

Short-Term Rental Property Ordinance Matrix-March 2019  
Credits: Colorado Association of Ski Towns, CML, 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	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)	Web link to STR ordinance/regulations	Number of listings (Approx.)	Other
Avon	yes	yes	yes	yes	yes, non-transferable	no	no	Short Term Overlay Districts - primarily town core	Annual Business License none fee is \$75	none	No	No	No	MuniRev	<a href="http://www.avon.org/str">http://www.avon.org/str</a>	135	
Aurora	yes	no	8% lodging tax	municipality	yes	no	no	yes, accessory to primary residence, no external evidence of business activity	\$39 fee	no other than regular building and zoning code	No	No	No	STR Helper	<a href="#">Aurora STR FAQ</a>	300	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 BCR	yes, annual Business License	no	no	no	\$200 annually		Yes	30 days	No	We are utilizing Host Compliance to find owners renting on their own who have not paid appropriate fee/assessment		1200	BCRC collects 5.35% Cost Assessment and .0066% Lodging Assessment for all STR
Blue River	yes	yes	yes	Municipality	yes, non-transferable	no	No	no	\$200 first time; \$75 annually	none	No	No	No	We utilize Homari	<a href="http://www.colorado.gov/townofblueriver">www.colorado.gov/townofblueriver</a>	148	
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-transferable	no	no	yes, determine occupancy limits	\$130 first time includes business license; \$105 for 4 year license renewal	determined by zoning				1 dedicated FTE compliance officer, Host Compliance software beginning 2019	<a href="#">Boulder STR Code</a>	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
Breckenridge	yes	yes	yes	municipality	yes, non-transferable	no	no	none, unless deed restricted workforce housing, then prohibited	BOLT: \$75 - \$175 annually/AirBnB Fee: \$25 - \$150 annually	none	Yes	60 minutes	Yes, STR Helper (970) 368-2044	Yes, STR Helper	<a href="http://www.townofbreckenridge.com/shortterm">www.townofbreckenridge.com/shortterm</a>	3781	All properties - Special Conditions of License/BOLT License-Location Card posting requirement/Advertisement Requirements
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.	\$750/year. Primary Residence License fee: \$200/year with a maximum of 60 nights of rental per year.	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.	<a href="https://www.crestedbutte.co.gov/index.asp?SEC=0DA56E89-30E1-4A3A-B001-8F14B3DEFCD&amp;Type=B_BASIC">https://www.crestedbutte.co.gov/index.asp?SEC=0DA56E89-30E1-4A3A-B001-8F14B3DEFCD&amp;Type=B_BASIC</a>	209 unlimited licenses. 17 primary residence licenses	Site safety inspection and on-site parking verification required.
Denver	yes	no	lodging tax: 10.75% occupational privilege tax: \$4/month	AirBnB collects for their listings. Taxes remitted directly to the City by business personal property tax and/or sales tax if applicable	yes, lodger's tax id license and non-transferable 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	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, 2566 active licenses	
Dillon	Yes	Yes	yes	State collected sales tax but lodging tax remitted to Town	yes, renew annually	no	no	no	\$50 annually	no	yes	no	yes	yes, STR Helper	yes, <a href="https://www.townofdillon.com/business-resources/dillon-short-term-rental-4/">https://www.townofdillon.com/business-resources/dillon-short-term-rental-4/</a>	113	requires license number in ads, must submit parking and trash-hauling plans
Durango	yes	yes	sales/lodging	AirBnB collects for their listings. Taxes remitted directly to the City by owner/manager in other cases.	yes, non-transferable	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	Yes			Host Compliance, since 2017	<a href="http://online.encodeplus.com/reg/sdu-rango-co/durango-asp?seid=273">http://online.encodeplus.com/reg/sdu-rango-co/durango-asp?seid=273</a>	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.
Estes Park	no	yes	yes	yes for in town with fee, operating permit for county with no fee	yes, STR license	yes	no	no	\$200 base fee plus \$50 per bedroom for properties inside Town limits	2 per bedroom, plus 2 up to 8	Yes	30 Minutes - May be changed to 1 hours	Yes	Host Compliance	<a href="http://www.estes.org/businesslicensing">www.estes.org/businesslicensing</a>	588 residential and 190 commercially zoned. The Town's cap for residential was met in May 2018 and the waiting list is...	New regulations were adopted December 2016 and modified in March 2017. Additional modifications are being proposed for 2019.
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)	no	Same	Same	yes, in all residential zones, A-1 Accommodations/Low Intensity and CD - Downtown Commercial	none	Same							
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&B's up to 6 bed/non-primary only in zones that allow B&B, motels	\$150, annual renewal is \$150	no	yes	Yes - 4 hours	no	Host Compliance	<a href="https://www.lcgov.com/shorttermrentals">https://www.lcgov.com/shorttermrentals</a>	643	parking requirements, owners only - not tenants, fee waiver for accessibility standards, self-certify, unit meets rental habitability standards
Fraser	yes	yes	sales & lodging	do not self collect	registration	no	no	no	\$100	no	yes	one hour		120			Program implementation late 2017
Frisco	yes	yes	yes	yes	yes	none	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	yes, non-transferable	yes	7% per town ward	no	\$500 first time; \$250 renewal \$200 for 2 year license, \$25 Sales and Use Tax license and remittance as required	based on sq footage, must be coded 4 unrelated	Yes, within Clear Creek County. Yes, must provide emergency contact local		Yes, through STR Helper Consultant	STR Helper	<a href="http://www.cityofgeorgetown.net/shorttermrentals">www.cityofgeorgetown.net/shorttermrentals</a>	100 ish	New regulations adopted in 2018, enforcement in January 2019
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									
Grand Lake Silverthorne	yes	yes	yes	Yes. Annual STR license in addition to requirement to remit sales & lodging tax to the town.	yes, renewable annually	Yes, short term rental license issued to property owner. Non-transferable, renews annually on Dec. 1.	Yes Only in case of duplex	No.	\$600 Annually Titled fee - \$100 - 1 BR \$150, 2BR \$200, 3BR \$250 4BR+ \$300	none Max advertised occupancy >2/bedroom + 2	Yes	15 min 7am -1pm (60 minutes) 11pm -7am (30 minutes)	Yes	STR Helper Yes, STR Helper	<a href="https://www.silverthorne.org/town-services/finance-administrative-services/business-liquor-licenses">https://www.silverthorne.org/town-services/finance-administrative-services/business-liquor-licenses</a>	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.
Snowmass Village	Yes	Yes	Yes	yes (Sales & Lodging)	yes, non-transferable	No	No	No	No	Yes, under the building code							Not permitted in employee housing units without other approval. 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.
Steamboat Springs	yes	yes	Yes (Sales & Lodging)	Municipality	Sales Tax License Required, VHR permit required for single family homes and duplexes in most town districts	yes for VHR permits	no	no	\$50 Sales Tax Fee (one time); \$500 VHR permit fee, \$75 annual renewal fee	1 per 200 sq. max 16	no	no	no		<a href="http://steamboat302.e4.com/multi-Development-Code">http://steamboat302.e4.com/multi-Development-Code</a>	171 active permits. Approx 2386 listings in area.	
Telluride	yes	yes	yes	yes	yes	no	no	yes, restrictions in residential zone	\$165 base fee plus \$22 per bedroom	none	no	no	no	yes	<a href="https://www.telluride-co.gov/DocumentCenter/View/260/short-term-rental-regs">https://www.telluride-co.gov/DocumentCenter/View/260/short-term-rental-regs</a>	547	Restrictions in Residential Zone : no more than 3 rentals per year, w aggregate not to exceed 29 days, implemented in 2011
Vail	Yes	Yes	Yes sales/lodging	Prop. Owner or registered sales / 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	leased fee structure-- \$150 per unit for unmanaged properties, \$10 per unit for managed units, \$5 per unit for condo/ managed units (24hr front desk)	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	<a href="https://www.vailgov.com/short-term-rentals">https://www.vailgov.com/short-term-rentals</a>	1650	Notorized affidavit required as part of the application for acknowledgement of life safety, noise, trash and parking regulations

Wester Park, CO	yes	yes	yes	Municipality	yes, non-transferable	no	no	no	no	no	Annual business license fee of none \$60	no	no	no	Lodging/None	no	We require a business license. We have contracted with LodgingHero'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 review restrictions.
Counties																	
Eagle County	No county-wide restriction; short-term rentals not allowed in price-capped deed-restricted units.	No county wide restriction	If assessor'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, must be transacted in person 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.	Sales tax is collected through the State Department of Revenue. 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 3621 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 - \$300 (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	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	
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-transferable, 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	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)	<a href="http://www.parkcity.org/Accommodations">www.parkcity.org/Accommodations</a>	2150	Site visit and safety inspection prior to application
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	Limited to less than one calendar month	no	no	yes	Host Compliance	yes	164	
Ketchum, ID	yes	yes	yes	As of Jan '18 tax collected by listing agency and assessed by the County and Airbnb	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, for each property owner	no	no	yes, only allowed in certain commercial zones	Business license fee - \$45 plus \$4 per room	no	no	no	no	no		<a href="https://moab.municipal.codes/Code/5.67.010">https://moab.municipal.codes/Code/5.67.010</a>	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.