	Sec. 4-1-8-1(A)(6)	At the time of the issuance of the license the licensee shall also provide to the Finance Director the name, address and telephone number of a responsible agent who is authorized by the licensee to receive communications from the Town concerning the accommodation unit, and who agrees in writing to comply with the requirements of subsection A7 of this section. The responsible agent may be the same person designated by licensee pursuant to subsection

		<p>A5 of this section. The designated responsible agent may be changed by the licensee from time to time throughout the term of the license. To effect such change, the licensee shall notify the Finance Director of the change in writing and shall, at the same time, provide the Finance Director with the name, address and telephone number of the licensee's replacement responsible agent.</p>
	<p>Sec. 4-1-8-1(A)(7)</p>	<p>A licensee's responsible agent, or such person's employee or designee, shall be available twenty four (24) hours per day, seven (7) days per week, to respond (as defined in the administrative rules and regulations) to any complaint filed with or through the Town, or a website provided by the Town for such purpose, about the operation or condition of the licensee's accommodation unit. Such responsible agent shall respond to a complaint within sixty (60) minutes of receiving notice of such complaint. The responsible agent's failure to respond to a complaint as required by this section is chargeable to the owner pursuant to subsection B of this section.</p>
	<p>Sec. 4-1-8-1(A)(9)</p>	<p>Because accommodation units are, by their nature, intended to be occupied by numerous guests for short periods of occupancy, it is determined that the Town's ability to inspect accommodation units is in the interest of public safety. Therefore, whenever it is necessary or desirable to make an inspection to enforce the special requirements of this subsection A, an authorized public inspector may enter such accommodation unit at all reasonable times to inspect the same for the purpose of enforcing such special conditions; provided, however, that except as provided below with respect to an emergency involving the potential loss of property or human life, prior to entering an accommodation unit to conduct an inspection the public inspector shall first attempt to contact the owner of the accommodation unit, or the responsible agent for such owner, and arrange for a mutually agreeable date and time for the inspection. If permission to enter the accommodation unit to inspect cannot be obtained within fourteen (14) days from the date the public inspector first requests permission to enter the accommodation unit from the unit owner</p>



		<p>or the responsible agent, the authorized public inspector shall have recourse to every remedy provided by law to secure entry. When an authorized public inspector has obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner, occupant, or any other persons having charge, care, or control of any accommodation unit shall fail or refuse, after proper request is made as herein provided, to promptly permit entry therein by the authorized public inspector for the purpose of inspection of the accommodation unit. No inspection warrant or permission shall be required for an authorized public inspector to enter and inspect an accommodation unit in the case of an emergency involving the potential loss of property or human life.</p>
	<p>Sec. 4-1-8-1(A)(10)</p>	<p>Because accommodation units are, by their nature, intended to be occupied by numerous guests for short periods of occupancy, it is determined that the Town's ability to inspect accommodation units is in the interest of public safety. Therefore, whenever it is necessary or desirable to make an inspection to enforce the special requirements of this subsection A, an authorized public inspector may enter such accommodation unit at all reasonable times to inspect the same for the purpose of enforcing such special conditions. Provided, that if such accommodation unit is occupied, the authorized public inspector shall first present proper credentials and request entry, and if such accommodation unit is unoccupied, shall first make a reasonable effort to locate the owner, the local responsible agent, or other person having charge or control of the accommodation unit and request entry. If such entry is refused, or if the accommodation unit is locked, the authorized public inspector shall have recourse to every remedy provided by law to secure entry. When an authorized public inspector has obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner, occupant, or any other persons having charge, care, or control of any accommodation unit shall fail or refuse, after proper request is made as herein provided, to promptly permit entry therein by the authorized public inspector for the purpose of inspection of the accommodation</p>

		unit. No inspection warrant or permission shall be required for an authorized public inspector to enter and inspect an accommodation unit in the case of an emergency involving the potential loss of property or human life.
	Sec. 4-1-8-1(B)	Owner Liable: Compliance with the special conditions set forth in subsection A of this section shall be the nondelegable responsibility of the owner of an accommodation unit; and each owner of an accommodation unit shall be strictly liable for complying with the conditions set forth in subsection A of this section.
	Sec. 4-1-8-1(G)	Exemptions: Condominiums, condominium/hotels, and hotels/lodgings/inns as defined in section <u>9-1-5</u> of this Code are exempt from the provisions of this section if they have: 1) a twenty four (24) hour front desk; 2) a twenty four (24) hour telephone system; and 3) twenty four (24) hour on site private security; chalet houses as defined in section <u>9-1-5</u> of this Code are exempt from the provisions of this section.
	Sec. 9-1-5	<p>Condominium: A multi-unit structure in which units may be individually owned and which provides on the site of the development recreation and leisure amenities.</p> <p>Condominium/Hotel: A multi-unit structure in which units may be individually owned and which provides on the site of the development a centralized management structure incorporating the following features: a) a twenty four (24) hour front desk check in operation, b) a central phone system to individual rental units, c) meeting rooms or recreation and leisure amenities, and d) food services.</p> <p>Hotel/Lodging/Inn: A multi-unit structure owned by a single owner which provides a centralized management structure incorporating the following features or standards: limited kitchens in the units, a twenty four (24) hour front desk check in operation, a central phone system to individual rental units, meeting rooms, food services, and recreational or leisure amenities.</p>
Crested Butte	Sec. 6-6-10.	Purpose. The purpose of this Article shall be to require the licensing of vacation rentals. Such licensing shall provide the Town with necessary information relating to the operation of vacation rentals in order to protect the health, safety and

		welfare of the residents and visitors of Crested Butte.
	Sec. 16-14-90.	<p>Limitation on vacation rentals.</p> <p>(a) Intent. The use of property as a vacation rental has impacts on the neighborhoods not unlike that of bed and breakfasts, hotel or lodges and motels. The impacts of vacation rentals on neighboring uses can be significant when the vacation rental property is occupied by multiple tenants in consecutive tenancies throughout the year. The commercial aspects of vacation rentals can have detrimental effects on the quiet, dignity and neighborliness of adjacent residential uses and therefore should be regulated to protect the health, safety and welfare of Crested Butte.</p> <p>(b) Limitations. There shall be imposed limitations on vacation rentals as follows:</p> <p>(1) Vacation rentals are not allowed in bed and breakfasts, condo hotels, hotels or lodges, motels or short-term residential accommodations uses as defined in the Code, as amended.</p> <p>(2) Vacation rentals are not allowed in any property that is subject to a deed restriction, covenant or other Town restriction or requirement regarding occupancy where the use as a vacation rental is inconsistent with the intent of such deed restriction, covenant or other Town restriction or requirement.</p> <p>(3) Vacation rentals are permitted in the "R1," "R1A," "R1C," "R1D," "R1E," "R2," "R2C," "R3C," "B3," and "B4" Districts, provided that the number of vacation rentals shall at all times be limited to thirty (30) percent of the total free market residential units in such Districts cumulatively. Vacation rentals beyond the thirty (30) percent limit will be issued if the vacation rental also serves as a primary residence of the vested title property owner. Vacation rentals that are licensed in primary residences shall be limited to no more than sixty (60) nights of use per year. Primary residences may apply for a</p>

		<p>non-primary residence license in which case they will be subject to the thirty (30) percent of free market residential unit limitation.</p> <p>(4) Vacation rentals are not permitted in the "R1B," "R4," "R2A," "B1," "B2," "M," "T," "C," "AO," and "P" Districts unless the vacation rental also serves as a primary residence of the vested title property owner in which case they will be limited to no more than sixty (60) nights of use per year.</p> <p>(5) Any property for which a Business Occupation License for a Short Term Rental as of June 14, 2017 has been approved in 2017 in any zone may continue to operate as a vacation rental where such property owner has and maintains a vacation rental license as required by <u>Chapter 6</u>, Article 6, until such time as the property is no longer licensed and used as a vacation rental for a period of one year or the title to the property has been transferred to a new entity and the transfer is subject to the "Land Transfer Excise Tax."</p>
Jackson, Wyoming	Sec. 5.60.020.A.	<p>"Residential Short-Term Rental" means the rental of all or a portion of a residential unit such that occupancy is limited to less than one calendar month. One calendar month is the period of time from a day of one month to the corresponding day of the next month if such exists; or if not, to the last day of the next month. One calendar month shall be computed by excluding the first and including the last day (as from January 4 to February 3 or from January 31 to February 29).</p>
	Sec. 5.60.050.C.	<p>Lodging and Sales Taxes: Residential Short-Term Rental unit owners are subject to and responsible for collecting and remitting all applicable taxes, specifically including the sales and lodging taxes.</p>
	Sec. 16.10.000.B.	<p>Summary of Housing Programs. The general goal of all housing programs covered by the Housing Department Rules and Regulations is to provide and maintain housing affordable to persons and families who make a living primarily from employment located in Teton County, Wyoming. The housing programs addressed in the Housing Department Rules and Regulations are: Affordable Ownership, Affordable Rental, Workforce Ownership, and</p>

		Workforce Rental. Legacy programs (including Accessory Residential Units, Attainable units, Employee units, and Employment-based units) are referenced in some properties' restrictions, so these Housing Department Rules and Regulations also contain the rules that pertain to these programs.
	Sec. 16.10.005	<p>Tenancy and Rental Standards and Procedures - To maintain the character of neighborhoods and respect the nature of the community, restricted ownership units are not allowed to be rented without prior approval from the Housing Department. This includes renting any portion of the dwelling, any room within the dwelling or the garage.</p> <p>1. Primary Residence - Owners of restricted housing units shall maintain the home as their primary residence.</p> <p>a. Occupancy Requirement - Households shall occupy their home full-time at least 10 months out of each calendar year.</p> <p>b. Business Activity Restricted - Households who rent a restricted housing unit shall not engage in any business activity in such dwelling, other than any home occupation use permitted in that zoning district and as permitted in the Lease Agreement.</p> <p>c. No Guests for an Extended Period - Households who own restricted housing units shall not permit any adult guests over the age of 18 for periods in excess of thirty (30) cumulative days per calendar year.</p>
Town of Mt. Crested Butte	Sec. 19-20(a)(14)	The tax levied by section 19-18(a) shall apply to the price of the following: (14) Lodging services.
	Sec. 19-17	<i>Lodging services</i> means the furnishing of rooms or accommodations by any person, partnership, association, corporation, estate, representative capacity, or any other combination of individuals by whatever name known to a person who for a consideration uses, possesses, or has the right to use or possess any room in a hotel, inn, bed and breakfast residence, apartment hotel, lodging house, motor hotel, guesthouse, guest ranch, trailer coach, mobile home, auto camp or trailer court and park, condominium, single or multiple-family residential unit, or similar establishment for a period of less than thirty (30) days under any concession, permit, right of access, license to use, or other agreement, or otherwise.

	Sec. 11-5	<p>Persons subject to license. A license is required for the maintenance, operation or conduct of any business or establishment, or for doing business or engaging in any activity or occupation, and a person shall be subject to the requirement if by him or herself or through an agent, employee or partner he or she holds him or herself forth as being engaged in such business or occupation; or solicits patronage therefor, or performs or attempts to perform any part of such business or occupation in the town, including the delivery of goods or services within the town which are purchased or contracted for outside of the corporate limits of the town. Advertisement of an accommodation unit that is located within the town is considered engaging in a business activity within the town. It shall be unlawful for any person to conduct business within the town without having first obtained a business and occupational license under this article.</p>
	Sec. 11-1	<p><i>Accommodation unit</i> shall mean any room or group of rooms with or without full kitchen facilities, not intended or designed for permanent occupancy as a housekeeping unit, designed for or adapted to occupancy by guests, available for short-term rental by an individual or group of individuals, and accessible from common corridors, walks or balconies, without passing through another accommodation unit or dwelling unit and which is intended to be rented on a short-term basis.</p>
	Sec. 21-1	<p><i>Accommodations</i> shall mean any hotel, motel, lodge, townhome or condominium project with an on-premises front desk and centrally-managed room cleaning service, that offers rooms or groups of rooms designed for or adapted to occupancy by guests, available for short-term rental of less than thirty (30) days, and accessible from common areas without having to pass through another accommodation unit or residential unit.</p> <p><i>Accommodations room or unit</i> shall mean a room or the smallest combination of a group of rooms with or without full kitchen facilities, not intended</p>

		<p>or designed for permanent occupancy, that can be rented on a short-term basis as an accommodation and that contains at least one (1) sleeping area. Lock-off rooms are to be considered a separate accommodations room.</p> <p><i>Rental, long-term</i> shall mean occupancy of a building or portion thereof for a period of at least thirty (30) consecutive days in return for payment in a fixed amount.</p> <p><i>Rental, short-term</i> shall mean occupancy of a furnished room or group of rooms for a period of less than thirty (30) days in return for payment. Short-term rentals are subject to the town’s sales tax ordinances, Chapter 19, Article II of this Code. Short-term rentals are also subject to the town’s business license ordinances, Chapter 11, Article I of this Code.</p>
Park City	Sec. 4-1-1.29	<p><b>NIGHTLY LODGING FACILITY.</b> Any place where any portion is rented or otherwise made available to Persons for transient lodging purposes for a period less than thirty (30) days including, without limitation, a hotel, motel, lodge, condominium project, single family residence, or timeshare project.</p>
	Sec. 15-15-1	<p><b><u>NIGHTLY RENTAL.</u></b> The rental of a Dwelling Unit or any portion thereof, including a Lockout Unit for less than thirty (30) days to a single entity or Person. Nightly Rental does not include the Use of Dwelling Units for Commercial Uses.</p> <p><b><u>DWELLING UNIT.</u></b> A Building or portion thereof designed for Use as the residence or sleeping place of one (1) or more Persons or families and includes a Kitchen, but does not include a Hotel, Motel, Lodge, Nursing Home, or Lockout Unit.</p> <p><b><u>HOTEL/MOTEL.</u></b> A Building containing sleeping rooms for the occupancy of guests for compensation on a nightly basis that includes accessory facilities such as restaurants, bars, spas, meeting rooms, on-site check-in lobbies, recreation facilities, group dining facilities, and/or other facilities and activities</p>

		customarily associated with Hotels, such as concierge services, shuttle services, room service, and daily maid service. Hotel/Motel does not include Nightly Rental Condominium projects without restaurants, bars, spas, and on-site check-in lobbies. Lockout Units or Bed and Breakfast Inns and Boarding Houses are not Hotels. Hotels are considered a lodging Use and ownership of units may be by a condominium or timeshare instrument Hotel rooms may include a Lockout as part of the Unit.
Town of Pagosa Springs	Sec. 6.7.2	<i>Vacation rental</i> means a lodging use of a furnished dwelling unit, or portion thereof, for less than thirty (30) consecutive days per rental. Meals are not provided, although guests may have full access to kitchen facilities. Hotel, motel, or lodge rooms and B&Bs and inns are not considered a vacation rental. Offering the use of one's property where no fee is charged or collected is not considered a vacation rental.
	Sec. 16.4.2	<i>Lodging accommodation</i> means a hotel, motel, motor hotel, lodge, townhome, condominium building, time share building, guest house, bed and breakfast, vacation rental, guest ranch, mobile home, auto camp, trailer court, trailer park, or campground.
	Sec. 16.4.5. - Exemptions.	The tax imposed in this Article shall not apply to the following individuals or entities and under the following specific circumstances: (1) If a purchaser is a resident of the lodging accommodation for a period of at least thirty (30) consecutive days; (2) If the purchaser enters into or has entered into a written agreement for lodging at the lodging accommodation for a period of at least thirty (30) consecutive days;
Steamboat Springs	Sec. 22-183(d)(11)(a)	<i>Other deductions.</i> <i>Monthly rentals of rooms.</i> The Sales and Purchases of commodities and services under the provisions of <u>section 22-182(c)(5)</u> hereof to any occupant who is a permanent Resident of any hotel, apartment hotel, lodging house, motor hotel, guest house, guest ranch, mobile home, auto camp, trailer court or park, or any other place and who enters into or has entered into a



		written agreement for occupancy of a room or rooms or Accommodations for a period of at least thirty (30) consecutive days during the calendar year or preceding year.
Town of Telluride	Sec. 4-2-20	Lodging services means the furnishing of rooms or accommodations by any person, who for a consideration uses, possesses or has the right to use or possess any room in a hotel, inn, bed and breakfast residence, apartment hotel, lodging house, motor hotel, guesthouse, guest ranch, trailer coach, mobile home, auto camp and campground, trailer court and park, condominium, single- or multiple-family residential unit or similar establishment for a period of less than thirty (30) days under any concession, permit, right of access, license to use or other agreement, or otherwise.
	Sec. 6-1-10	<p>Accommodations unit means any separately owned condominium or condominium-hotel unit with one (1) or more sleeping rooms which is rented or leased for increments of less than thirty days (1-29 days).</p> <p>Lodging establishment means any hotel, motel, boardinghouse, roominghouse or lodge owned by a single entity and having an on-site lobby.</p> <p>Rental House means a single family home or duplex offered for rental, rented or leased for less than thirty days (1-29 days).</p> <p>Short Term Rental Unit means an accommodations unit, unit in a lodging establishment, or a rental house which is rented for increments of less than thirty days (1-29 days).</p>
	Sec. 2-229	<p>“Short-term Dwelling Unit” means a Dwelling Unit as defined in Section <a href="#">2-140</a>, which is deed restricted such that no person shall be allowed to reside in or occupy such unit for a period greater than thirty (30) consecutive days, or a total of sixty days in any single calendar year. The deed restriction for such unit shall also, at a minimum:</p> <p>2-229.A. require the unit be registered through a property management company for short-term rental</p>

		<p>uses or an alternative technique to guarantee availability of the unit for short-term rental;</p> <p>2-229.B. require submission to the Planning Director on a semi-annual basis a report consisting of: i) evidence such unit is available for short-term uses, and at reasonable rates relative to the Town short-term rental market, ii) the occupancy rate of such unit, and iii) evidence that the occupancy level for short-term uses is generally consistent with similar type units available for short-term rental in Town; and</p> <p>2-229.C. provide that in the event of a violation the Town may require compliance with Land Use Code provisions applicable to non-deed restricted units (including but not limited to, parking, water and sewer tap fees, and dimensional variations) as well as pursue any and all other remedies available to the Town for Land Use Code violations.</p> <p>Such deed restriction may be transferred to another unit upon the approval of P&amp;Z.</p>
	<p>Sec. 2-130</p>	<p>“Condominium-hotel room” shall mean a hotel-styled room, constructed, managed and operated in accordance with Section 6-412 that is designed to operate as a condominium-hotel project. Each condominium-hotel room will be managed, maintained and available for use and occupancy in connection with an actual hotel operation. A “condominium-hotel room” may also be designated as a unit on the condominium documents and be available separate sale and ownership, subject to the restrictions contained in Section 6-412 et seq. of the Land Use Code.</p>
	<p>Sec. 6-412.G.</p>	<p>outlines the restrictions for condominium-hotels, including, but not limited, to the following:</p> <p>e. Each condominium-hotel units in the condominium-hotel project must be included in the Management and Marketing Program and managed by the Property Management Company. A separate unit management agreement for each unit must be executed at the time of closing on a condominium-</p>

		<p>hotel unit, consistent with this section of the LUC, the condominium documents and the management contract. When not in use by the owner of a condominium-hotel unit, each condominium-hotel unit must be included in and available for rental occupancy and accommodations by guests.</p> <p>f. With respect to each condominium-hotel unit, the restrictions set forth in this section shall be reflected in a separate deed restriction for each condominium-hotel unit so that the owner of each unit is affirmatively stating that their unit(s) will be available to paying guests when not in use by the owner, in accordance with this requirement.</p> <p>m. For conversions of hotels into condominiums, each of the original hotel rooms shall be accessible from the common hallways, requiring that such units shall have their own room number and a separate locking system than the other condo-hotel rooms in a suite.</p> <p>q. The condominium-hotel units shall not be the primary residence of the owner.</p> <p>s. The owner shall provide lead-time on notice of occupancy; with February 28th the deadline for providing intended summer occupancy dates, and September 30 for winter occupancy dates. The owner may use the condominium-hotel unit at other times without any lead-time notice if the unit is not reserved for lodging purposes.</p>
Town of Vail	Sec. 4-14-2	<p>SHORT-TERM RENTAL PROPERTY: A residential dwelling unit, or any room therein, available for lease for a term of less than thirty (30) consecutive days.</p>
	Sec. 4-3-3-1.F.	<p>There is levied, and there shall be collected and paid a sales tax in the amount stated in section <a href="#">4-3-3-3</a> of this chapter as follows:</p> <p>F. Lodging Services: "Lodging services" as defined in section <a href="#">4-3-1-2</a> of this chapter."</p>

	Sec. 4-3-1-2	<p><b>LODGING SERVICES:</b> The furnishing of rooms or accommodations by any person, partnership, association, corporation, estate, representative capacity or any other combination of individuals by whatever name known to a person who for a consideration uses, possesses, or has the right to use or possess any room in a hotel, apartment hotel, lodging house, motor hotel, guesthouse, guest ranch, trailer coach, mobile home, auto camp, or trailer court and park, for a period of less than thirty (30) consecutive days under any concession, permit, right of access, license to use, or other agreement, or otherwise.</p>
	Sec. 12-2-2	<p><b>ACCOMMODATION UNIT:</b> Any room or group of rooms without "kitchen facilities", as defined herein, which are designed for temporary occupancy by visitors, guests, individuals, or families on a short term rental basis, and accessible from common corridors, walks, or balconies without passing through another accommodation unit, limited service lodge unit, fractional fee club unit or dwelling unit. An accommodation unit is not intended for permanent residency and shall not be subdivided into an individual condominium unit, pursuant to <a href="#">title 13</a>, "Subdivision Regulations", of this code.</p> <p><b>LODGE DWELLING UNIT:</b> A small dwelling unit with limited kitchen and floor area and which contains six hundred fifty (650) square feet or less of floor area and is intended to be rented on a short term basis.</p> <p><b>LODGE UNIT, LIMITED SERVICE:</b> Any room or group of rooms with "kitchen facilities", as defined herein, in a limited service lodge which are designed for temporary occupancy by visitors, guests, individuals, or families on a short term rental basis, and accessible from common corridors, walks, or balconies without passing through another accommodation unit, limited service lodge unit, fractional fee club unit or dwelling unit. A limited service lodge unit is not intended for permanent residency and shall not be subdivided into an individual condominium unit, pursuant to <a href="#">title 13</a>, "Subdivision Regulations", of this Code.</p>

		SHORT TERM RENTAL: Shall be deemed to be a rental for a period not exceeding thirty (30) days.
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Short-Term Rental Property Ordinance Matrix-March 2019  
 Credits: Colorado Association of Six Towns, CMC, City of Fort Collins

City	Primary Residence Allowed	Non-Primary Residence Allowed	Which Taxes Required	Tax Collected: By municipality or listing agency	License Required	Neighbor Notification	Concentration Limit	Zoning Limitations	Fees	Occupancy Requirement	Requires a "local responsible party" to take complaints?	Mandatory response time for the responsible party to address the complaint?	Utilize a 24 hour call center for complaints?	Compliance Efforts? (Compliance monitoring company, municipal staff, software, other)	Weblink to STR ordinance/regulations	Number of listings (Approx.)	Other	
Avon	yes	yes	yes	yes	yes, non-transferable	no	no	Short Term Overlay Districts - primarily town core	Annual Business License fee is \$75	none	No	No	No	MuniRevs	<a href="http://www.avon.org/str">http://www.avon.org/str</a>	135		
Aurora	yes	no	8% lodging tax	municipality	yes	no	no	yes, accessory to primary residence, no external evidence of business activity	\$30 fee	no other than regular building and zoning code	No	No	No	STR Helper	<a href="https://www.aurora.org/str">https://www.aurora.org/str</a>	300	require license number in online ads, no limit on number of days or amount of premises used in the activity, however, limit to a singular listing as part of being accessory to primary residence	
Basalt	yes	May only be rented on a short-term basis with the primary residence	yes	yes	yes, annually renewable	no	no	no on single-family, max. of 6 short-term rental allowed in multi-family buildings	\$35 annually, plus a \$150 safety inspection charge on initial license	none	No	No	No	STR Helper			Not permitted in employee housing units. Requires local representative	
Beaver Creek	no	yes	yes	by BCR	yes, annual Business License	no	no	no	\$200 annually	no	Yes	30 days	No	We are utilizing Host Compliance to find owners renting on their own who have not paid appropriate tax/assessment	<a href="http://www.beavercreek.com/str">www.beavercreek.com/str</a>	1200	BCRC collects 5.56% Civic Assessment and .0069% Lodging Assessment for all STR	
Blue River	yes	yes	yes	yes	Municipality	yes, non-transferable	no	no	\$200 first time, \$75 annually	none	No	No	No	We utilize Hamari	<a href="http://www.colorado.gov/townofblueriver">www.colorado.gov/townofblueriver</a>	148		
Boulder	yes	no	7.5% lodging tax	Airbnb collects for their listings. Taxes remitted directly to the City by owner/manager in other cases.	yes, non-transferable	no	no	yes, determine occupancy limits	\$130 that line includes business license, \$105 for 4 year license renewal	determined by zoning	No	No	No	1 dedicated FTE compliance officer, Host Compliance software beginning 2019	<a href="https://www.boulder.gov/str">Boulder STR Code</a>	900 licenses as of 12/31/2018	require license number in online ads, no advertising beyond obtaining license, must be principal residence, new ordinance to require annual certification being considered by council	
Breckenridge	yes	yes	yes	yes	municipality	yes, non-transferable	no	no	BOLT, \$75 - \$175 annually/Admin Fee	none	Yes	60 minutes	Yes, STR Helper (970)-368-2044	Yes, STR Helper	<a href="http://www.townofbreckenridge.com/short-term">www.townofbreckenridge.com/short-term</a>	3781	All properties - Special Conditions of License/BOLT License - Location Card posting requirements/Advertisement Requirements	
Crested Butte	Yes	Yes	4.5% Lodging Sales Tax & 5% Vacation Rental Excise Tax	The Property owner or authorized agent is responsible for collecting and remitting taxes through the Town's on-line licensing and sales tax software program.	Vacation Rental License & Town of Crested Butte Business License are both required	Yes, 100% radius	No	The number of unlimited vacation rental licenses is limited to 30% of the total number of freemarket residential units in town located in the permitted zone districts. Currently 213 unlimited vacation rental licenses can be issued.	\$25-\$150 annually \$130 that line includes Rental License fee \$70/year. Primary Residence License fee: \$200/year with a maximum of 60 nights of rental per year	2 people per bedroom plus an additional 2 people for the unit with a maximum occupancy of 10 people. Occupancy over 10 people requires an additional parking space be provided on site for every 4 additional people or part thereof.	Yes	1 Hour	No	Short Term Rental Helper generates a monthly list of non-compliant properties based on our list of licensed properties.	<a href="https://www.crestedbutte-co.gov/index.asp?SEC=0DA6E89-36E1-443A-8051-8F16483DEFCDD&amp;Type=B_BASIC">https://www.crestedbutte-co.gov/index.asp?SEC=0DA6E89-36E1-443A-8051-8F16483DEFCDD&amp;Type=B_BASIC</a>	209 unlimited licenses. 17 primary residence licenses	Site safety inspection and on-site parking verification required.	
Denver	yes	no	lodging tax: 10.75% occupational privilege tax: \$4/month business personal property tax and/or sales tax if applicable	Airbnb collects for their listings. Taxes remitted directly to the City in other cases.	yes, lodger's tax id license and non-transferable business license required	no	no	Yes. Restricted to permitted zones. Not allowed in deed restricted housing or accessory dwelling units that are 30% of the total number of freemarket residential units in town located in the permitted zone districts. Currently 213 unlimited vacation rental licenses can be issued.	Lodger's Tax License - \$50 biannually Business License application fee - \$25 upon application Business License - \$25 annually	No maximum number of guests per night. No simultaneous rental to more than one party under separate contracts.	Yes, LRP must be in City and County of Denver during the entire length of the STR period, must have access to the licensed premises, and must be authorized to make decisions regarding the licensed premises.	No	Yes. Complaints can be filed at any time by calling 311; however, response will likely only come during business hours (except for emergency situations)	Host Compliance, 1 full-time Compliance Manager, 4 employees who assist with STR compliance matters part time, STR Advisory Committee to guide policy changes	<a href="http://www.denvergov.org/str">www.denvergov.org/str</a>	3773 active listings, 2556 active licenses		
Dillon	Yes	Yes	yes	yes	State collected sales tax but lodging tax remitted to Town	yes, renew annually	no	no	\$60 annually	no	yes	no	yes	yes, STR Helper	<a href="https://www.townofdillon.com/business-resources/dillon-short-term-rental/">https://www.townofdillon.com/business-resources/dillon-short-term-rental/</a>	113	requires license number in ads, must submit parking and trash/recycling plans	
Durango	yes	yes	sales/lodging	yes	Airbnb collects for their listings. Taxes remitted directly to the City by owner/manager in other cases.	yes, non-transferable	yes, 300 foot radius	yes, by zone including total number and by block face	\$750 first time and annual business license fees of approx. \$100	none	Yes	No	No	Host Compliance, since 2017	<a href="http://online.enrondup.com/regid-range-cv03c-viewer.aspx?accid=273">http://online.enrondup.com/regid-range-cv03c-viewer.aspx?accid=273</a>	93	Staff will be coordinating a public process and going to City Council to propose eliminating vacation rentals as a permitted use in additional zone districts.	
Estes Park	no	yes	yes	yes	yes	yes	no	no	\$200 base fee plus \$50 per bedroom for properties inside Town limits	2 per bedroom, plus 2 up to 8 total Large vacation home application can be applied for homes larger than 3 bedroom	Yes	30 Minutes - May be changed to 1 hour	Yes	Host Compliance	<a href="http://www.estes.org/businesslicensing">www.estes.org/businesslicensing</a>	588 residential and 190 commercially zoned.	New regulations were adopted December 2016 and modified in March 2017. Additional modifications are being proposed for 2019. The Town's cap for residential was met in May 2018 and the waiting list is at 47	
Estes Park - outside Town, inside Estes Valley	Same as Town	Same	Same	Same	no, however, an operating permit is required per the land use code (Estes Valley Development Code)	Same	Same	yes, in all residential zones, A-1 Accommodational/Low Intensity and CD Downtown Commercial	none	Same								
Fort Collins	yes	yes	3.88% sales tax 3% lodging tax	municipality	tax license, STR license	no	no	yes, primary only in zones that allow B&Bs up to 6 beds/non-primary only in zones that allow B&B, motels	\$150, annual renewal is \$100	no	yes	Yes 4 hours	no	Host Compliance	<a href="https://www.fcgov.com/shorttermrental/strfaq.php">https://www.fcgov.com/shorttermrental/strfaq.php</a>	643	parking requirements, owners only - not tenants, fee waiver for accessibility standards, self-certify, unit meets rental habitability standards Program implementation late 2017 None, we are working on a new ordinance to address notification, occupancy, and several other issues.	
Fraser	no	yes	yes	yes	registration	no	no	no	\$150	no	no	no	no					
Frisco	no	yes	yes	yes	yes	no	no	no	\$75 business license	no	no	no	no					
Georgetown	yes	yes	sales/lodging	yes	yes, non-transferable	yes	7% per town ward	no	\$600 first time, \$250 renewal	based on sq footage, must be posted	Yes, with Clear Creek County	Yes, must provide emergency contact local	Yes, through STR Helper Consultant	<a href="https://www.georgetownco.gov/str">Georgetown STR Code</a>				
Golden	yes- must be owner occupied to be licensed in residential zones	yes- as "tourist" homes/ no owner occupancy required	yes	yes	yes	yes	no	Must meet regular occupancy restrictions no more than 4 unrelated per unit.	\$200 for 2 year license, \$25 Sales and Use Tax license and remittance as required	4 unrelated	Yes	no	Yes	STR Helper	<a href="http://www.cityofgolden.net/shorttermrental/">www.cityofgolden.net/shorttermrental/</a>	100 ish	New regulations adopted in 2018, enforcement in January 2019	
Grand Lake Silverthorne	yes	yes	yes	yes	yes	yes	no	no	\$600 Annually Tiered fee: Studio \$100, 1 BR \$150, 2BR \$200, 3BR \$250 4BR+ \$300	none	Yes	15 min 7am -11pm (60 minutes) 11pm -7am (30 minutes)	Yes	STR Helper	<a href="https://www.silverthorne.org/town-services/finance-administrative-services/business-liquor-licenses">https://www.silverthorne.org/town-services/finance-administrative-services/business-liquor-licenses</a>	100	STR license is required to be posted in online ads. Good Neighbor Guidelines must be posted prominently in rental property. STR license is required to be visibly displayed in rental property (address, license #, property owner name & contact info for responsible agent). STR prohibited in deed restricted & workforce housing units.	
Snowmass Village	Yes	Yes	Yes	Yes	yes, non-transferable	No	No	No	No	Yes, under the building code							Not permitted in employee housing units without prior approval.	
Steamboat Springs	yes	yes	Yes (Sales & Lodging)	Municipality	Sales Tax License Required: VHR permit required for single family homes and duplexes in most zone districts	yes	no	no	\$60 Sales Tax Fee (one time); \$500 VHR permit fee, \$75 annual renewal fee	1 per 200 sq ft max 16	no	no	no	CDC Section 302 E.4 ( <a href="http://steamboatprings.net/246/Community-Development-Code">http://steamboatprings.net/246/Community-Development-Code</a> )	171 active permits. Approx 2388 listings in area.	We only require a VHR permit for single family and duplex units OUTSIDE of the resort area (RR and G) zone districts. Multiple family units and all units in RR and G are allowed by right.		
Telluride	yes	yes	yes	yes	yes	no	no	yes, restrictions in residential zone	\$165 base fee plus \$22 per bedroom	none							Restrictions in Residential Zone - no more than 3 rentals per year, w aggregate not to exceed 29 days, implemented in 2011, will revisit in 2017	
Vail	Yes	Yes	Yes sales/lodging	Prog. Owner or representative / booking agency remits taxes	yes Effective 3/1/19 STR Registration required per unit.	No	No	No	tiered fee structure- \$150 per unit for unmanaged properties, \$10 per unit for managed units, \$5 per unit for condotel managed units (24x7 front desk)	Not permitted in employee housing units, local contact required; more than three validated complaints in one year could cause revocation of registration for 2 years	Yes Local contact within 60 minute distance required	60 min response time unless between 11pm and 7am, then 30 minute response time	Yes, contracted with STR Helper	<a href="https://www.vailgov.com/short-term-rentals">https://www.vailgov.com/short-term-rentals</a>	1650	Notarized affidavit required as part of the application for acknowledgement of life safety, noise, trash and parking regulations		

Winter Park, CO	yes	yes	yes	Municipality	yes, non-transferable	no	no	no	no	Annual business license fee of none \$60	no	no	no	no	Lodging/tax	no	We require a business license. We have contracted with Lodging/tax that tracks various sites for rentals that have not obtained a business license. The Town does not have other limits or restrictions for short term rentals excluding any seasonal zoning restrictions
<b>Counties</b>																	
Eagle County	No county-wide restriction; short-term rentals not allowed in price-capped deed-restricted units.	No county-wide restriction	If assessor's office is aware a unit is a rental, it is taxed as such	No. counties can not initiate business licenses	No county-wide restriction	No county-wide restriction	No county-wide restriction	none	Eagle County Land use codes state no more than one person per every 300 square feet; this limit is not enforced								No county-wide restriction
Summit County	yes	yes	All short term property rentals (less than 30 days) are subject to the sales tax, mass transit and affordable housing tax. A sales tax license is obtained from the State because the State of Colorado Department of Revenue collects these taxes. Personal property tax is also collected by the County Assessor on	Sales tax is collected through the State. Personal property tax on short term rental properties is assessed and collected by the County Assessor's office. A sales tax license is required through the State of Colorado. A personal property tax declaration form must be submitted to the County Assessor.	A short-term vacation rental permit is required through the County Planning Department. There are no business licenses in unincorporated Summit County, so the use is regulated through a land use permit.	Notice is sent to neighbors only in cases where changes are proposed to the exterior of the property or building.	no	Zoning regulations are included in Section 3021 of the Summit County Land Use and Development Code, and include requirements for permitting, responsible agent, health & safety standards, parking, trash, noise, outdoor lighting, pets, signage, advertising, and complaints and enforcement. Not permitted in deed restricted workforce housing units, and in certain PUDs that expressly prohibit the use.	Initial permit - \$150; Annual renewal - \$75 Administrative Conditional Use Permit (CUP) required for higher occupancy and parking requests (this is the full fee charged; not charged both the STR permit fee and the CUP fee). Annual CUP renewal - \$75 20% discount applied to bulk permit applications of 6 STR permits or more	2 persons per bedroom plus 4 additional occupants, or 1 person per 200 square feet of living area, whichever allows for a greater occupancy. Responsible agent must be available 24 hours per day, 7 days per week, and must respond to complaints within 1 hour.	Responsible agent required. Local residency not required for the agent.	yes, required to respond within 1 hour	yes, STR Helper 24-hour call center is utilized in conjunction with the towns in Summit County (Breckenridge, Dillon, Frisco and Silverthorne)	yes, STR Helper	www.SummitCountyCO.gov/STR	County STR regulations were adopted 12/18/18. The permitting system and complaint management system are currently in development with STR Helper. The anticipated implementation timeline is as follows: - Late February / early March 2019 - STR permitting system will go live and the County will begin accepting and processing permit applications. - June 1, 2019 - required deadline for STR permit applications to be submitted. - June 30, 2019 - begin enforcement of the new County STR regulations	
<b>Out-of-state municipalities</b>																	
Park City, UT	yes	yes	COMDEV does not have any enforcement. All applicants need to provide state sales tax number	Owner rents tax to State Tax Commission.	yes, non-transferable, annual business license	yes, in cases of duplexes or if shared common areas/hallways (1)	Yes, 75 sq. ft. per bedroom, at least 50sq ft. of floor space per occupant (if more than 1)	yes, only allowed in certain zones or with CUP's in certain zones	\$149.00 Admin Fee, \$28.74 per bedroom fee, \$17.00 Yearly renewal admin fee plus \$28.74/bedroom	Yes, 75 sq. ft. per bedroom, at least 50sq ft. of floor space per occupant (if more than 1)	yes	must be 1 hour or less away	no, just police dispatch	(Host Compliance)	<a href="http://www.parkcity.org/MunicipalCode">www.parkcity.org/MunicipalCode</a>	2150	Site visit and safety inspection prior to application
Jackson, WY	yes	yes	yes	Collected by state and by AIG-B	yes, a permit	no	no	yes, only allowed within the Lodging Overlay District or the Snow King Resort District	yes, \$10 for each residential short-term unit being permitted	Limited to less than one calendar month	no	no	yes	Host Compliance	yes	164	
Ketchum, ID	yes	yes	yes	As of Jan 18 tax collected by listing agency and remitted to City County and Ardenb	yes, business license	no	no	No, State Legislature pre-empted local control of STR's	no	Max 30 days/guest							no
Moab, UT	no	no	yes		Yes, for each property owner	no	no	yes, only allowed in certain commercial zones	Business license fee - \$45 plus \$4 per room	no	no	no	no	no	no	<a href="https://moab.municipal.codes/Code/5.87.010">https://moab.municipal.codes/Code/5.87.010</a>	Not permitted in any residential zones. Only permitted in certain commercial zones. Building, fire, health and zoning inspections required for short-term rentals permitted in commercial zones.