

Short-Term Rental Property Ordinance Matrix- October 2017

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

City	Primary Residence	Non-Primary Residence	Tax Required	Tax Collected: By municipality or listing agency	License Required	Neighbor Notification	Concentration Limit	Zoning Limitations	Fees	Occupancy Requirement	Other
Avon	yes	yes	yes	yes	yes, non-transferrable	no	no	Short Term Overlay Districts - primarily town core	Annual Business License fee is \$75	none	Using Host Compliance to enforce: 4% sales tax & 4% lodging tax
Aurora	yes	no	yes	municipality	yes	no	no	yes, accessory to primary residence, no external evidence of business activity	\$39 fee	no	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, annually renewable	no	no on single-family, max. of 6 short-term rental allowed in multi-family buildings	no	\$35 annually, plus a \$150 safety inspection charge on initial license	none	Not permitted in employee housing units, Requires local representative
Beaver Creek	no	yes	yes	by BCRC	yes, annual Business License	no	no	no	\$200 annually	no	We are utilizing Host Compliance to find owners renting on their own who have not paid appropriate tax/assessment
Blue River	yes	yes	yes	Municipality	yes, non-transferrable	no	No	no	\$200 first time; \$75 annually	none	
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	Listing Agency	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	sales/lodging	AirBnB collects for their listings. Taxes remitted directly to the City by owner/manager in other cases.	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 and annual business license fees of approx. \$100	none	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 for in town with fee, operating permit for county with no fee	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	New regulations were adopted December 2016 and modified in March 2017. Additional modifications are being proposed for 2018.
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) tax license, STR license	Same	Same	yes, in all residential zones, A-1 Accommodations/Low Intensity and CD - Downtown Commercial	none	Same	
Fort Collins	yes	yes	yes	listing agency		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	parking requirements, owners only - not tenants, fee waiver for accessibility standards, self-certify, unit meets rental habitability standards
Fraser	no		yes		registration	no	no	no	\$150	no	Program implementation late 2017
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 license fee \$25, Special Use Permit fee \$450	no	Local owner representative
Golden	yes	yes - as "tourist homes"	yes	municipality	yes	yes, notice, neighborhood meeting, planning commission	no	yes, commercial and higher density residential zones		4 unrelated	

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
Vail	Yes	Yes	Yes sales/lodging		yes, business license	No	No	No	\$150 base fee plus \$12.75 or \$17 per unit	Yes, under the building code (residential)	Not permitted in employee housing units; Council considering additional regs on STRs such as requiring a local contact; Additional education efforts on life safety, noise, trash and parking

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
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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
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Out-of-state municipalities

Park City, UT	yes	yes	COMDEV does not have any enforcement.	Owner remits tax to State Tax Commission.	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
Jackson, WY	yes	yes	yes	Collected by state and by AirBnB	yes, a permit t	Yes, to neighbors within 300 ft.	no	yes, only allowed within the Lodging Overlay District or the Snow King Resort District	yes, \$100 for each residential short-term unit being permitted	Occupancy limited to less than 31 days	
Ketchum, ID	yes	yes	yes	As of Jan '18 tax collected by listing agency and remitted to City	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, non-transferrable	no	no	yes, only allowed in certain commercial zones	Business license fee - no \$45 plus \$4 per room	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.
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