

Short-Term Rental Property Ordinance Matrix-March 2019

Credits: Colorado Association of Ski Towns, GML, 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
Avon	yes	yes	yes	yes	yes, non-transferrable	no	no	Short Term Overlay Districts - primarily town core	Annual Business License fee is \$75
Aurora	yes	no	8% lodging tax	municipality	yes	no	no	yes, accessory to primary residence, no external evidence of business activity	\$39 fee
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		\$35 annually, plus a \$150 safety inspection charge on initial license
Beaver Creek	no	yes	yes	by BCRC	yes, annual Business License	no	no	no	\$200 annually
Blue River	yes	yes	yes	Municipality	yes, non-transferrable	no	No	no	\$200 first time; \$75 annually
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-transferrable	no	no	yes, determine occupancy limits	\$130 first time includes business license; \$105 for 4 year license renewal
Breckenridge	yes	yes	yes	municipality	yes, non-transferrable	no	no	none- unless deed restricted workforce housing, then prohibited	BOLT: \$75 - \$175 annually/Admin Fee: \$25-\$150 annually
Crested Butte	Yes	Yes	4.5% Lodging Sales Tax & 5% Vacation Rental Excise Tax The excise tax collected is used to fund affordable housing projects.	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, 100ft 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.	Yes. Restricted to permitted zones. Not allowed in deed restricted housing or accessory dwelling units that are required to be long term rentals.	Unlimited Vacation Rental License fee:\$750/year. Primary Residence License fee: \$200/year with a maximum of 60 nights of rental per year

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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-transferrable business license required	no	no	Yes. Allowed wherever residential uses are permitted, but additional limitations apply. See sections 11.7.1, 11.8.10, and 11.12.7.7 of the Denver Zoning Code.	Lodger's Tax License - \$50 biannually Business License application fee - \$25 upon application Business License - \$25 annually
Dillon	Yes	Yes	yes	State collected sales tax but lodgiing tax remitted to Town	yes, renew annually	no	no	no	\$50 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
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
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
Fort Collins	yes	yes	3.85% 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
Fraser	yes	yes	sales & lodging	do not self collect	registration	no	no	no	\$150
Frisco	yes	yes	yes	Municipality	yes	no	none	no	\$125 STR License application fee
Georgetown	yes	yes	sales/lodging		yes, non-transferrable	yes	7% per town ward	no	\$500 first time; \$250 renewal
Golden	yes- must be owner occupied to be licensed in residential zones	yes - as "tourist homes" no owner occupancy required	Sales and Use Tax	municipality	yes- \$200 for two years	No	Must meet regular occupancy restrictions- no more than 4 unrelated per unit.	Allowed in all, residential zoning districts must be owner occupied	\$200 for 2 year license, \$25 Sales and Use Tax license and remittance as required
Grand Lake	yes	yes	yes	Listing Agency	yes, renewable annually	yes	no	no	\$600 Annually

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Silverthorne	yes	yes	Yes. Annual STR license in addition to requirement to remit sales & lodging tax to the town.	Owners are responsible for collection/remittance of tax except for listings with Airbnb. VCA with Airbnb (effective 11/1/18). Sales & lodging tax due monthly to the Town of Silverthorne (Prior to 1/1/19 had been qtrly. Collection)	Yes, short term rental license issued to property owner. Non-transferable, renews annually on Dec. 1.	Only in case of duplex	No.	No.	Tiered fee: Studio \$100, 1 BR \$150, 2BR \$200, 3BR \$250 4BR+ \$300
Snowmass Village	Yes	Yes	Yes	AirBnB collects for their listings. Taxes remitted directly to the City in other cases.	yes, non-transferrable	No	No	No	No
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 for VHR permits	no	no	\$50 Sales Tax Fee (one time); \$500 VHR permit fee, \$75 annual renewal fee
Telluride	yes	yes	yes		yes	no	no	yes, restrictions in residential zone	\$165 base fee plus \$22 per bedroom
Vail	Yes	Yes	Yes sales/lodging	Prop. Owner or representative / booking agency remits taxes	yes Effective 3/1/19 STR Registration required per unit.	Yes, for Duplex neighbor only; proof of notification required	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)

Winter Park, CO	yes	yes	yes	Municipality	yes, non-transferrable	no	no	no	Annual business license fee of \$60
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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
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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 residential rental furnishings.	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 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. A sales tax license is required through the State of Colorado. A personal property tax declaration form must be submitted to the County Assessor.	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 3821 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 Initial CUP fee - \$350 (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
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Out-of-state municipalities

Park City, UT	yes	yes	COMDEV does not have any enforcement. All applicants need to provide state sales tax number	Owner remits tax to State Tax Commission.	yes, non-transferrable, annual business license	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 admin fee plus \$28.74/bedroom
Jackson, WY	yes	yes	yes	Collected by state and by AirBnB	yes, a permit	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

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
Moab, UT	no	no	yes	County and Airbnb	Yes, for each property owner	no	no	yes, only allowed in certain commercial zones	Business license fee - \$45 plus \$4 per room

Occupancy Requirement	Require 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
none	No	No	No	MuniRevs	http://www.avon.org/str	135	
no other than regular building and zoning code	No	No	No	STR Helper	Aurora STR FAQ	300	require license number in online ads, no limit on number of days or amount of premisis used in the activity, however, limit to a singular listing as part of being accessory to primary residence
none							Not permitted in employee housing units, Requires local representative
no	Yes	30 days	No	We are utilizing Host Compliance to find owners renting on their own who have not paid appropriate tax/assessment		1200	BCRC collects 5.35% Civic Assessment and .0096% Lodging Assessment for all STR
none	No	No	No	We utilize Hamari	www.colorado.gov/townofblueriver	148	
determined by zoning				1 dedicated FTE compliance officer, Host Compliance software beginning 2019	Boulder STR Code	900 licenses as of 12/31/2018	require license number in online ads, no advertising before obtaining license, must be principle residence, new ordinance to require annual certification being considered by council
none	Yes	60 minutes	Yes, STR Helper (970)-368-2044	Yes, STR Helper	www.townofbreckenridge.com/shortter	3781	All properties - Special Conditions of License/BOLT License -Location Card posting requirement/Advertisement Requirements Site safety inspection and on-site parking verification required.
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 four additional people or part thereof.	Yes	1 Hour	No. Complaints can be lodged via phone or email to the Vacation Rental Inspector at Town Hall	Short Term Rental Helper generates a monthly list of non compliant properties based on our list of licensed properties.	https://www.crestedbutte-co.gov/index.asp?SEC=0DA56E89-36E1-4A3A-8001-5F16483DEFCD&Type=B_BASIC	209 unlimited licences. 17 primary residence licenses	

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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 may 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	STR Business Licensing Homepage	3773 active listings, 2556 active licenses	
no	yes	no	yes	yes, STR Helper	yes, https://www.townofdillon.com/businessresources/dillon-short-term-rental-str	113	requires license number in ads, must submit parking and trash/recycling plans
none	Yes		No	HostCompliance, since 2017	http://online.encodeplus.com/regs/durango-co/doc-viewer.aspx#secid-273	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.
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 hours	Yes	Host Compliance	www.estes.org/businesslicensing	588 residential and 190 commercially zoned. The Town's cap for residential was met in May 2018 and the waiting list is at 37	New regulations were adopted December 2016 and modified in March 2017. Additional modifications are being proposed for 2019.
Same							
no	yes	Yes - 4 hours	no	Host Compliance	https://www.fcgov.com/shorttermrentals/faqs.php	643	parking requirements, owners only - not tenants, fee waiver for accessibility standards, self-certify, unit meets rental habitability standards
no	yes	one hour				120	Program implementation late 2017
2/BR plus 4, with option to apply for more upon inspection	No, "responsible agent" 24/7 with no local requirement	No	Not yet, but coming summer of 2019	STR Helper	Updated materials should be available by 4/1/19	900	New ordinance passed 1/8/19; New annual STR license term of 5/1-4/30; First STR license issued 5/1/2019
based on sq footage, must be posted 4 unrelated	Yes, within Clear Creek County				Georgetown STR Code		
	Yes, must provide emergency contact local		Yes, through STR Helper Consultant	STR Helper	www.cityofgolden.net/shorttermrentals	100 ish	New regulations adopted in 2018, enforcement in January 2019
none	yes	15 min	no	STR Helper			

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Max advertised occupancy =2/Bedroom + 2	Yes	7am -11pm (60 minutes) 11pm -7am (30 minutes)	Yes	Yes. STR Helper	https://www.silverthorne.org/town-services/finance-administrative-services/business-liquor-licenses	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.
Yes, under the building code	no	no	no	no		800 units. This does not include hotel rooms	Not permitted in employee housing units without prior approval.
1 per 200 sf; max 16	no	no	no	no	CDC Section 302.E.4 (http://steamboatsprings.net/246/Community-Development-Code)	171 active permits. Approx 2386 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.
none	no	no	no	yes	https://www.telluride-co.gov/DocumentCenter/View/260/short-term-rental-regs	547	Restrictions in Residential Zone : no more than 3 rentals per year, w aggregate not to exceed 29 days; implemented in 2011
Not permitted in employee housing units; more than three validated complaints in one year could cause revocation of registration for 2 years	Yes - Local contact within 60 minute distance required; Evidenced by copy of driver's license	60 min response time unless between 11pm and 7am, then 30 minute response time	Yes, contracted with STR Helper	STR Helper software helps internal staff manage compliance monitoring	https://www.vailgov.com/short-term-rentals	1650	Notorized affidavit required as part of the application for acknowledgement of life safety, noise, trash and parking regulations

none	no	no	no	LodgingRevs	no	349	We require a business license. We have contracted with LodgingRev's 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 regular zoning restrictions.
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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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2 persons per bedroom plus 4 additional occupants, or 1 person per 200 square feet of living area, whichever allows for a greater occupancy. Condominium buildings with interior egress corridors less than 44 inches wide and without a sprinkler system are further limited to 2 persons per bedroom plus 2 additional occupants, or 1 person per 200 square feet of living area, whichever allows for a greater occupancy.	Responsible agent required. Local residency not required for the agent. Responsible agent must be available 24 hours per day, 7 days per week, and must respond to complaints within 1 hour.	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
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)	www.parkcity.org/MunicipalCode	2150	Site visit and safety inspection prior to application
Limited to less than one calendar month	no	no	yes	Host Compliance		164	

Max 30 days/guest

no

no

no

no

no

no

<https://moab.municipal.codes/Code/5.67.010>

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.