

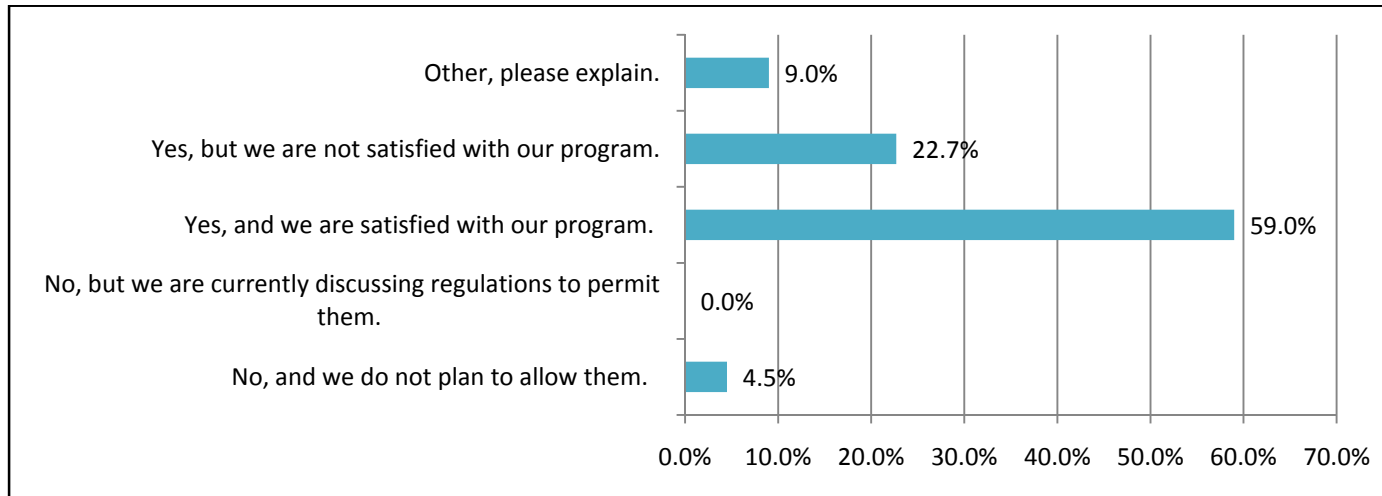
## Short Term Rental Survey of CAST communities:

Short term rentals of single family homes and condominium units are prevalent in most resort towns, especially with the accessibility of websites such as vrbo.com and homeaway.com. The Aspen Community Development Department is interested in compiling information about how other CAST communities currently address short term rental properties to aid in our discussions on the topic. Please contact Sara Adams at (970) 429-2778 or [sara.adams@ci.aspen.co.us](mailto:sara.adams@ci.aspen.co.us) if you would like more details from the survey.

### 1. Name, municipality, email (to send the results of the survey)

Avon, Silverton, Summit County, Town of Frisco, Breckenridge, Town of Vail, Town of Estes Park (answered twice), Town of Grand Lake, Town of Silverthorne, Town of Mt. Village (answered twice), Town of Winter Park, Town of Mt. Crested Butte, Crested Butte, Park City, Town of Silverthorne, Town of Dillon, City of Glenwood Springs, Town of Fraser, Town of Telluride, Town of Jackson.

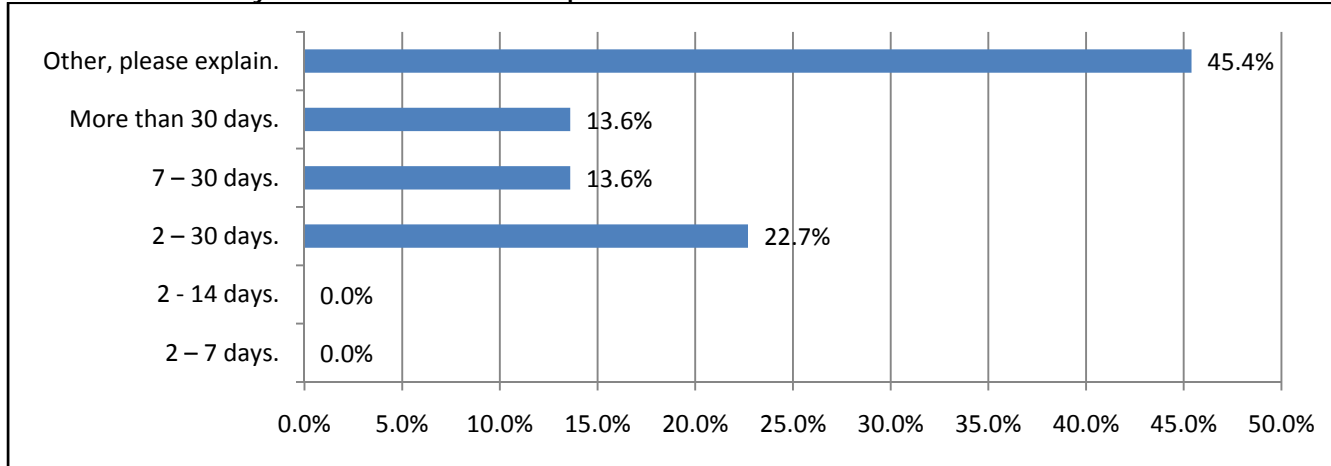
### 2. Are short term rentals permitted in your community? If you answer "No" to this question, then you do not need to proceed to question no. 2.



**“other” answers:**

- Yes, by and large we are satisfied but we have not had the discussion lately. (Crested Butte)
- Telluride recently made clarifying changes to its restrictions (Town of Telluride)

**3. What are the numbers of days short term rentals are permitted?**

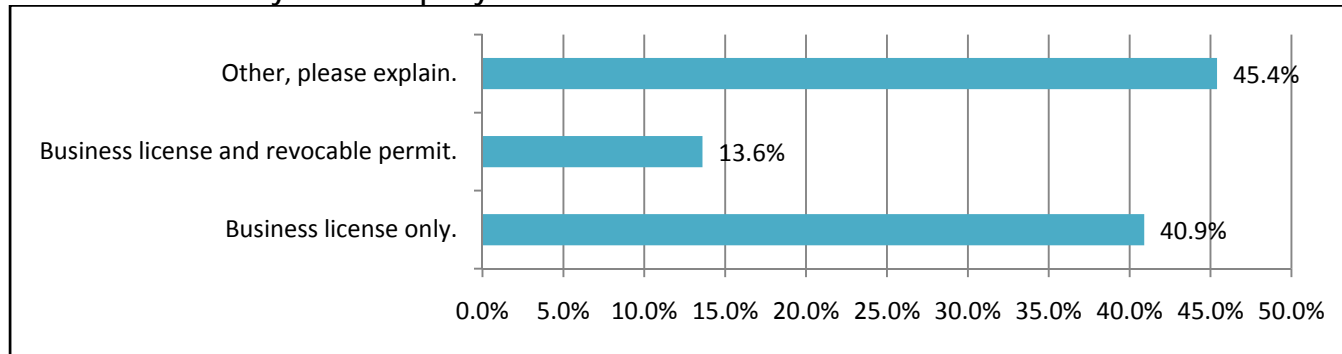


**“Other” answers:**

- No more than 30 days (Frisco)
- The number of days of short term rentals is unregulated. Instead, the maximum number of days a hotel room may be booked is 30 days. (Town of Vail)
- Any number of days from 1 – 30. Anything more than 30 is considered long term. (Town of Estes Park)
- No limitation, but short term is defined as any rental less than 30 consecutive days to one entity. (Town of Grand Lake)
- HOAs set up number of days, up to 30 days is considered short term (Town of Silverthorne)
- Any period less than 30 days (Town of Mountain Village)
- 30 days or less (Town of Estes Park)
- 1 – 29 days (Town of Mt. Crested Butte)

- More than 30 days (Crested Butte)
- We consider them an accommodation unit and they are only allowed in zones where motels, hotels, etc. are allowed. (City of Glenwood Springs)
- Short term rental is defined as less than 30 days in our codes. There are significant restrictions and mandates (annual affidavits) for those renting in residential zones.(Town of Telluride)

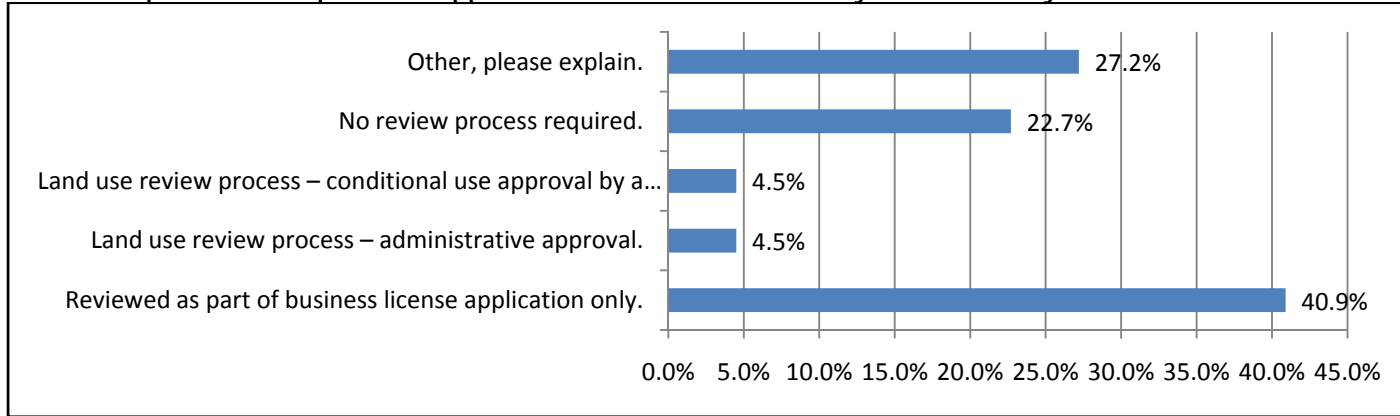
4. What type of authorization does your municipality utilize to track short term rentals?



“other” answers:

- Business license and sales tax license for management company; sales tax license only for individual property owner (Avon)
- Business license and lodging fee form (Silverton)
- Other (Summit County)
- Business license and sales taxes (Town of Silverthorne)
- Business license for properties within Town limits, Permit for properties in the unincorporated Estes Valley. (Town of Estes Park)
- Pillow Tax license ( Town of Mt. Crested Butte)
- Business/Sales tax license (Town of Silverthorne)
- Business license and sales tax license (City of Glenwood Springs)
- Sales and Excise Taxes; Town Clerks Department also monitors internet sites for noncompliance (Town of Telluride)

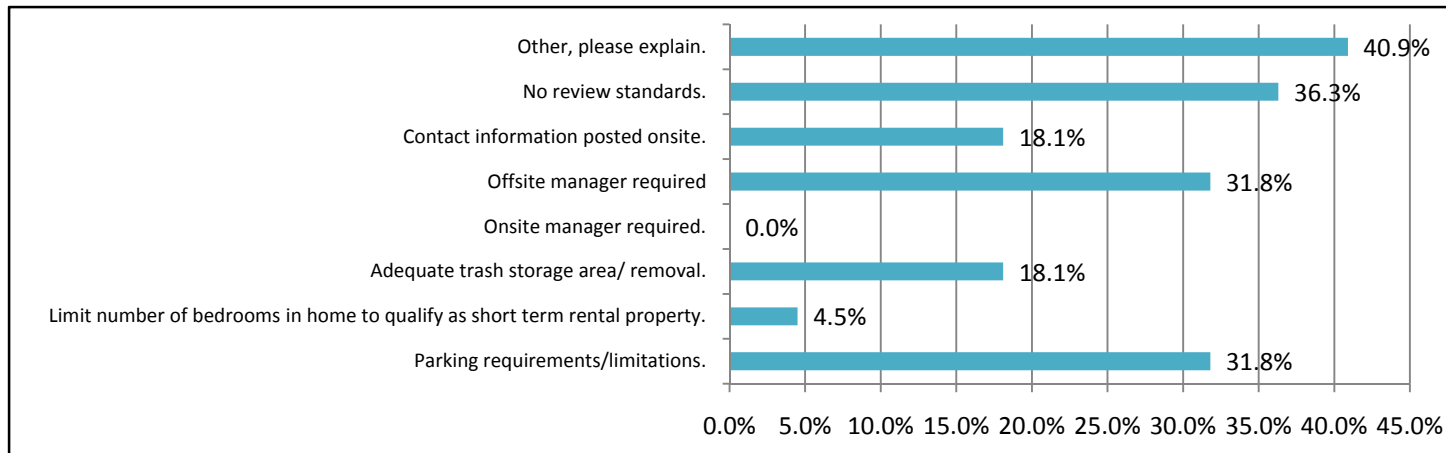
5. What type of review process is required for approval of a short term rental in your community?



**“other” answers:**

- Reviewed by Staff as part of business/sales tax license application; property must be within allowable overlay district. (Avon)
- It depends on the zone the rental is located in. As a general rule any Commercial or Commercial Transitional properties are handled administratively. Any other Zone requires a different process. (Town of Grand Lake)
- Typically administrative. In some zones it is a conditional use permit by review body. (Park City)
- No review process required as only allowed in existing approved accommodation units that are limited to certain zones. (City of Glenwood Springs)
- Business licensing and sales and excise taxes; also compliance by monitoring and affidavit. (Town of Telluride)

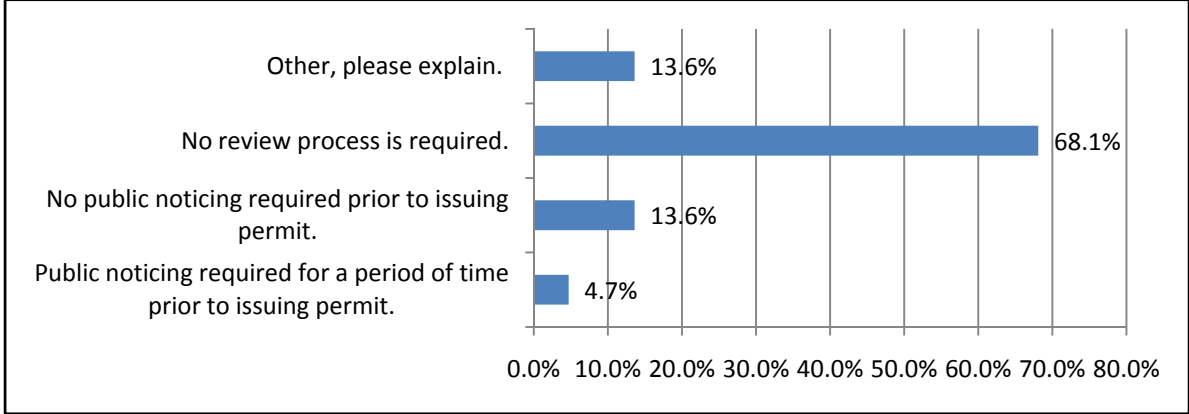
6. Which of the following items are included in the review standards for short term rentals in your community? (select all that apply)



“other” answers:

- Sales and Lodging Tax collection required (Town of Vail)
- The home is required to comply with our Development Code Sections 5.1 and 5.2 (Town of Estes Park)
- Local contact person within 15 minutes response time/snow storage on site/ “comment” letters from neighbors/ notification process to neighbors/ annual review of complaints/ possible Trustee review and conditions (Town of Grand Lake)
- DRB review and approval for project (Town of Mountain Village)
- Estes Valley Development Code Section 5.1.B at [www.estes.org](http://www.estes.org) describes the requirements. (Town of Estes Park)
- Wood burning stove instructions if applicable (Crested Butte)
- Building inspection required (Park City)
- Review for proper Zoning District (Town of Dillon)
- Regional contact mandated; business license number, street address and condo # mandated on all advertising including internet advertising. ( Town of Telluride)

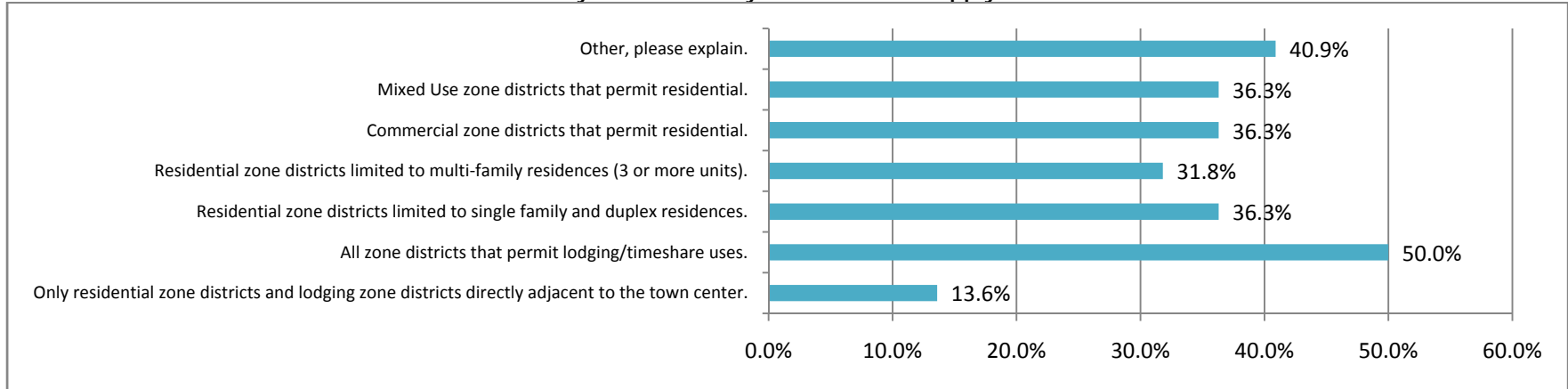
7. What type of neighborhood involvement, if any, is required as part of the short term rental review process?



“other” answers:

- Commercial Zones no notice prior/Other Zones certified letters with 15 day “comment” period (Town of Grand Lake)
- In some zones it is a conditional use (Park City)

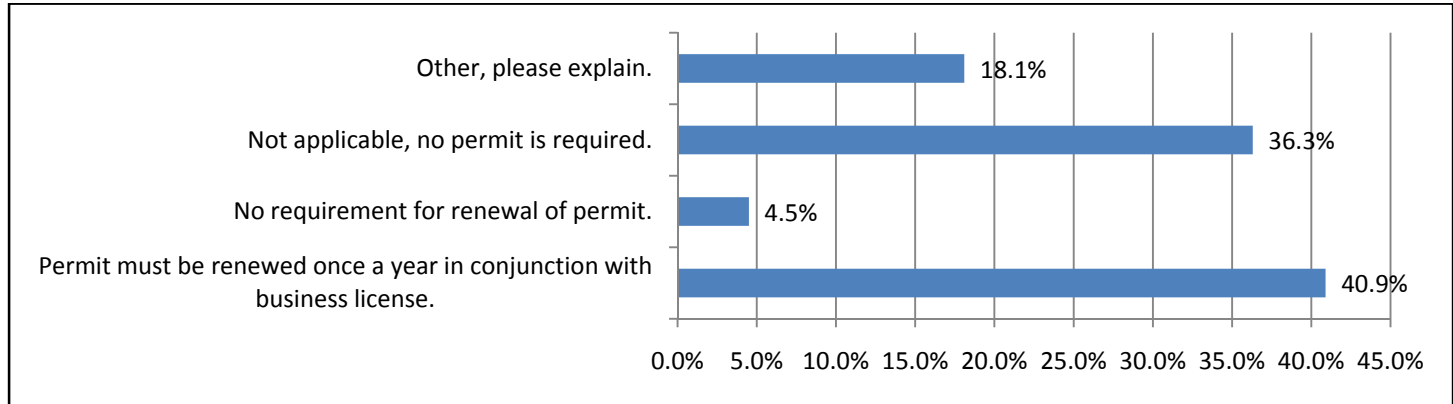
8. Which zone districts allow short term rentals in your community? Select all that apply.



“other” answers:

- Short term overlays and specific PUDs (Avon)
- No limitations (Breckenridge)
- Allowed in all zone districts where residential uses are permitted (Town of Vail)
- Allowed in Accommodations Zone District with no restrictions (Town of Estes Park)
- All zones but Industrial allow NR, but process is different depending on Zone (Town of Grand Lake)
- All residential zones with the exception of the mobile home district (Crested Butte)
- Residential Zones near resort (Park City)
- All zones (Town of Fraser)

9. How often is a permit for a short term rental required to be renewed? (if a permit is required)

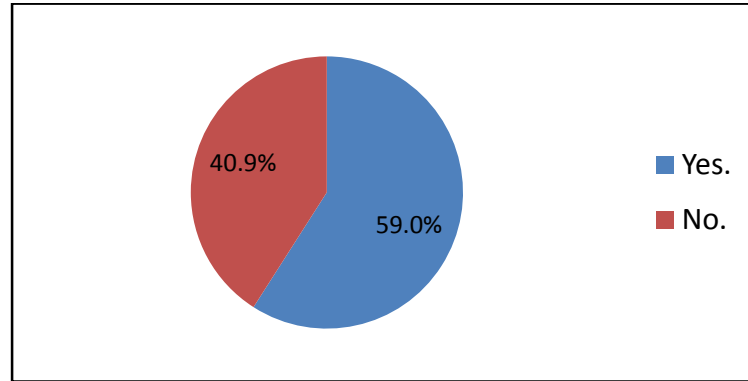


“other” answers:

- Renewed yearly on Jan. 1. NR license is in lieu of Business license. If property is in Commercial Zone and pays commercial property tax rates it can opt for a business license. (Town of Grand Lake)
- There is not permit outside of business license. (Town of Silverthorne)
- Annually. (Town of Mt. Crested Butte)



10. Has permitting short term rentals created any problems in your community, such as compliance issues?



11. If you answered yes above, what types of problems or issues have arisen?

- It has been difficult to identify short term rental and have them remit applicable taxes. VRBO listings do not list locations. Have had issues with number of guests, parking, running additional businesses out of homes, noise, neighborhood complaints. (Town of Estes Park)
- Originally there was a period of time where homeowners were not aware of the licensing, but most now know regulations and enforcement is much less time consuming. (Town of Grand Lake)
- Usually parking and neighbor complaints. (Town of Silverthorne)
- Trash, licensing, tax collection (Town of Mountain Village)
- Some homes are rented to more than the max. allowable number of guests. Noise and trash complaints also occur (Town of Estes Park)
- Few problems...most often issues with single family residences renting to more than one family at a time...but mostly very good (Town of Mt. Crested Butte)
- We have spent some time tracking down short term rentals through websites such as VRBO and it is a constantly changing population that requires attention. (Crested Butte)
- We have short term rentals that do not come in for a license. (Park City)
- Short-term renting without applying for a business/sales tax license; not collecting/remitting sales tax, excess trash, parking issues (Town of Silverthorne)

- Difficult to track compliance with limited staff and ease of renting online. Will be working with Summit County and Eye Street on finding those properties that do not obtain business license and remit sales and lodging taxes. (Town of Dillon)
- We have seen illegal use of residential properties as short term rentals, particular on vacation rental websites and have had to do enforcement. We proposed an ordinance with requirements to regulate, but no action was taken by the governing body. This continues to be problematic as it is difficult to discern the location of illegal short term rentals from website advertising and the City is currently not deriving sales tax from illegal rentals. (City of Glenwood Springs)
- Non-compliant VRBOs: no business license, no sales tax collection, etc. (Town of Fraser)
- Failure to lock trash containers (bears); transient nature of short term renters (don't know the culture/rules/neighbors); late night parties in residential neighborhoods; parking etc. (Town of Telluride)

## 12. Any additional comments?

- The illegal rentals cause(d) problems, but once short term rentals were allowed and permits issued problems were resolved. (Avon)
- The availability of short term lodging is a key goal of the Town of Vail. Very early on the town recognized the need to provide a wide range of lodging opportunities to our guests and visitors. Short term rentals fill a unique niche in the market that cannot be filled by hotel rooms alone. (Town of Vail)
- The Town also permits (no fee) vacation homes in the unincorporated Estes Valley through the development code. This began last year in an attempt to identify properties to ensure the collection of taxes for county and Local Marketing District and to provide the property owners with the regulations. (Town of Estes Park)
- As with any new program, public awareness is the major point to stress. Use every means available to you to get the word out about the program and have someone specific listed they can talk with or e-mail. (Town of Grand Lake)
- It allows more options for second home owners. Whether this negatively impacts the availability of long term rentals is debatable. It does have some potentially positive effects on hot bed generation in Town. (Crested Butte)
- The Town of Jackson does not allow for the rental of any residential properties outside of the lodging overlay for less than 30 days. (Town of Jackson)