

Vacation Rentals & Hotel Conversions

Hannah Klausman

Assistant Director

Community and Economic Development





Vacation Rental Background

- City of Glenwood Springs has permitted Vacation Rental Permits since 2012.
- Vacation Rental Moratorium implemented in 2019 due to rising impact concerns (ie: **Red Solo Cups**)
- Public Engagement and Research
Online Survey (500 Respondents, 20% were permit owners)
- Public Work Session
- Research (**CAST Matrix**)
- Moratorium ENDS before new regulations are adopted. Influx of speculative Vacation Rental Permits
- New Regulations Adopted

Short-Term Rental Property Ordinance Matrix

Credits: Colorado Association of Ski Towns, City of Fort Collins
Additional Information added by City of Glenwood Springs Staff

City	Primary Residence	Non-Primary Residence	Tax Required	Tax Collected: By municipality or listing agency	Vacation Rental Permit Required	Neighbor Notification	Concentration Limit	Parking Requirement	Zoning Limitations	Fees	Occupancy Requirement	Building Inspection	Other
GLENWOOD SPRINGS	Yes	Yes	Yes	Municipality	yes, non-transferable	No	No	None	No	One time \$110	none	none	ADU vacation rentals prohibited
Avon	Yes	Yes	Yes	Municipality	Only business license	no	no	None	Yes, Only in Overlay Zone Areas Not in FUD's unless specified	Business License fee only	none	none	
Blue River	yes	yes	yes		yes, non-transferable	no	not yet		no	\$200 first time; \$75 annually	none		in process of changing much of this.
Boulder	yes	no	yes		yes, non-transferable	no	no		yes, determine occupancy limits	\$130 first time; \$105 for 4 year license	determined by zone		
Breckenridge	yes	yes	yes	Municipality	yes, non-transferable	no	no		none- unless deed restricted work force housing, then prohibited	\$75 - \$175 annually , based on bedroom s One time Admin fee \$25-150	none	Authority to inspect units granted in license language.	Single-Family Home - Special Conditions of License/BOLT License -Location Card posting requirement
Crested Butte	Yes	Yes but restricted with total Cap.	yes		yes, non-transferable	yes, 100 foot property owners	yes, 30% cap of free market housing units for unlimited category. No limit for Primary Residence.	Over 10 Occupancy requires on site parking	yes, only allowed in certain zones	\$750 annually for Unlimited (two years paid in advance initially) \$200 Annually for	Only for Primary Resident License.	Yes	Max Occupancy of any property 10. Occupancy may be adjusted following physical inspection of the vacation rental property.
Denver	yes	no	yes		yes, non-transferable	no	no		no				
Durango	yes	yes	no, no mention		yes, non-transferable	yes, 300 foot radius	yes, by zone including total number and by block face	1 off street space required	yes, only allow				
Estes Park	no	yes	yes		yes for in town with fee, operating permit for county with no fee	no	588 Permit limit in Residential Zone Districts		no				
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)	Yes (100 foot)	Same		yes, in all reside Accommodator CD - Downtown				
Frisco	yes		yes		yes	no	none		none				
Georgetown	yes	yes	saleslodging		yes, non-transferable	yes, owners within 300 feet	7% per town ward		no				
Green Mountain Falls	Yes	yes	yes	Municipality	yes, non-transferable	Yes, owners within 150 foot radius	Maximum 60 permits for town, roughly 10% of housing stock.	On site parking plan required for occupancy indicated.					
Lyons	yes, min 9 months	no	yes	Municipality	yes- non transferable	no	no	Parking Plan submitted with application	yes, only allow				

Exhibit E Municipal Vacation Rental Matrix

EXHIBIT D. Leniency Scale of Municipal Regulations.

**Information pulled from multiple sources and is not comprehensive in each category.

ISSUE	RESTRICT	BALANCE	ENCOURAGE
Allowance & Limits	Not Allowed Morrison, CO Moab, UT (except at previously established) Teton County, WY	Allowed but Limited Crested Butte: 2 Categories, one primary residence with 60 night limit, and one limited to 30% housing stock Boulder/Denver/Lyons: Primary Residence Durango: 1/block face + zone limits Telluride: Zoning Limitations of frequency & duration Green Mountain Falls: 10% of Housing Stock (60) Georgetown: 7% of each ward housing units Estes Park: 588 permit limit	ALLOWED Snowmass Village Frisco Carbondale Aspen Silverthorne GLENWOOD SPRINGS: No limits by number or zoning
Fee	\$290 Annually and up Crested Butte: \$750 Annually Georgetown: \$500/\$250 Renewal Durango: \$750 Land Use Permit	\$75-200 Annually Blue River: \$200 one time/ \$75 renewal Breckenridge: \$175 annual/Admin fee \$51 Boulder: \$130/\$105 renewal Telluride: \$165 +\$22/bedroom annual Estes Park: \$200 +\$50/bedroom Lyons: \$175/ \$50 Renewal Clear Creek County: \$250 one time fee	Business License fee or less than \$50 annually Denver: \$25 annually Silverthorne/ Frisco/Avon/Aspen: Business License only GLENWOOD SPRINGS: One-time \$110, business license
Additional Tax	Excise Tax Funds Affordable Housing Crested Butte: Additional %5 tax Telluride: Additional %5 tax		
Building Inspection	Building Inspection every year with occupancy limits Georgetown: Annual Inspection Crested Butte: Inspection required to obtain permit and renewal.	Initial Building Inspection, affidavit upon renewal Estes Park: Initial Inspection Breckenridge: Inspection upon complaint, affidavit Durango: Inspection with Land Use Application Clear Creek County: Initial Inspection	No Building Inspection Vail: Self certify requirements Lyons: Affidavit self certifying safety standards Boulder: Life Safety Compliance verification form (Both of these Cities require Primary Res) GLENWOOD SPRINGS: No building inspection
Residency Requirement	Primary Residency Required Boulder Lyons: 9 month Residency required Telluride	Some Residency Requirements Crested Butte: No limit to Primary Residence Permits, Limit to Non Primary Residence Permits	No Residency Requirement Carbondale Aspen Frisco Snowmass GLENWOOD SPRINGS: No residency requirement
Violations	Revocation Georgetown: Revocation after 3 violations in 1 year Green Mountain Falls: 3 violations in 1 year Crested Butte: Violation penalty is revocation with 2 year suspension.	Fine Structure Breckenridge: Fine Structure and Temporary License Revocation 1st: Suspension 30 days, \$200 Fine in lieu 2nd: Suspension 60 days, \$500 Fine in lieu 3rd: Suspension 90 days, \$999 Fine in lieu	Basic Municipal Fine Structure Telluride GLENWOOD SPRINGS: up to \$1,000 penalty, revocation of permit possible



1. Permit Fee

Increase Permit application fee to \$300 and a \$150 renewal fee for two-year permit.

2. Building Inspections and Occupancy

Require building inspection at time of application and at time of renewal with occupancy limit.

3. Multifamily Building Limitations

Reduce the percentage of units that can be vacation rentals in a single-owner multifamily building to 10%. Previously 25%.

4. Numerical Limits

5% Numerical cap on Short-Term Rentals City Wide (198)

18% Numerical cap in General Improvement District (30)

250-foot buffer distance between permit properties

5. Violations and Penalties

Implement schedule of a fine of \$250 for the first offense, \$500, \$750, and \$1,000 for each subsequent offense. Three offenses equals revocation of permit.

6. Neighborhood notification

All new short term rental permits must provide notice to 300 foot property owners.



Permit Caps

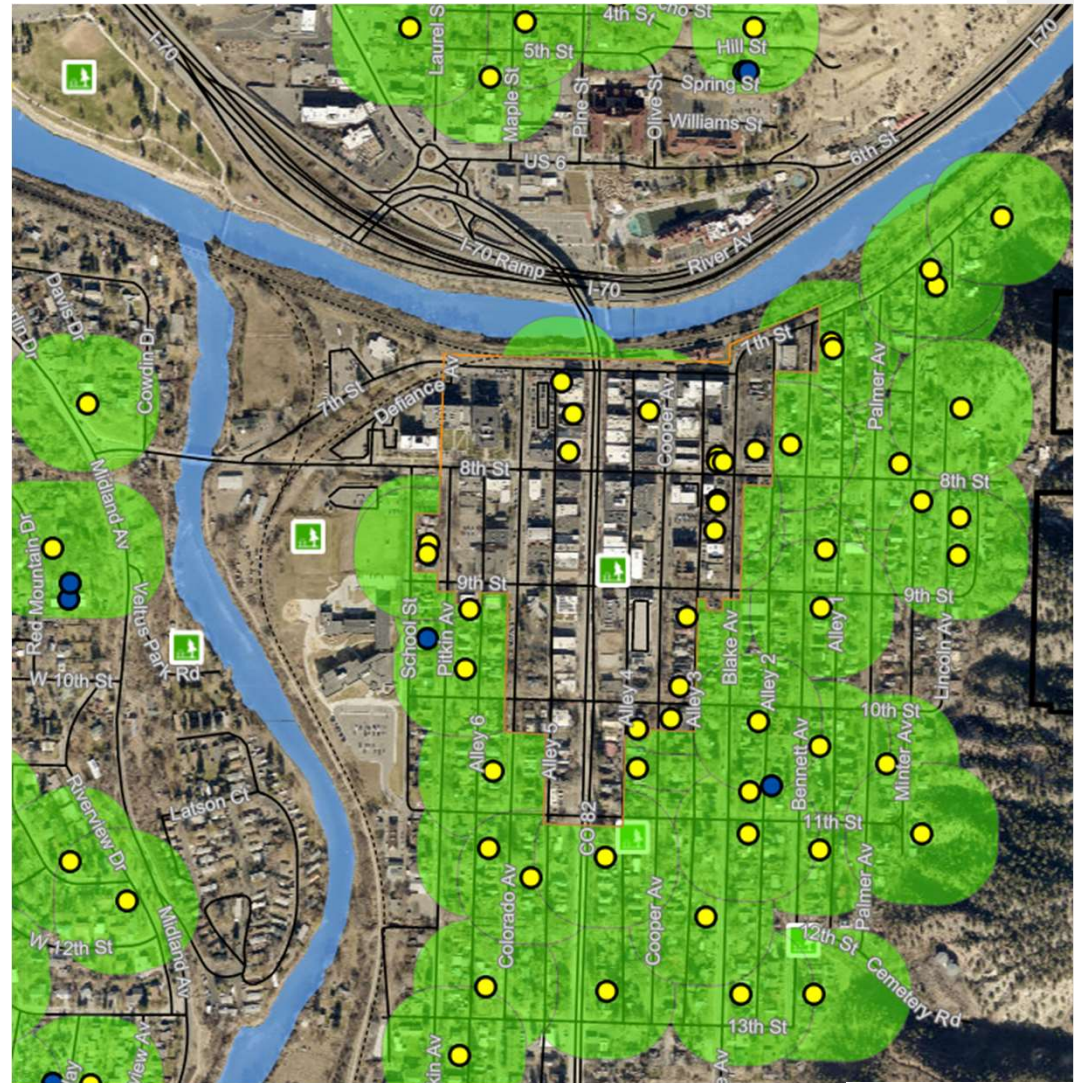
The 2019 regulations placed a total cap on the number of permits issued citywide. Caps were designated for areas within the GID and outside the GID. Existing permits and total capacity for GID and non-GID areas shown below.

Permit Caps 2020-2021				
	Existing Permits	Cap Limit	Cap Number	Current Capacity %
Within GID	17	18% of total free market units within GID*	30*	54%
Outside GID	81	5% of total free market units citywide**	198**	40%
Citywide	98	18% of GID + 5% of non-GID	228***	43%

- *Based on 172 free market units in GID from 2020 Garfield County information.
- **Based on 3,974 free market units citywide from 2019 demographer information.
- ***GID Short Term Rental Permits do not count towards the total permit number

Distance Buffer

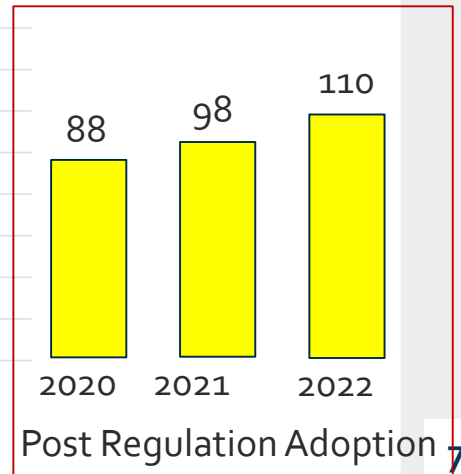
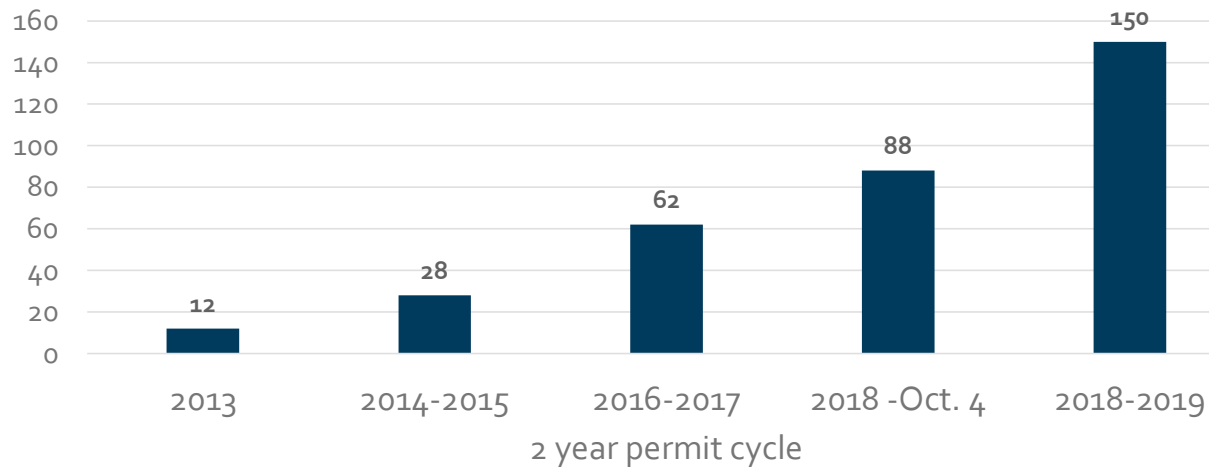
- 250-foot buffer between Short Term Rental permits
- Does not apply in General Improvement District (Downtown Core)
- Does not apply to Accessory Tourist Rentals (blue dots)



Vacation Rental Growth

2 year Permit Cycle	Short Term Rentals	Accessory Tourist Rentals	Total permits
2013	12		12
2014-2015	28		28
2016-2017	58	4	62
2018 -Oct. 4	75	13	88
2018-2019	135	22	157
2022	98	12	110

Total permits



Post Regulation Adoption 7



CITY OF
GLENWOOD
SPRINGS
COLORADO

Next crazy idea...

HOTEL CONVERSIONS

Hotel Conversions

The Need:

Great need for seasonal medium-term housing by local employers.

The Opportunity:

Aging Hotel properties with underperforming occupancy.

The Challenge:

Interest from developers to convert older Hotels in town faced too many challenges to be feasible including:

- Parking and open space compliance was prohibitive
- System Improvement fees for conversion significant
- No category for extended stay



The Solution (we hope)

- Add Extended Stay category
- Provide site feature flexibility in exchange for affordability deed restriction.

070.030.020 - Table of Allowed Uses.

Use Category	Use Type	RR	RL	RM1	RM2	RH	RT	M1	M2	M3	CO	RE	I1	I2	IN	HP	Use Specific Standard	Required Min. Parking
Lodging Facilities	Accessory tourist rental	P	P	P	P	P	P	P	P	P	P	P				P	070.030.030(e)(7)	Per residential use standards
	Bed and breakfast	S	S	S	S	P	P	P	P	P	P	P				S	070.030.030(e)(8)	1 space per guest room, plus 1 space for the owner/manager
	Boarding house					S	S	P	P	P	P	S				S		1 space per guest room, plus 1 space for the owner/management
	Hotel, motel, hostel, or lodge						S	P	P	P	P	P				S		1 space per guest room
	Short-term rental	P	P	P	P	P	P	P	P	P	P	P				P	070.030.030(e)(9)	Per residential use standards
	<u>Extended stay hotel</u>						<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>					<u>070.030.030(e)(10)</u>	<u>1 space per guest room</u>



Hotel Conversion Paths

	MULTI-FAMILY RESIDENTIAL	EXTENDED STAY HOTEL
LEASE LENGTH	More than 180 days	180 days or less
APPROVAL	Planning & Zoning Commission Approval	Building Permit
COMMON OPEN SPACE REQUIREMENT	Exempt when footprint remains same	N/A
DEED RESTRICTIONS	Per 070.045 pending # of units	35% of units at 100% AMI
SYSTEM IMPROVEMENT FEES	Assessed per use (higher than hotel)	Same as previous use due to categorization as hotel.
PARKING	1.5 per unit plus 1 guest per 5 units	Same as previous hotel use 1 space per guest room
KITCHENS	Standard Residential	Individual Kitchenette Two Sinks ¾ Bathroom



CITY OF
GLENWOOD
SPRINGS
COLORADO

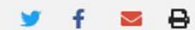
Next Steps...

RFTA set to purchase Rodeway Inn motel in West Glenwood for worker-housing project

Closing on the deal is expected by mid-November

News [FOLLOW NEWS](#) | October 14, 2022

John Stroud [FOLLOW](#)
jstroud@postindependent.com



The Rodeway Inn located north and west of downtown Glenwood Springs.

Chelsea Self/Glenwood Springs Post Independent

The Roaring Fork Transportation Authority Board on Thursday formally approved the purchase of the Rodeway Inn property in West Glenwood for \$4.88 million for conversion into employee housing units.