

Short-Term Rental Property Ordinance Matrix

Credits: Colorado Association of Ski Towns, City of Fort Collins

City	Primary Residence	Non-Primary Residence	Tax Required	License Required	Neighbor Notification	Concentration Limit	Zoning Limitations	Fees	Occupancy Requirement	Other
Blue River	yes	yes	yes	yes, non-transferrable	no	not yet	no	\$200 first time; \$75 annually	none	In process of changing much of this.
Boulder	yes	no	yes	yes, non-transferrable	no	no	yes, determine occupancy limits	\$130 first time; \$105 for 4 year license	determined by zone	
Breckenridge	yes	yes	yes	yes, non-transferrable	no	no	none- unless deed restricted workforce housing, then prohibited	\$75 - \$175 annually	none	Single-Family Home - Special Conditions of License/BOLT License -Location Card posting requirement
Denver	yes	no	yes	yes, non-transferrable	no	no	no	\$25 annually		
Durango	yes	yes	no, no mention	yes, non-transferrable	yes, 300 foot radius	yes, by zone including total number and by block face	yes, only allowed in certain zones	\$750 first time	Site visit and inspection, property posted, parking requirements	
Estes Park	no	yes	yes	yes for in town with fee, operating permit for county with no fee	no	no	no	\$200 base fee plus \$50 per bedroom	2 per bedroom, plus 2 up to 8 total	The Town and County have a task force to examine the 8 limitation on larger homes and other regulations such as neighbor notification and limitation on number of vacation homes within the valley, etc.
Estes Park - outside Town, inside Estes Valley	Same as Town	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 Accommodations/Low Intensity and CD - Downtown Commercial	none	Same	
Frisco	yes		yes	yes	no	none	none	\$75 business license	none	None, we are working on a new ordinance to address notification, occupancy, and several other issues.
Georgetown	yes	yes	sales/lodging	yes, non-transferrable	yes	7% per town ward	no	\$500 first time; \$250 renewal	no	Local owner representative
Silverthorne	yes	yes	yes, business license	yes, business license	no	no	no	Business License fee is \$75	none	We really only require a business license. We have somebody that tracks Airbnb, VRBO, and Homeaway for rentals that have not obtained a business license. Other than that, we don't have other limits or restrictions for short term rentals at this time.
Snowmass Village	Yes	Yes	Yes	yes, non-transferrable	No	No	No	No	Yes, under the building code	Not permitted in employee housing units, without prior approval.
Telluride	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

Counties

Eagle County	No county-wide restriction; short-term rentals not allowed in price-capped deed-restricted units	No county wide restriction	If assessors'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 and mass transit tax. A sales tax license is not needed from the county. This is obtained from the State because the State of Colorado Department of Revenue collects all county and mass transit taxes.	A sales tax license is required through the State of Colorado. There are no business licenses in unincorporated Summit County	no	no	Not permitted in Deed Restricted Units	no	Per code, one person per 300 square feet	Not at this time

Out-of-state municipalities

Park City, UT	yes	yes	COMDEV does not have any enforcement.	yes, non-transferrable	yes, in cases of duplexes or if shared common areas/hallways exist between or within a building	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	Yes, 75 sq. ft per bedroom, at least 50sq ft of floor space per occupant (if more than 1)	Site visit and safety inspection
Ketchum, ID	yes	yes	yes	yes, business license	no	no	yes (CC, T & STO zones only)	no	Max 30 days/guest	no