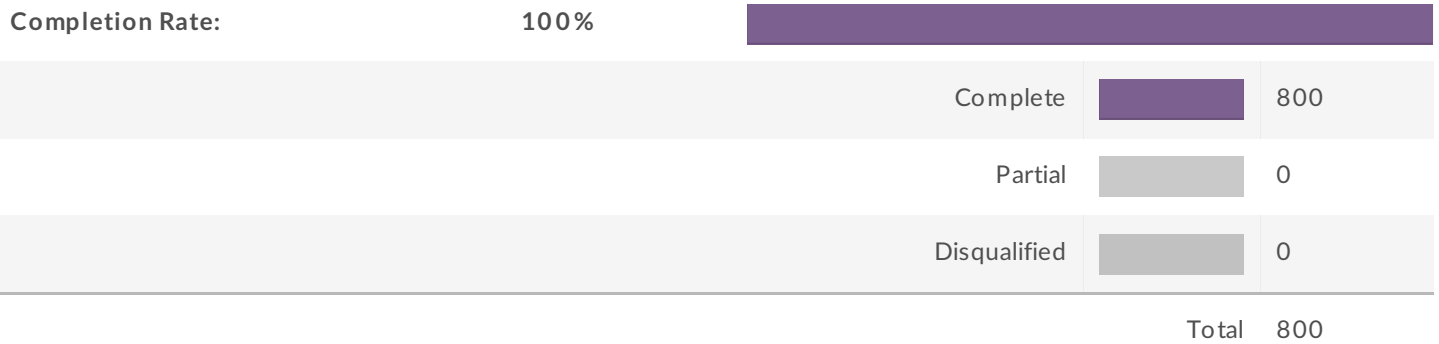
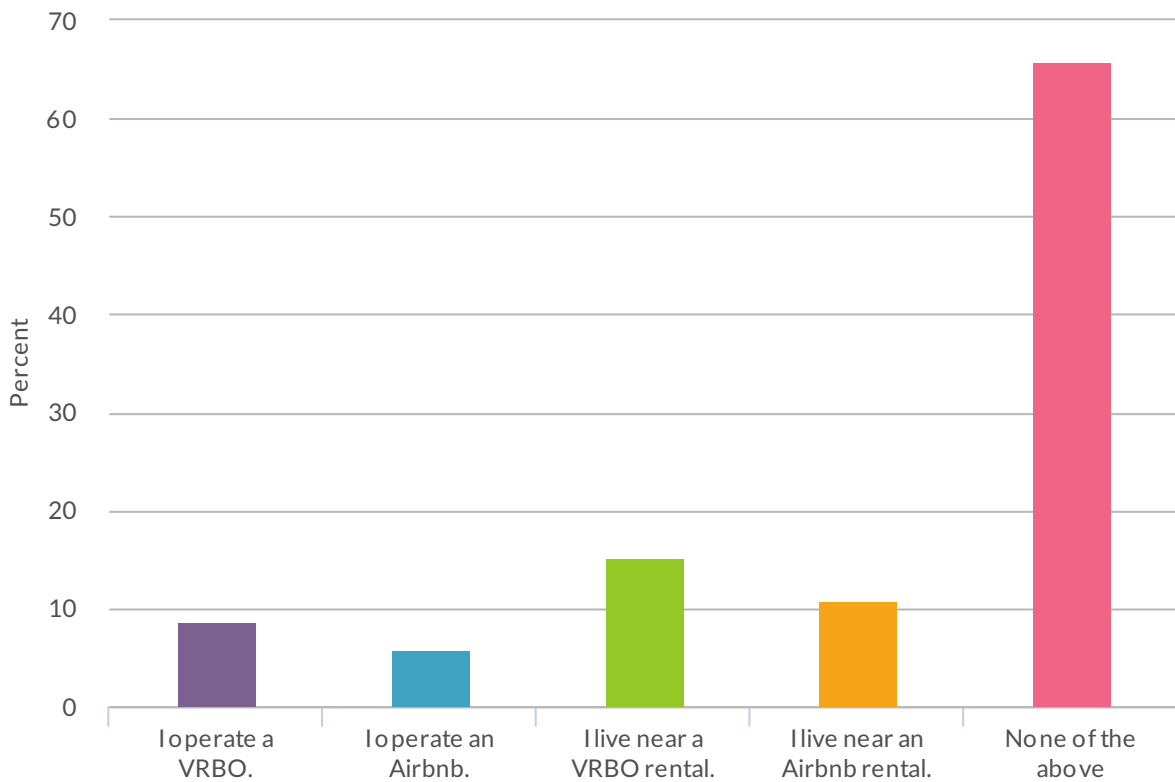


Report for VRBO/Airbnb Survey

1. Response Counts



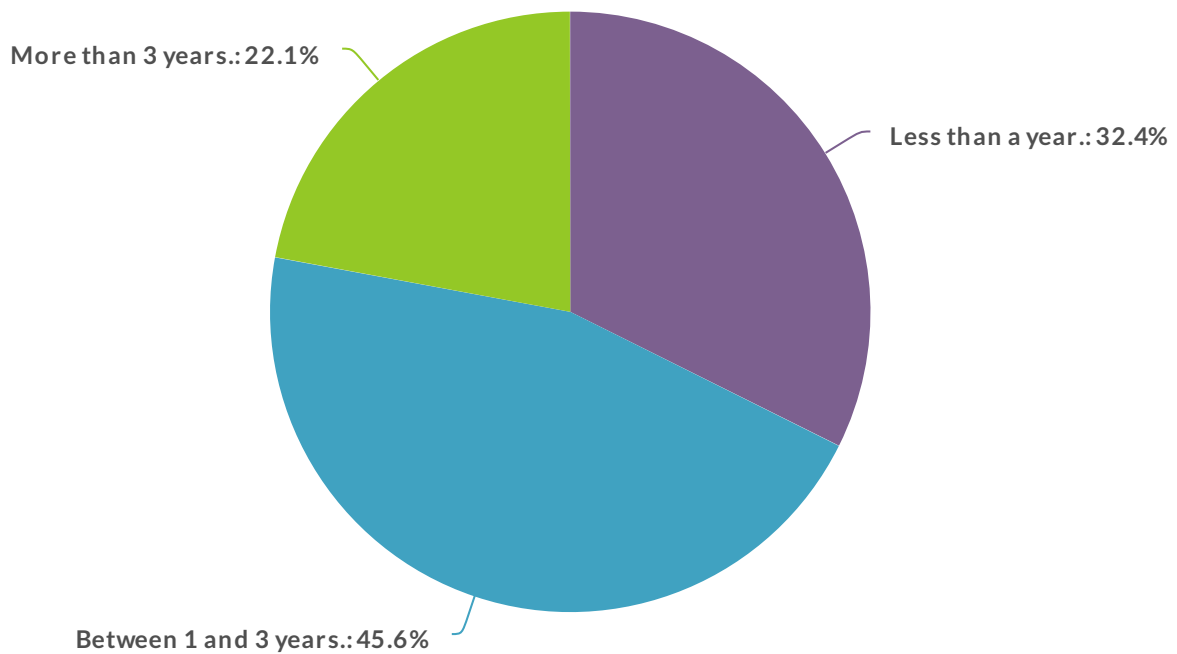
2. Which of the following best describes your interest in this topic?



Value	Percent	Count
I operate a VRBO.	8.7%	68
I operate an Airbnb.	5.9%	46

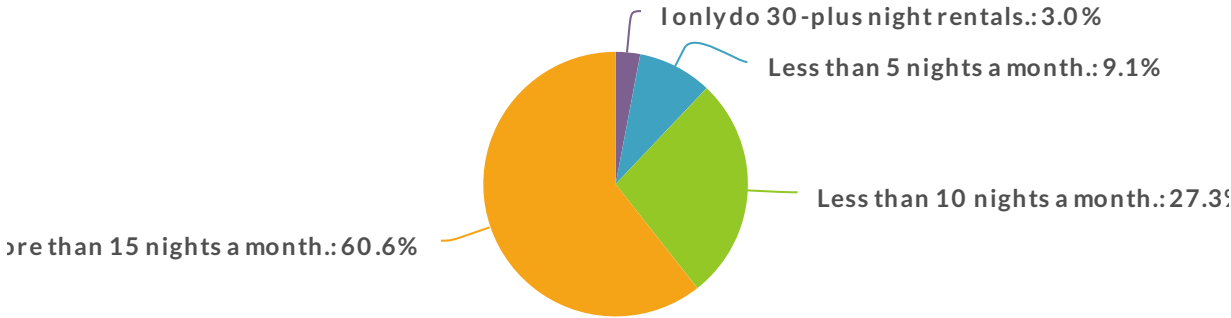
Value	Percent	Count
I live near a VRBO rental.	15.1%	119
I live near an Airbnb rental.	10.9%	86
None of the above	65.9%	518

3. How long have you operated your VRBO:



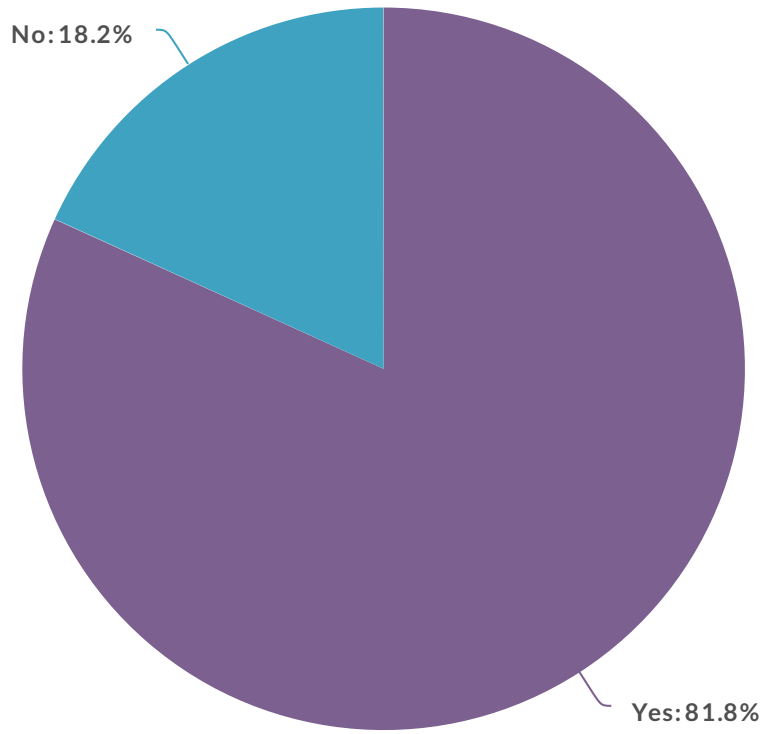
Value	Percent	Count
Less than a year.	32.4%	22
Between 1 and 3 years.	45.6%	31
More than 3 years.	22.1%	15
Total		68

4. On average, how many nights a month is your VRBO occupied:



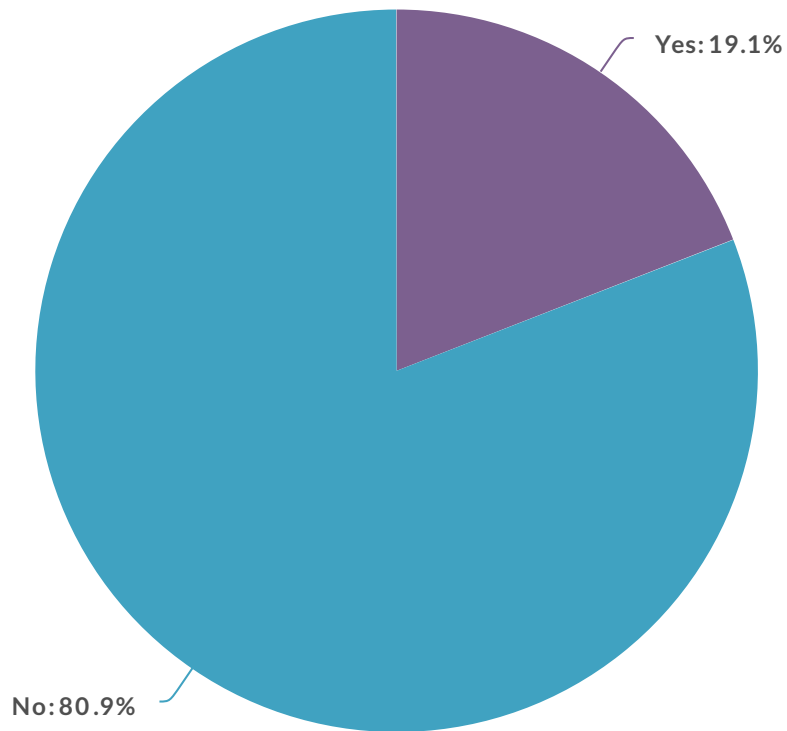
Value	Percent	Count
I only do 30-plus night rentals.	3.0%	2
Less than 5 nights a month.	9.1%	6
Less than 10 nights a month.	27.3%	18
More than 15 nights a month.	60.6%	40
Total		66

5. Do you have a sales tax license:



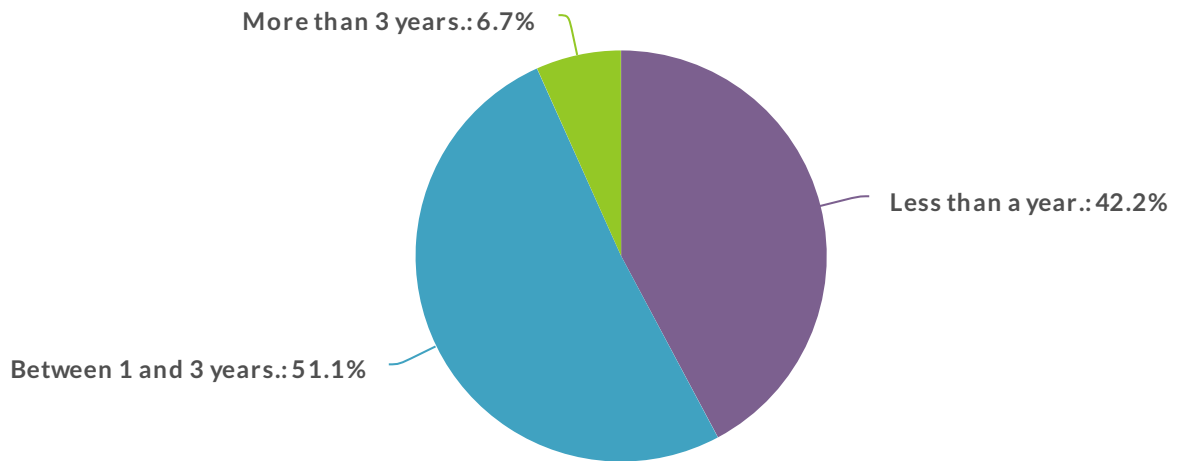
Value	Percent	Count
Yes	81.8%	54
No	18.2%	12
Total		66




6. Do you own/operate more than 1 VRBO:



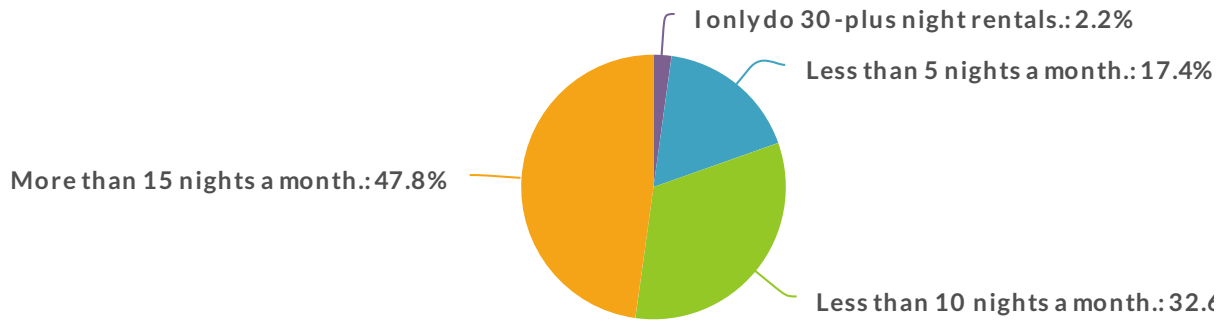
Value	Percent	Count
Yes	19.1%	13
No	80.9%	55
Total		68

7. How long have you operated your Airbnb:



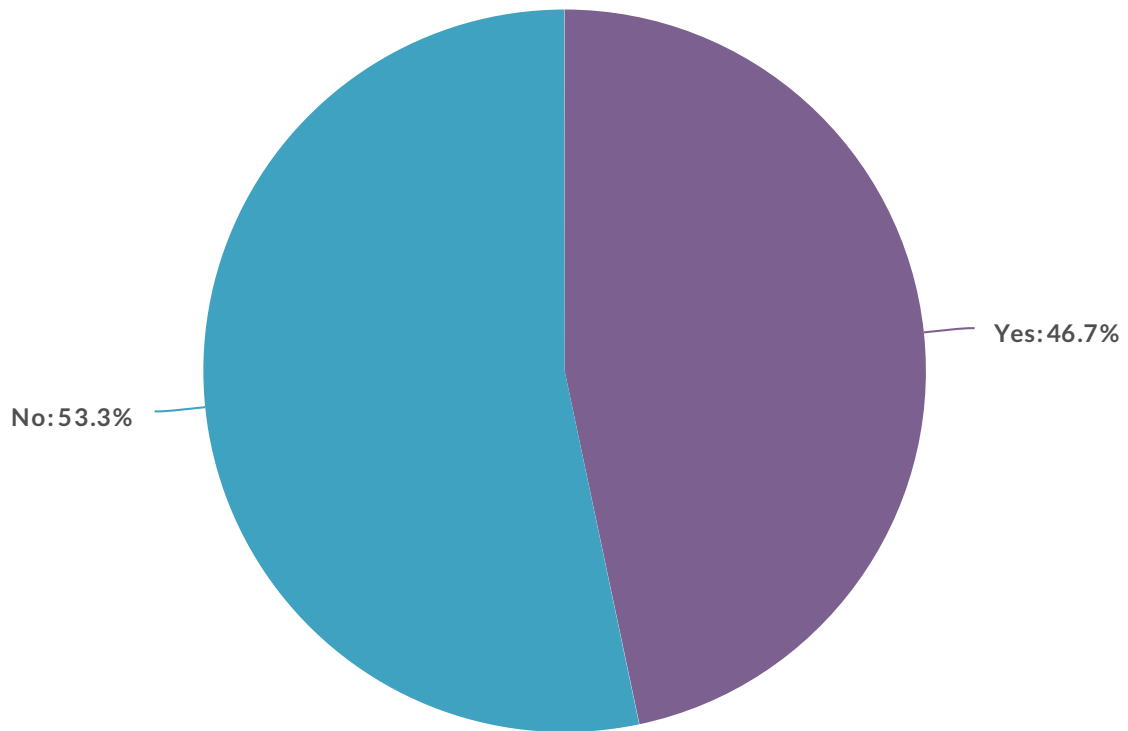
Value	Percent		Count
Less than a year.	42.2%		19
Between 1 and 3 years.	51.1%		23
More than 3 years.	6.7%		3
Total			45

8. On average, how many nights a month is your Airbnb occupied:



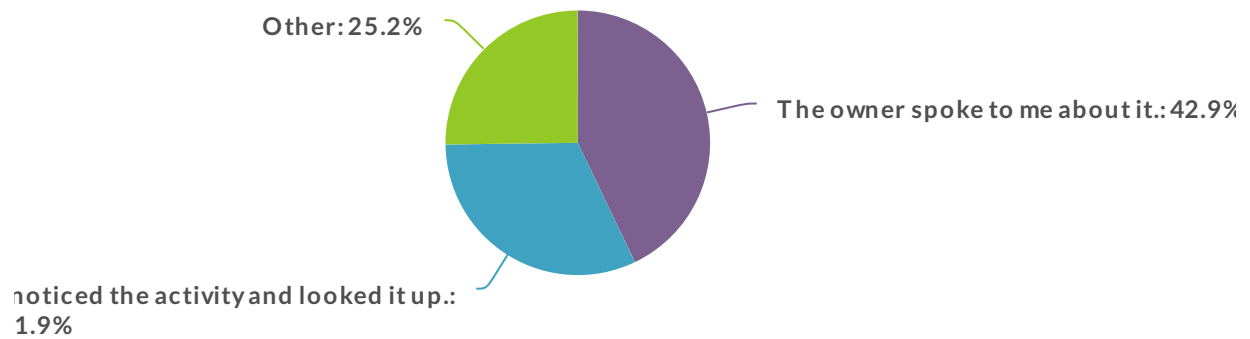
Value	Percent	Count
I only do 30-plus night rentals.	2.2%	1
Less than 5 nights a month.	17.4%	8
Less than 10 nights a month.	32.6%	15
More than 15 nights a month.	47.8%	22
Total		46

9. Do you have a sales tax license:



Value	Percent	Count
Yes	46.7%	21
No	53.3%	24
Total		45

10. How did you become aware there was a VRBO near you:

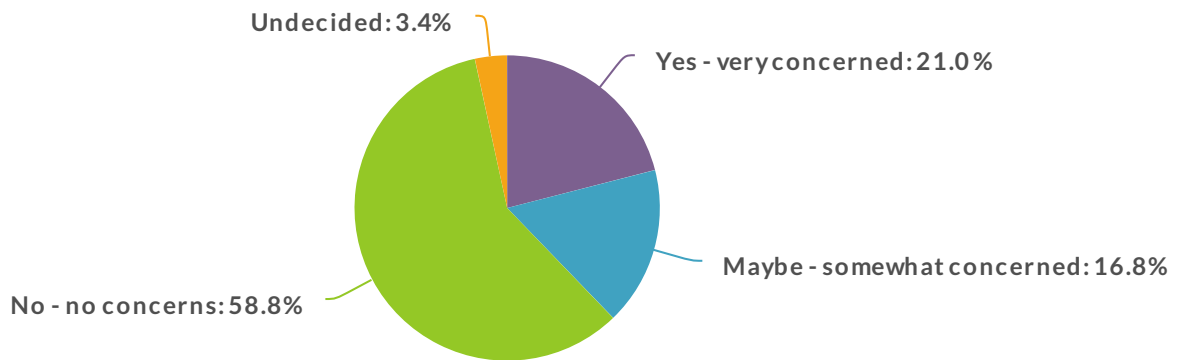


Value	Percent	Count
The owner spoke to me about it.	42.9%	51
I noticed the activity and looked it up.	31.9%	38
Other	25.2%	30
Total		119

Other	Count
Another neighbor told me	1
Checked the sites for places near by for out of town guests	1
Heard from other neighbors that it had become a VRBO	1
I found it online	1
I have looked up and stayed in VRBO and Airbnb rentals in town	1
I looked it up just to know.	1
I utilize Airbnb and VRBO when I travel and was curious what FTC offered so I searched it. I also have considered doing this myself	1
Total	27

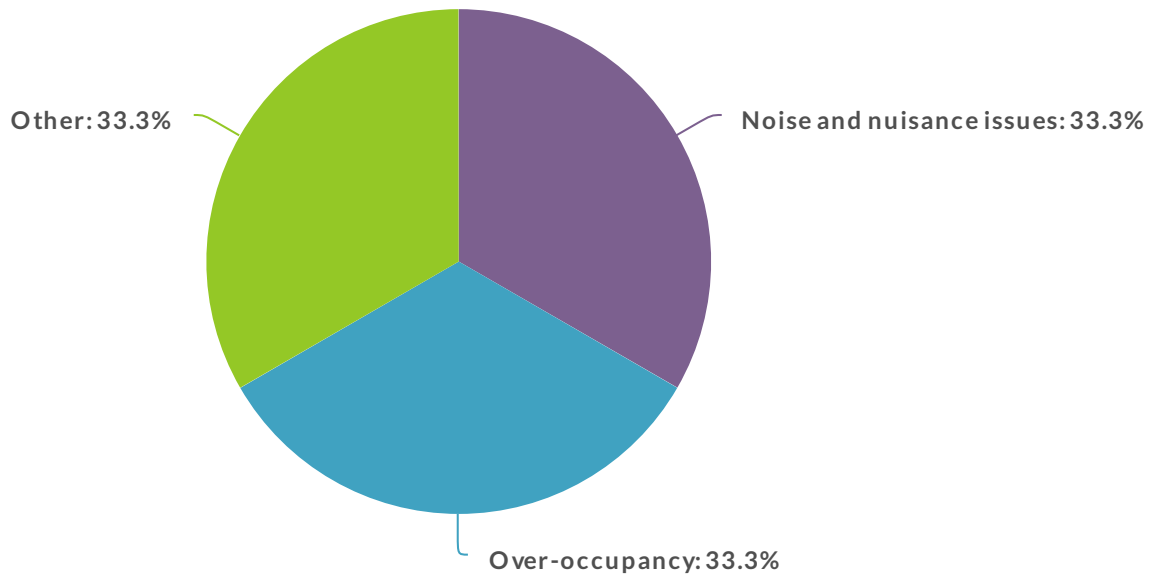
Other	Count
I wanted a VRBO in this area	1
I was looking for a rental in town	1
Just looking around the website.	1
Neighbor informed me	1
Neighbor inquired and told me about it.	1
One of the short-term tenants informed me	1
Online	1
Rented the unit when I had visitors in town	1
Search prompted by this survey.	1
The neighbors next to the VRBO told us about a disturbance at the house.	1
Viewed vrbo website and looked for rentals in my area	1
Wondered when this trend was finally going to reach Fort Collins. Have been traveling the world this way for years.	1
a neighbor informed me	1
another neighbor informed me	1
i saw it on VRBO	1
looking for local short term rentals in old town	1
neighbor pointed it out	1
no one told us anything - we asked one of the renters what was going on	1
one owner told me of hers, another I heard from the renter	1
the "cleaning lady" for the property told me when i asked her	1
Total	27




11. Do you have concerns with having a VRBO near you:



Value	Percent	Count
Yes - very concerned	21.0%	25
Maybe - somewhat concerned	16.8%	20
No - no concerns	58.8%	70
Undecided	3.4%	4
Total		119

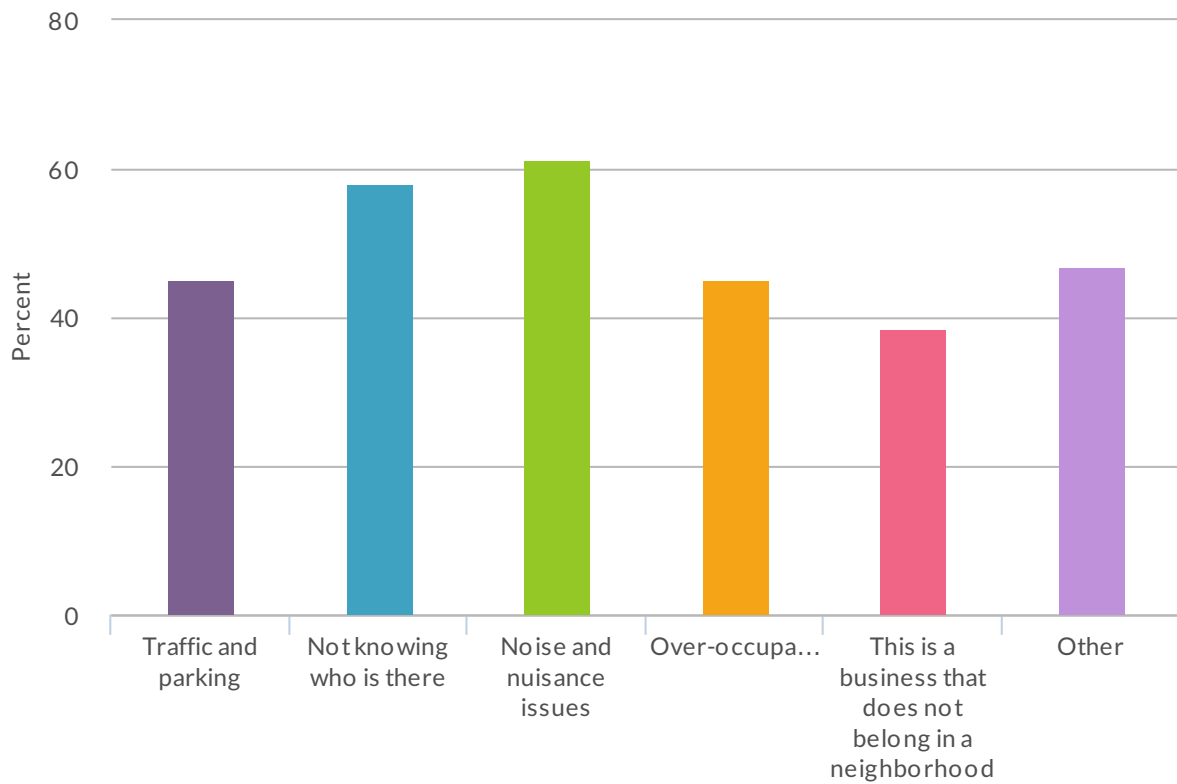
12. [OLD VERSION] If you have any concerns, which of the following apply (check all that apply:)



Value	Percent		Count
Noise and nuisance issues	33.3%		1
Over-occupancy	33.3%		1
Other	33.3%		1
Total			3

Other	Count
all of the above - your survey is broken	1
Total	1

13. If you have any concerns, which of the following apply (check all that apply:)

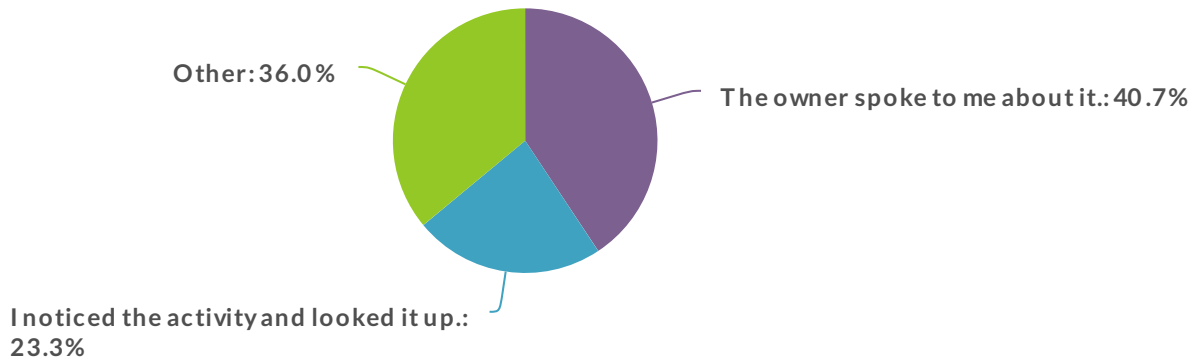


Value	Percent	Count
Traffic and parking	45.2%	28
Not knowing who is there	58.1%	36
Noise and nuisance issues	61.3%	38
Over-occupancy	45.2%	28
This is a business that does not belong in a neighborhood	38.7%	24
Other	46.8%	29

Other	Count
Temporary residents not knowing association's rules	1
Feels like a hotel, not a rental	1
It seems like a legal use of the property. Much better than the commercial dorms approved with no parking.	1
Lots of strangers coming and going around small kids	1
Making sure the city is on board and collecting taxes if needed.	1
Total	28

Other	Count
No Concerns	1
No concerns	1
No concerns	1
No concerns. No concerns.	1
No issues. Visitors, Welcome to Fort Collins!	1
No problem s	1
No problems at all. If anything it's a quieter more respectful rental property's	1
Not at all concerned about the activity	1
People staying in the neighborhood who aren't aware of city and neighborhood regulations re: wood-burning, barking dogs, etc.	1
That hotel industry is driving this possible legislation.	1
That the City will interfere with the operation.	1
WE ARE LOSING NEIGHBORHOOD INTEGRITY	1
against HOA rules	1
backyard firepit stinks	1
constant churn of people	1
destroying neighborhoods	1
destruction of our neighborhoods	1
government intervention	1
in a security bldg as well	1
no concerns	1
none	1
nuisance of new people coming and going every o ther day	1
use of HOA facilities	1
Total	28

14. How did you become aware there was an Airbnb near you:

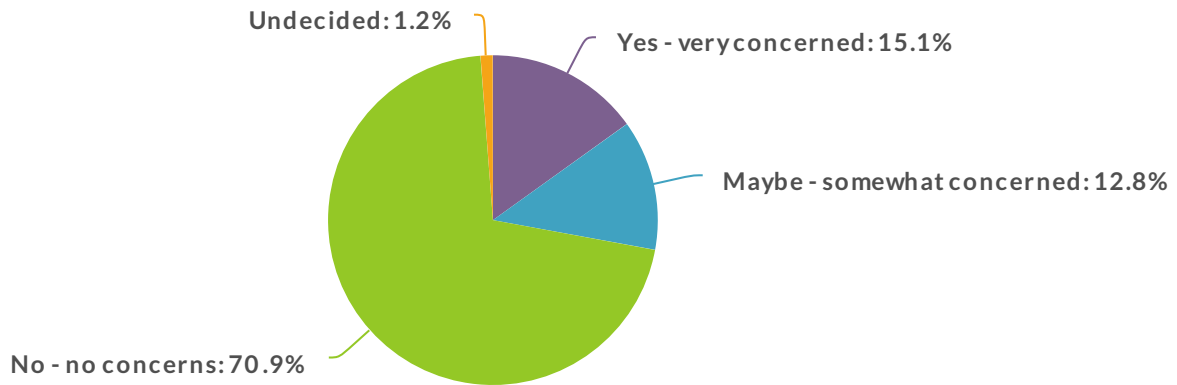


Value	Percent	Count
The owner spoke to me about it.	40.7%	35
I noticed the activity and looked it up.	23.3%	20
Other	36.0%	31
Total		86

Other	Count
A neighbor shared the information and then we looked it up.	1
Air Bnb is the best, I looked it up	1
City post card	1
Friends used them	1
I have looked up and stayed in VRBO and Airbnb rentals in town	1
I looked it up so that I would know.	1
Total	29

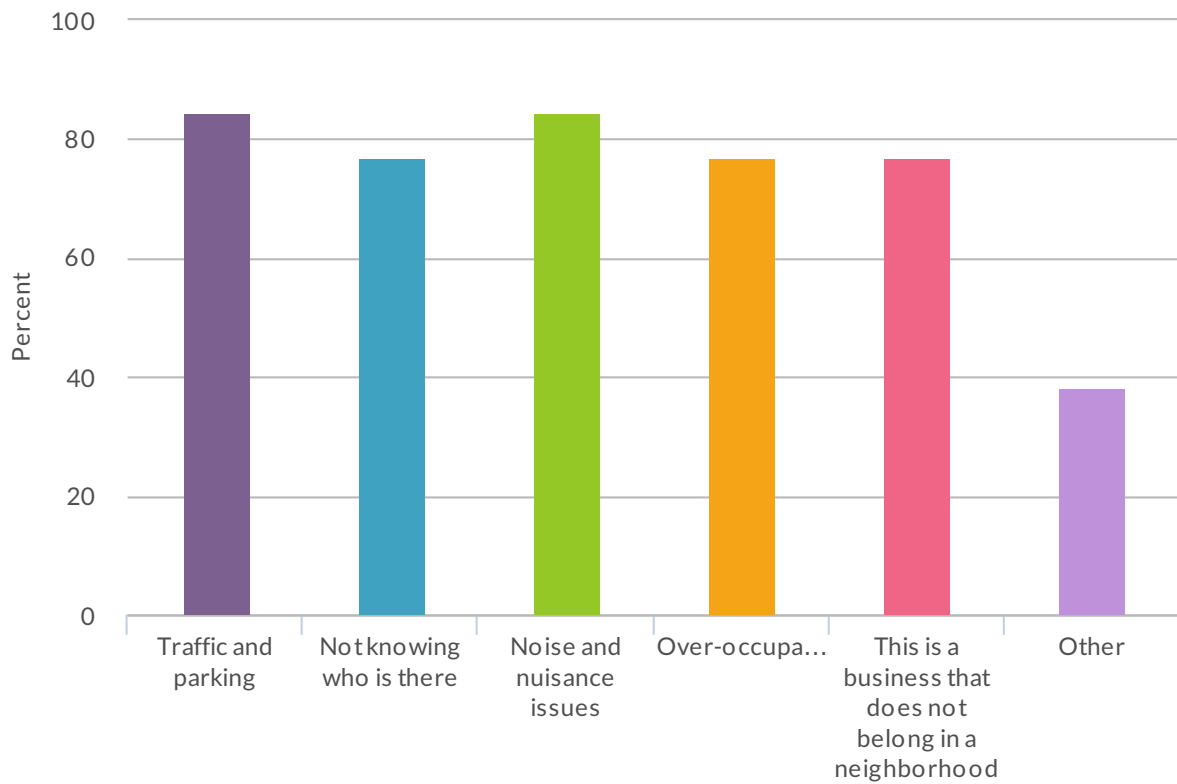
Other	Count
I looked up listings near me on the site and found that many were listed.	1
I searched Airbnb for my neighborhood.	1
I searched for all VRBOs and AirBnBs in the city- there are over 100 and many are near me. They should not be allowed	1
I was looking for short term rentals in old town	1
I went online out to of curiosity	1
It's obvious for all the best reasons.	1
Just looked at the map on the website and noticed it.	1
Looked it up on the site for out of town guests	1
Mother worked for airbrb	1
Neighbors told me	1
Other neighbors mentioned it.	1
Same as VRBO question.	1
Saw listing online	1
Search prompted by this survey.	1
Trying to find one myself.	1
a neighbor informed me	1
found it searching online	1
found online in a search for these in the neighborhood	1
found out through concerned neighbors	1
friend pointed it out	1
i live near one, then looked up to see all the others	1
internet	1
saw ad on airbnb	1
Total	29

15. Do you have concerns with having an Airbnb near you:



Value	Percent	Count
Yes - very concerned	15.1%	13
Maybe - somewhat concerned	12.8%	11
No - no concerns	70.9%	61
Undecided	1.2%	1
Total		86

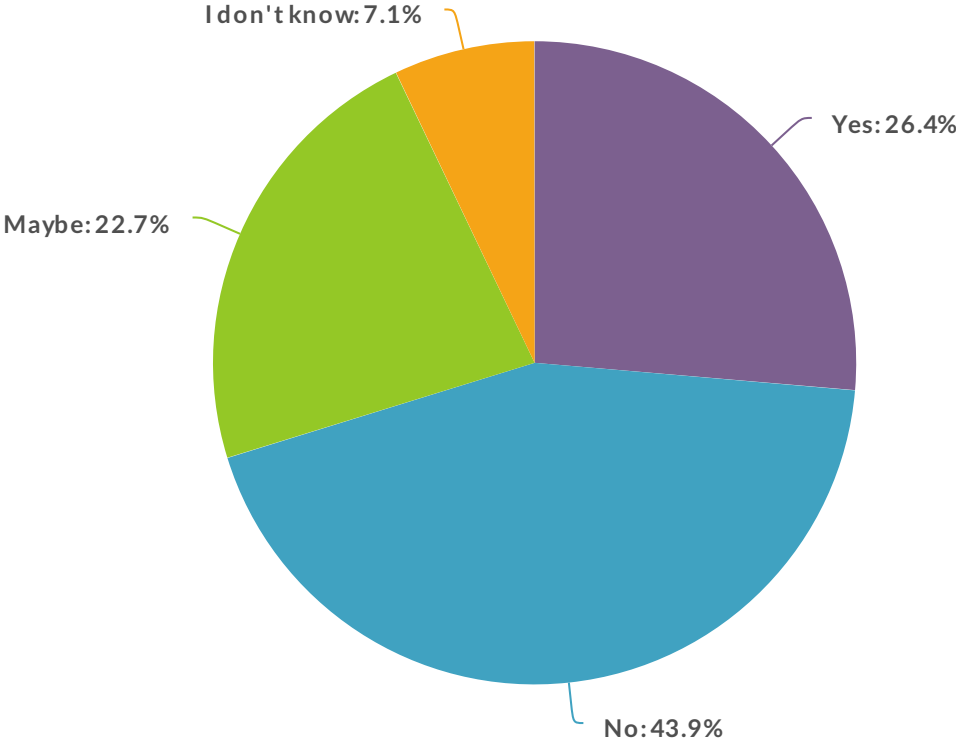
16. If you have any concerns, which of the following apply (check all that apply:)



Value	Percent	Count
Traffic and parking	84.6%	11
Not knowing who is there	76.9%	10
Noise and nuisance issues	84.6%	11
Over-occupancy	76.9%	10
This is a business that does not belong in a neighborhood	76.9%	10
Other	38.5%	5

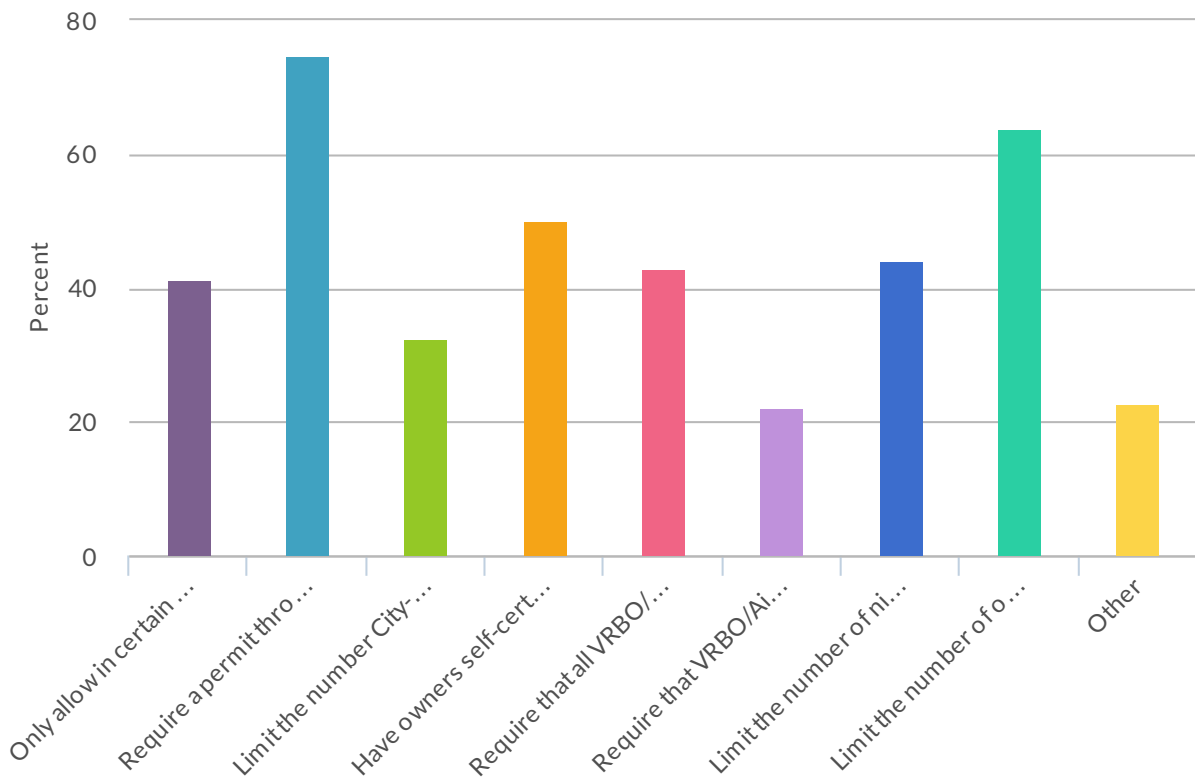
Other	Count
We just don't like it in a residential neighborhood--especially sharing the same driveway. Occasionally might be OK--but it has been constant	1
all of the above	1
cheating on regulation and taxes	1
possible for CSU students to use to avoid the three unrelated rule	1
use of HOA facilities	1
Total	5

17. Do you think VRBO/Airbnb activity should be regulated?



Value	Percent	Count
Yes	26.4%	209
No	43.9%	348
Maybe	22.7%	180
I don't know	7.1%	56
Total		793

18. If yes, which of the following would you like to see considered:



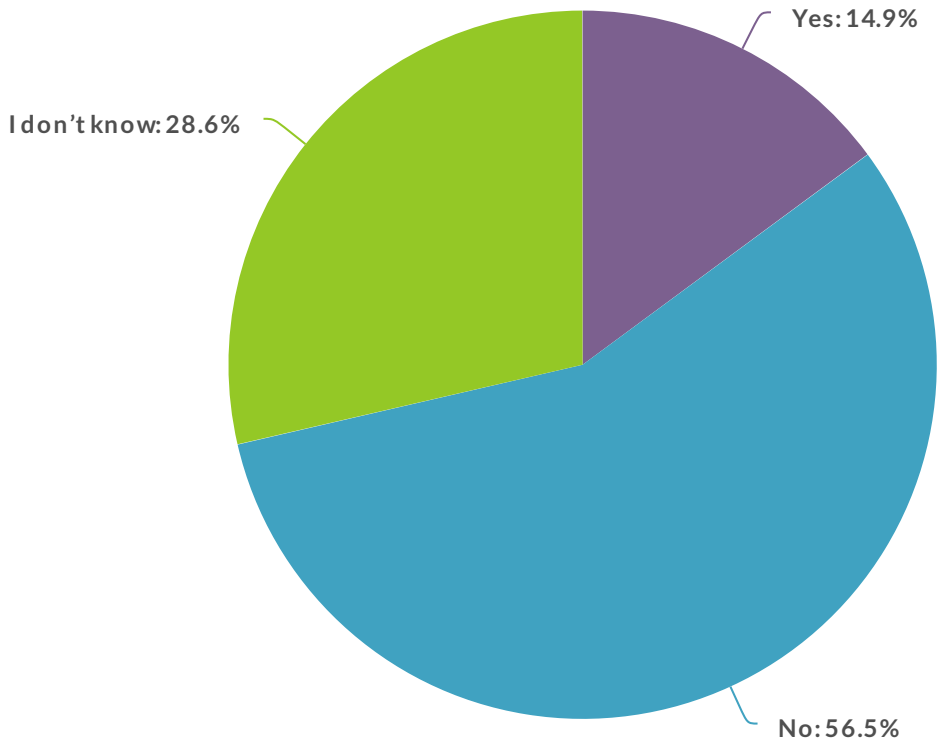
Value	Percent	Count
Only allow in certain zones	41.5%	86
Require a permit through the City	74.9%	155
Limit the number City-wide	32.4%	67
Have owners self-certify that they are paying sales tax and that their units meet safety standards (smoke alarms, egress windows, etc-No onsite inspection.)	50.2%	104
Require that all VRBO/Airbnbs are inspected by the City	43.0%	89
Require that VRBO/Airbnbs meet ADA standards	22.2%	46
Limit the number of nights units can be rented	44.0%	91
Limit the number of occupants at any one time	63.8%	132
Other	22.7%	47

Other	Count
require a minimum duration stay	2
2 night minimum	1
Total	46

Other	Count
30 night rental at most	1
ADA should only be regulated for units advertising as ADA accessible. If a unit is a 2nd or 3rd story walk-up with no elevator, it's not going to be ADA accessible.	1
All of these options require more government intervention. Why can't we use our own property to host guests?	1
Allow in multi-family buildings with the consent of the other occupants if owner occupied or at discretion of building owner. Single family neighborhood STR's should be regulated separately if allowed at all	1
Dedicated off-street parking must be provided	1
Do not allow in residential areas.	1
Don't allow VRBO/Airbnbs in condominium apartment complexes.	1
Ensure they pay lodging taxes	1
HOA's to approve for their neighborhood	1
I'd prefer not to see them at all in residential areas	1
Inspection mandatory...licensed, registered, insured, bonded	1
No VRBOs	1
Not allow them.	1
Permitting, regulation, inspection, and taxation by City.	1
Require minimum duration stays of 2± weeks	1
Require off-street parking	1
Require owners to notify neighbors within 1 block radius in writing of business/activity being conducted.	1
Require parking permits, and enforce noise ordinance	1
Require parking provisions	1
Tax them and don't allow in neighborhoods	1
These should only be allowed in the zone districts that already allow hotels/bed&breakfast and other lodging and should be treated exactly as those businesses are.	1
Units need to provide on site parking and there should be a way to contact the local manager or owner if there are problems with tenants (noise, parties, trash, excess vehicles)	1
WE DO NOT NEED THESE IN NEIGHBORHOODS	1
Total	46

Other	Count
all of the above and actual penalties for people who are illegally running these in residential neighborhoods	1
anything to prevent them in our neighborhoods	1
background checks for renters	1
ban them except in areas zoned for commercial operation	1
either self-certify or inspect	1
get rid of them	1
hoa's should be allowed to approve or disapprove these type of rentals	1
limit number of lease periods per year	1
limit pets and vehicles	1
limit the numbers of VRBO/Airbnb on a street and in an area	1
make a minimum duration rental of something like 30 days	1
not in single family neighborhoods!	1
only in commercial zones not residential neighborhoods	1
only in commercial zones, not in neighborhoods!	1
pay appropriate taxes and fees like hotels and other B&B businesses	1
provide off-street parking	1
require minimum stay duration to prevent constant turnover	1
require they be owner occupied	1
requirements to minimize the number of cars per unit	1
test	1
Total	46

19. Should VRBOs and Airbnbs be regulated separately?



Value	Percent	Count
Yes	14.9%	117
No	56.5%	443
I don't know	28.6%	224
Total		784

20. Any additional comments or questions?

citycollins
 stay
 business
 house
 owner
 hotel
 great
 term
 owners

fort

airbnb

Count	Response
3	No
2	The city staff needs to mind their own business and quit over regulating this city!
2	This is a brave new world and the city should not regulate at this time. Existing regulations are sufficient. It is a great time for visitors to the city who will spend money here and are not candidates for a hotel. In fact, my family is coming for a wedding and staying at a vrbo this week.
1	Comment: I don't believe the revenue generated from this relatively small amount of tax collected could pay for the management/monitoring needed. If regulation is deemed necessary, I believe there should be a number of rentals per year set (10, 15, 20??); above that number the renting is defined as a business and subject to established regulations, below that number no regulation needed. Question: What about non-profits whose members house people for \$\$\$, and whose \$\$\$ collected go to the non-profit?
1	A key factor is whether the owner of the house is living in the house. Owner-occupied situations are common with Airbnb but not common with VRBO. With VRBO there is typically no one monitoring the situation (the noise and other activity), which leads to problems. Someone temporarily renting a room in her house (typical with Airbnb) is quite different from the whole house temporarily being rented (typical with VRBO). With the latter there is no accountability, and at times no one to complain to (except the renters--who typically don't care, since they will be leaving--or the police). In my opinion, non-owner-occupied temporary rentals should not be allowed in residential neighborhoods. On the other hand, I don't see a need to regulate people who use Airbnb to temporarily rent out a bedroom in their home.
1	Additional regulation should, as a matter of principle, carry a significant burden of proof, as regards the need for, the desirability of, the non-infringement on precious freedoms, etc, etc. A survey about "how people feel about it" is so far below this standard that it's just unbelievable!
1	Admittedly, my experience with VRBO and Airbnb is limited (2 stays at separate Airbnb homes), but I would like to see some regulation regarding how the accommodations are accessed. For example, requiring some kind of keypad entry with a code that can be changed after each visit.
1	Airbnb and VRBO's are great! they should be allowed to operate as they choose. Thanks
1	Airbnb has really helped supplement my income and help make my mortgage payments more affordable. With the housing market the way it is, owning a home is a huge financial commitment. In addition to the financial assistance Airbnb brings, it has allowed me to provide a more affordable lodging option for those who feel the hotel prices in Fort Collins are too high. I've hosted people coming into town for weddings, funerals, people who are just moving to Fort Collins and need a place to stay while they look for an apartment or house to rent, and people who travel to Fort Collins for festivals. I've had only positive experiences and I hope that, if the city decides to regulate the process, they consider all of these scenarios.
1	Airbnb is an important option for middle class families in America to earn extra money. It helps me to make ends meet. It also brings additional visitors to Fort Collins who spend money in local businesses and help the City's economy.

Count Response

- | Count | Response |
|-------|---|
| 1 | Airbnb vets the guests and makes me as a host feel comfortable with strangers in my home. They handle the guests payments so I don't have to worry about fraudulent credit cards, or checks. The people that have stayed with me insert money into the community. I steer them to locally owned businesses. My teachers retirement does not stretch far enough to cover expenses such as property tax and homeowners insurance, car upkeep and expenses, or for large costs replacement for aging appliances, furnace, etc. This has provided me with a little extra income to meet these needs. |
| 1 | Airbnbs are a different animal than VRBOs. Airbnbs are often a room in an occupied home. VRBOs are separate homes or units, not shared spaces. |
| 1 | Allow our residences to make some extra cash while we encourage visitors to participate in our local economy! Welcome to Fort Collins! |
| 1 | Already excessive regulation of rentals in fort collins is hurting consumers. Costs are exorbitant and rooms cannot be shred in many instances because of the three unrelated rule. There are times in life you get a bad neighbor and it is not always renters. the thing with airbnb and vrbo is there are reviews. a bad review stops the business so in that way it is self regulating and sometimes safer than some idiot who pruchases next door. |
| 1 | Any place that is being rented out on a short term basis, that has no owner living in the space is a motel. We do not need transient motel's scattered throughout our neighborhoods - stop this from happening. |
| 1 | Are we just doing this because Boulder did? Answer that honestly, this is a good business that's good for the Fort Collins economy |
| 1 | As a STR property owner I am strongly opposed to any regulations which are too costly or too difficult to adhere to. STR owners do not claim to provide "hotel accommodations" and the visitors who engage in this practice by in large, know what to expect. STR's fill a HUGE gap that exists in Fort Collins, and making it too difficult or too costly for the Operator would be a mistake. Because I believe my property is above average and the experience I provide is on par with some 4 & 5 star hotels, I am not entirely opposed to the establishment of some basic "best practice" regulations which are designed to protect the Operator, neighbors, and Visitor alike. However, once a traditional hotel meets the building and tax requirements, I am unaware of any ongoing process to inspect these establishments and therefore would not advocate for any requirements which provide more oversight than what is currently found in the lodging industry as a whole. Lastly, why can't the city |
| 1 | As a frequent renter of vrbo and airbnb properties, I appreciate the opportunity to rent intimate and unique properties within wonderful cities across the country. |
| 1 | As a renter (ie. one who uses this option rather than hotels), I find the locations to be great and always try to be considerate of the neighbourhood and culture. However, not all people are, and maybe regulations might keep better track of this and other issues. |
| 1 | As an avid budget traveller, the availability of AirBNB and VRBO rentals have allowed me to spend time in many places I would not otherwise I have been able to visit. Having these in Fort Collins will encourage new people to experience the city, as well as making it easier to rent a place on short notice while looking for a long-term house. It will also help people cover their ever-rising rent in the city - everybody wins! |
| 1 | As demand dictates, I believe VRBOs are an asset to this community. They result in better maintained homes and stricter operation of the rental than many long term rental properties. I can understand regulations in regards to having adequate parking per occupancy and collecting taxes. Otherwise, I'm not sure we've seen an adequate reasoning to regulate further. |

Count Response

- 1 As long as I am not affected by noise, parking issues, unsightly trash and yard waste...and trespassers, I feel what people do with their houses is no ones business.
- 1 As long as the individual houses are maintained properly there doesn't need to be any regulation. The house owner should be answerable to any HMO.
- 1 As long as the owner of the home/apt/condo is being a responsible person, I don't see any problem with renting short term for vacationers. That said, don't know how the city could keep things controlled. Who 's going to police this whole scenario?
- 1 At this point I don't think regulation is worth the time or effort - should numbers/problems grow then the issue should be revisited.
- 1 Based on social trends and desires, vrbo is here to stay and serves a need
- 1 Both are very creative sources of income. I don't see any need to prohibit. Some regulations for operators and users may be useful.
- 1 Both these businesses are wildly successful because in large part there has been little government involvement. The only thing more regulation will do is drive up prices and reduce the very reason both these options are attractive. At the end of the day I think uncle Sam is feeling left out and just wants what is not his. The complaints against VRBO and Airbnb's are less than the heavily regulated hotel industry.
- 1 Concern about properties being listed as VRBOs full time. I think it is reasonable for them to be rented out on a part time basis without regulation (e.g., 1 week per month) but when rented out full-time they should be subject to additional regulations and lodging taxes.
- 1 Concerns about security, effects on insurance in a HOA, constant turnover of strangers to the neighborhood. The AirBNB adjacent to us which shares our driveway seems to be operating somewhat covertly "under the radar" thinking it's probably easier to get forgiveness than permission----or maybe just make as much money as you can until someone says something.
- 1 Consider the size of the rental. I don't think a single or even two STR units on a residential property in a residential neighborhood should be regulated - such as an alley house or carriage house. More than that seems like a more intensive business use and probably should be subject to taxes and regulation.
- 1 DO NOT REGULATE THIS!!!!
- 1 Do not allow in areas regulated by HOAs. Short term renters do not follow HOA requirements.
- 1 Do not allow these in our city!!!!!!
- 1 Do not want nightly rentals in neighborhoods in town. It is not a good thing for the community. That is what hotels are for.
- 1 Do we really need new rules to enforce old rules? Punish those who break the rules. Is this really rocket science???????
- 1 Don't interfere with "regulations" simply to drive government profit.
- 1 Don't know enough about Airbnb, nor the rules that govern VRBO to offer informed opinion

Count Response

1 Don't see need to be regulated.

1 Don't we have anything better to do than worry about this?

1 Don't we have enough Big Brother in our lives? Seriously, spend your time on the wasteful spending. You do not need to stick your hands in to something else.

1 Don't you have enough to do?

1 Due to their lack of verification and low number of nights a person could stay, I think it would be safer for Airbnb houses to have the owner on the premises.

1 Every month a new group of people are in the house. Owners live in Norway. Not what I expected living in an HOA and I don't like it! People bought it to make a lot of money.

1 Good grief, how much regulation do we need in our lives? My vote is NO more regulations! Leave us alone!

1 Government needs to keep their hands out of this matter.

1 HOA's should not be forced to accept VRBO or Airbnbs; short term rentals in residential neighborhoods disrupt the daily long term activity of homeowners who have paid a premium price to own a home in Fort Collins. Please restrict VRBO and Airbnb to areas zoned for short term rental activity.

1 How a person makes their money and uses their personal property is not the state's concern.

1 How does this work with three unrelated rules?

1 I Do Not Want Short Term Strangers In My Sub Division. I Do Not Want The City To Stop My HOA From Regulating Rentals!

1 I actually have one of each within a block from my house, you might fix the survey so more than one can be selected. As long as the renters are respectful I don't have a problem unless the whole neighborhood was full of rentals. I'll have to say that on the 4th, the renters in one of the houses drove my dog crazy with fireworks and since I didn't know them I didn't want to confront them. Perhaps the owners of the properties should leave their number with nearby neighbors so they can deal with any problems.

1 I always screen my prospective clients carefully, and strongly emphasize the requirement of my quiet neighborhood. Most of my clients have been parents visiting students at CSU. I am retired and find this added income very necessary for medical and other expenses, as well as a way to meet nice people and support Fort Collins. I have had no complaints from neighbors nor renters

1 I always use Airbnb's or VRBO's when I travel. They are a wonderful alternative to traditional lodging and expand options for our city. Please do not put restrictions on these type of lodgings. Thank you

1 I am a frequent visitor to the Fort Collins area. Sometimes I stay in a hotel, but there are times when it is nice to have a "home" while away from my own home. Short term rentals offer a very popular option for visitors. I travel around the world and have used VRBOs and other apt rentals more often than hotels. Regulation should be given, but not prohibitive.

Count Response

1 I am a very conscientious owner and keep my neighbors' well being in mind. In many cases like ours where the other option would be to lease our property, I feel VRBO is a better option since the property is kept in the best possible shape and we only allow two adults in our unit. Renting our property on a long term lease could put our neighbors in a situation where the full time renters cause many more complaints than having people stay who are in town to enjoy Fort Collins.

1 I am an owner who pays both sales and lodging taxes and feels that everyone (both AirBNB and VRBO) should. I feel that STR's fill a specific need in this community, especially a college town. 60% of my rentals are related to CSU - either parents of current students, prospective students and their families or visiting faculty. These are people who would not like to stay in a hotel for their stay. They like the amenities of a kitchen, separate bedrooms and a living area - all at a reasonable rate.

1 I am concerned about a change to a quiet neighborhood with these short term rentals with added traffic, competition for on street parking and unknown persons in the neighborhood.

1 I am extremely concerned that many houses in our Old Town neighborhood are being rented out as hotels. They should be paying taxes and regulated as a business. I have also been alarmed at strangers passing in and out of these houses nearby, and the upkeep of these houses has deteriorated. This is a serious problem that really, really needs to be addressed by the city.

1 I am happy to have a VRBO near me

1 I am not against these businesses in areas where there are no hotels/motels/B&Bs or few lodging choices, but the competition is unfair when similar taxes and fees are not being collected by the "shared economy" renters. This is also unfair to the city and the other occupants, especially those who live next door and did not sign up to live next to a business.

1 I am not that concerned about this, unless it becomes a large part of residential neighborhoods.

1 I am thinking about opening a VRBO. Just waiting to see.

1 I appreciate the revenue it will bring our community. What a great way to share a positive and authentic experience of the great place we live and love!

1 I believe our VRBO offers families and business people an opportunity to prolong their stay in FOCO in an affordable way. They are able to experience our town and the economic gains to the city are numerous. We have several guests who stay with us because they are testing the waters to see if they want to retire here; overflow for family gatherings, business people needing a home away from home environment to work and be creative. We have guests that stay anywhere from 3 nights to 3 months. We pay our taxes. We are good neighbors and make sure our neighbors know what's going on. We are in Old Town so perhaps our situation is different from others. I am not opposed to minimum regulations which include tax licenses. Our property is listed on both Airbnb and VRBO. I would recommend that before the city gets busy with regulations you research all of the "agreements" on both VRBO and Airbnb sites to see if consumers are waiving liability and rights in order to choose that lodging o

1 I believe that it should be regulated at the ownership level but not at the occupancy level. These rentals are very helpful for families from across the country to get together in one space. My family came to Fort Collins for my wedding and some of them couldn't afford it if it wasn't for the VRBO. Three of my siblings and their families were able to share a house and it was wonderful. The regulations can limit the number of cars in the area, but hopefully not the number of occupants. Noise ordinances should be the same are expected of normal neighbors.

Count Response

- 1 I believe that these rentals devalue residential area and should either be prohibited in Fort Collins or be heavily regulated to ensure that home-owners do not have their single family homes de-valued.
- 1 I came to Ft. Collins to seek treatment for my dog at Col. St. Univ. I found a perfect rental through VRBO. I do not believe we would have been as comfortable in a hotel, if I could have found one that was pet friendly.
- 1 I came to ft collins in 1987. Loved this town, now I hate it. Sad that so much growth has everything we loved here to go to "progress" if this is progress I wish they would all go back to where ever and spend their money else where. None of this transient atmosphere is worth it no matter how much loyalty we have felt for our great town.
- 1 I did not answer question 1 because I don't know whether there is a VRBO/Airbnb in my neighborhood. Homes purchased specifically to become a VRBO/Airbnb may add another competitive dimension for those in search of affordable single-family homes in my neighborhood. To have a VRBO/Airbnb as a neighbor may diminish property values for surrounding homes and the lack of permanence of VRBO/Airbnb visitors may contribute to a loss of cohesion among neighbors.
- 1 I do approve of owners having the right to use their homes as VRBO's, Airbnbs.
- 1 I do not like the idea. We have enough short term rentals with multiple people living in them.
- 1 I do not mind folks renting out their homes while they are away, but the backyard fires during the summer are a nuisance. I cannot open my windows at night because of the smoke The owners are not concerned about stopping the summer fires.
- 1 I do not see ANY benefit in the City of Fort Collins regulating short-term rentals, because they are, by definition, short-term. The City's involvement is not necessary and would only complicate tourism and make visitors feel unwelcome, not to mention infringe on a homeowner's right to rent their property as they see fit. Allow me to be infinitely clear: NO REGULATION OF SHORT-TERM RENTALS. It is a misuse of city resources and not the City's place to interfere.
- 1 I do not think STRs should be regulated. There are already regulations in place to deal with some of the less neighborly behaviors that STRs may foster such as noise, parking problems, and occupancy limitations. Let these regulations do their jobs and do not further limit private property owners ability to use their properties as they see fit. A healthy STR market encourages tourism and visitation in our community and will be beneficial. That said, I think it is very important for STR operators to consult with their neighbors, inform them of their plans, and have good conversations about the implications. Properly managed, an STR should not have a negative impact on neighborhoods. To limit the overall scale of STRs in the community and prevent it from becoming an "investment" opportunity I would not be opposed to a regulation that said that STR operators must maintain a primary residence in Fort Collins.
- 1 I don't believe that the City needs to get involved in regulating short-term rentals at this time. It currently is not a source of concern for residents.
- 1 I don't believe there should be any interference or regulations from City of Fort Collins.
- 1 I don't feel that any changes need to be made
- 1 I don't know much about this, but it looks interesting, and could allow folks to travel and visit FC a bit more cheaply. I suppose there should be some kind of regulation. I wonder how other cities handle it.
- 1 I don't see a benefit, in Ft Collins, to regulating Airbnb or VRBO rentals. If there is no need, why do it?

Count Response

1 I don't see a need for regulation other than a revenue opportunity for the city but that would probably be eaten up by administrative costs

1 I don't see a need to regulate this. If someone wants to rent out their own personal property to someone they should be able to do so. I don't see a need to regulate this.

1 I don't see any problems with short term rentals

1 I don't see any reason why people should not be able to do this with their homes. They should probably be registered & perhaps pay a separate tax if they rent out for more than X months per year...

1 I don't think the city needs to get involved.

1 I don't understand the city getting involved in regulating vacation rentals? Why and what is the interest???

1 I feel the Owner should be required to keep the property up based on zoning standards that are current in the residential area that the home is located in. If additional parking is required to make this work, this should be the tipping point of when a variance should be sought after and additional regulations are required. As long as the Owner of the VRBO/AIRbnb are managing the site similar to the residential requirements, I'm not sure if there needs to be anything additionally required. The City already has many regulations concerning, trash, landscaping, parking on the street, and noise in neighborhoods. Let the adjacent neighbors continue to police these issues if need be if the home does not require additional parking.

1 I firmly believe this is not something the city should be involved in.

1 I guess I haven't thought through the differences to know the answer to Q3 above. I'm not for regulating either. Tenants must abide by the same noise ordinances whether long or short term. I'm for letting home owners rent their properties to whom they choose. From the looks of the properties rented in this way, homeowners care about their properties. They will more often than not choose responsible tenants and suffer consequences if they do not.

1 I have family & friends that have used them, I live in old town and the convenience and location are ideal. Often the Armstrong and other downtown area hotels are booked and it is a nice alternative to staying on the south end of town. I don't think regulation is necessary since online reviews of places do a good job of keeping owners/operators accountable.

1 I have had nothing but wonderful people renting space. They love being able to ask questions about community and local activities and dining. This SUPPORTS local business... It helps me pay my bills and I have even made new friends. At this point I have had nothing but friendly, kind, respectful folks looking for a place to rest, shower, and have informative conversation that supports the local community while they enjoy being tourists, discovering our amazing city. I think this is fantastic. This helps me tremendously and others running small business. Thank you!

1 I have heard that a house in South College Heights is going to be used for short term rental. It seems very inappropriate for a residential neighborhood. It might be worse than a regular rental in some ways.

1 I have rented VRBO units while in Ft Collins. The owners were responsible and the unit seemed to meet all safety requirements. They also charged me for all required taxes. As a traveler I prefer to rent VRBO units as an alternative to hotels.

1 I have rented airbnb units before. From a users viewpoint they are great.

Count Response

- 1 I have rented from both airbnb & vrbo to vacation and had lovely experiences. I see no reason this shouldn't be allowed to flourish in ft collins -- in fact I would rent them for friends and family visiting here!
- 1 I have rented numerous VRBO's in FOCO over the past three years while our son has been attending CSU and plan to continue doing so past his graduation next year as we are now MAJOR fans of the area and vacation there regularly. We have always paid sales and lodging tax. We have still used local hotels for one night stays that are also numerous for our son and for us when we are in the area for short periods of time. We ave found it increasingly difficult to find lodging at area hotels during CSU homecoming, graduation and move-in weekends and VRBO have saved us from being forced to stay in lodging outside of the FOCO area. While staying in our VRBO we have been able to spend more time in the FOCO area and have spent the majority of our meals at local eateries. We have regularly spent money on area activities such as river rafting, miniature golf, drive-in movie theater, renting paddle boards and kayaks at Horsetooth Reservoir, local shopping at both small shops in Old Town and big b
- 1 I have rented through VRBO in Fort Collins. My daughter who was attending school there was ill and I needed to stay for a couple extended periods of time. I rented two VRBOs. I paid all taxes and the owner was extremely professional. She also referred me to a local hotel at one point when she did not have any rentals available. It would be a shame for Fort Collins to eliminate short-term rentals. I frequented downtown Fort Collins because the rentals were nearby and was able to comfortably help my daughter.
- 1 I have seen the burden these types of rentals have on neighborhoods in other cities. As a home owner in the City Park neighborhood, I am concerned about losing the family feel and sense of safety and the value of my property. I am sensitive to the need to make some extra money for some who choose to rent their rooms, but these appear to be owned by people who are buying properties for the sole purpose of short term rentals. Please regulate!
- 1 I have stayed at airbnb accommodation (short term) and find them to be a great alternative to hotels and motels, if such are sold out or offer more services than I need and want to pay for.
- 1 I have stayed at many VRBO properties on vacation with my family and they are a wonderful alternative to standard hotel/motels. I think the neighbors should be consulted and sign off on the project because it can affect their neighborhood.
- 1 I have stayed in vrbo and airing in other communities. I like the idea that people can open their homes to whoever they want without involving city government. The practice of hospitality is a good character quality.
- 1 I have taken advantage of Airbnb and VRBO a few times (in other cities, obviously) and had great experiences. Shutting them out entirely seems like a bad call, and requiring ADA compliance would do that in most cases. But a maximum 30 days/year when owner is not present seems reasonable, and it has to be clear that short-term rental doesn't act as end-run around U+2.
- 1 I have two extended stay motel properties in Arizona and have several VRBO rentals in other areas. I have operated vacation rentals for 25 years and go out of my way to ensure consideration of neighbors and limit the occupants to comfortably fit in each unit. Not all owners do the same. That should absolutely be required to ensure neighboring property owners do not have their privacy compromised. I believe it is a great benefit to the City of Fort Collins but regulations should be in place to ensure the quality of our neighborhoods remain in tact.
- 1 I have used VRBO frequently. We love using rental homes while on vacation. As for longer term rentals, I think they should be listed with regular rentals in the classifieds. Adding short term rentals (month-to-month) to VRBO clutters the site.

Count Response

- 1 I have used VRBO, and I think they are fabulous. First do no harm. Regulations have significant economic costs that are often hard to measure - especially for new industries and economic models. Their main proponents are usually those whose business models are threatened. It is important that Fort Collins' economy remain vibrant, changing, and not afraid of experimentation. Don't regulate until the costs of not regulating are significant and realized (not just theoretical).
- 1 I have used Vrbo & Airbnb on many occasions. I find these to be wonderful alternatives to hotel stays. I suppose it would be equitable to require the appropriate taxes be collected but I do not believe the city should prohibit this practice. Also, HOAs should not be able to shut out this service either.
- 1 I have used airbnb and it was a great experience. I also have friends who have rented their home when they go on vacation. I think everyone has the right to offer a space or rent from airbnb.
- 1 I have used airbnb and love it. Living near one is actually a benefit as we meet a lot of new people from all over the world.
- 1 I have used both services in other communities and I know a couple folks that rent out thru both organizations. Let's not complicate this. The last thing we need is more government involved in what seems to not be broken. It is my experience that these types of rentals are cared for better than many long term rentals. Additionally, they do not burden our community services. They DO already add to the tax base because the owner is likely declaring the income and the guests are likely doing other revenue generating business in town.
- 1 I have used extensive VRBOs in other cities, and find them the very best option for tourism with a family. I think the city should be very careful in not discouraging these type of rentals, as I'd bet they are a large tourism driver. I live next to a VRBO in old town, and have never had any complaints.
- 1 I haven't heard of any problems, other than the commercial hotels being upset. But I'm generally in favor of people making their own choices. I know several people who have had very GOOD EXPERIENCES with VRBO. Why not let it happen? Tell me... why not?
- 1 I haven't seen any problems and the few problems that do come up could be taken care of with rules and laws we already have in place.
- 1 I just put on a wedding. The hotels were booked and expensive. Short term rentals are a great alternative. They should be respectful to the neighbors but adding taxes and regulation just drives the cost up
- 1 I know many people in my neighborhood who run these types of things and have never been negatively affected by it in ANY way shape or form. People are incredibly grateful for the extra income it provides to their families. It feels like the city is only getting involved to generate more money for the city! There is no need to regulate this. The city needs to fully understand how you would be effecting these people's way to generate income in a safe, unobtrusive way that is not hurting anyone! I urge you not to take this away from good people trying to support their lively-hood. Thank you!
- 1 I like the future possibility of running my current house as a VRBO and have found much value in the process and organization in the past, especially in the ability to bring pets along during vacations
- 1 I like the idea of these short term rentals. I have stayed in them and my son and wife use them as well. Great concept! The process is not like checking in a hotel or motel so I am not understanding why there is a survey about them.

Count Response

- 1 I like the idea that we can build community by letting people stay in our homes and getting to know people. I wonder about issues of safety and differences in taxes being unfair to hotels. Also could see that could be a problem for neighbors potentially with extra cars or traffic. I'm not sure what regulation would make sense so it's hard for me to give an opinion on that.
- 1 I like this idea and fee it is a wise way to better utilize our existing resources. I think it is much like Uber in that aspect that it reduces duplications in manufacturing and as a result car or emissions. European countries were some of the first to adopt this concept much like many of the other "green" initiatives. Let's promote using what we have rather than continuing to built hotels.
- 1 I live in a condo and I am a little concerned that there could be VRBOs and/or Airbnbs in my building, but I'm not sure if that should be regulated by the City or through my HOA. I do think it's a good idea to look into it and see how other cities have addressed it.
- 1 I live in a home that backs up to open space and a natural area all around us. Having an Airbnb next door (no longer b/c of the HOA) was very annoying especially when you have children - stranger danger comes to mind. You don't know who these people are, the noise level w/ some guests can be a bit much. You purchase a home for certain reasons, and having an Airbnb next door is not one of them.
- 1 I live near a vacation rental and have had no problems. I also live near long-term rentals that do have problems. For vacation rentals, I notice that the homeowner/property manager is there quite often (sometimes multiple times per week) so I actually think they maintain their property better than long-term rental homeowner/property managers do.
- 1 I live right next to two end condos on 3rd floor of a security building that are vac rentals. I know the owners and they seem to be very nice people. However, the location of their choice to have these rentals in a security bldg are questionable to me. I feel the screening process of the potential renters needs to be more strict for one. Most of the folks that have stayed tend to treat it like they are staying in a hotel. leaving both doors open running to and from... the building is older, and quite frankly isn't designed for this type of set up. It always poses a concern for us owner/tenants as well, as to who is coming in and out, often times the main doors are left propped open which poses a security risk as you may expect. However, I will say that the owners have been very kind to me and have asked me in essence to be their 'watch dog' to disrespectful vacationers so they can learn who to allow or not to stay there. I wish them all the best, but really don't care to have these units
- 1 I love staying at these places and would hope they all pay required taxes.
- 1 I love the idea of VRBO's and AirBnB's! I do think that the owners should live on the property being rented or at least in the same town. The owners should notify the neighbors when they are considering opening one of these facilities and provide neighboring homeowners with contact numbers so the owners can be contacted if there's a problem either with the occupants or with other problems like a fire or whatever! I've stayed in AirBnB's around the world and have had wonderful experiences. I am not a hotel person. It doesn't have anything to do with the cost. It has to do with a much more friendly environment and often hosts who are eager to share their city with you.
- 1 I love to take advantage of vacation rentals when I travel, so I don't feel comfortable coming down on them IMOBY
- 1 I might at some future date be interested in renting our home short term or doing a house trade since we are retired and want to travel. I would like to be able to do this and would expect to be regulated.
- 1 I need more information about this, i.e.. where and how many places in my neighborhood do this and how often. Also, I'd like to know what other communities do.

Count Response

1 I own a house and feel I should be able to do as I please. The government should not get involved in how I manage my house anymore than they already are. Many people are trying to make ends meet and this is a good way to accomplish it. You have seen how UBER is playing out. Get with the times and realize old laws aren't always applicable! Embrace it instead of killing it. I have heard NOTHING but positive stories about this and if I traveled would love to utilize services such as this.

1 I own both long term rentals and VRBOs. I believe fair and reasonable regulations are those that enforce existing residential regulations: expecting that VRBOs be maintained in accordance with existing standards for home care (yards, safety, etc.), and the tenants be subject to all regulations that the neighborhood currently employs.

1 I recently rented two properties for a family wedding. We had a wonderful time and enjoyed your city very much. We certainly supported the local economy through both restaurants, grocery stores, and other businesses, and we paid sales and lodging taxes for the rentals. It was wonderful being able to live for a little while like the locals and get an intimate feel for your charming city.

1 I regularly stay in VRBO's across the country and appreciate the opportunity to do so in Fort Collins.

1 I rented my first VRBO with my family. It was a wonderful positive experience. We were in charge of keeping the property clean and making our own beds, leaving it as we found it. We were considerate of our neighbors and said hi if they were outside. The alternative was a hotel as we are older and would not stay in an Airbnb.

1 I see no reason for these rental properties to be regulated.

1 I strongly support regulation and restriction of the use of houses for short-term lodging of single-family homes in primarily residential neighborhoods. Hotels, motels and other lodging establishments are already accommodated within 11 of 25 zoning districts, and small (fewer than 6 beds) "bed and breakfast" businesses are permitted in 16 zone districts. However, even in zone districts where these uses are allowed, such establishments are required to undergo either Type I or Type II review, and be licensed by the city. Hotels and other lodging establishments are also required to pay state and local lodging taxes. In addition, the state requires that hotels be subject to local building codes or where such codes do not exist are subject to state codes. In the zone districts where lodging is not permitted Airbnb and VRBO business should be stopped altogether. Such use, whether it is a room in an occupied house or an entire house, amounts to inappropriate commercial use of residential

1 I support both concepts and feel it is good economics for the city. Also supports the idea of Fort Collins as a popular destination. Should be regulated as a blend of hospitality and rental criteria.

1 I support use of VRBO or air bnb as long as property owners are responsible and people are not experiencing any problems in their neighborhood. Have there been any problems with the rentals to date. Would be nice to minimize regulations.

1 I take significant issue with non-owner occupied STR's. They are pure business operations and do not belong in ANY residential neighborhood. If people live in a home, and have a carriage house, or extra room and want to rent it - then it becomes less of an issue as there are property owners on premise who are still part of the neighborhood.

1 I think Air BnB and VRBO are great and I've rented from both networks when I have traveled. I think they are a great way to use existing resources instead of building more hotels and they also provide a way for visitors to connect to a community a bit more authentically than the hotel experience.

Count Response

- | Count | Response |
|-------|---|
| 1 | I think VRBO or Airbnb would be less disruptive than full rentals...most rentals in my area are students and they have dogs, listen to loud music, etc. At least with VRBO/Airbnb the stays would be short-lived and hopefully families and/or professionals. |
| 1 | I think VRBOs should be regulated as little as possible. It's a wonderful way to earn extra income and for people to experience the Fort Collins community more like a local would. It's actually not that prevalent in Fort Collins compared to other places. |
| 1 | I think a homeowner should be able to rent out a portion of their house for extra income if they choose. It helps promote tourism in our great city. |
| 1 | I think any regulation should be minimal. |
| 1 | I think areas w/vacation rentals are a sign of a thriving community, which is what Fort Collins is. I don't think any regulations are needed since Fort Collins already has regulations on guests staying at a house anyway. I wouldn't want to become like Boulder where you're afraid to even sneeze because you're probably breaking some sort of ordinance. Don't stifle entrepreneurs from bringing money into the city. |
| 1 | I think as long as the owners have the correct licenses, they should be left alone. Both groups are really good at self regulating and policing themselves. Adding another level would just cost the tax payers more money with little value add. |
| 1 | I think governmental regulation into this should be VERY minimal, if at all. After all, the property is owned by the property owner. |
| 1 | I think if anything they should be encouraged, to help boost economy and people looking to live here long-term. |
| 1 | I think in single family homes regulation may not be necessary. I can see in condos/apartments/ any building where I may share a wall with a neighbor that I would want to know if they are using their home for short term rental. I've been a renter and it is a fantastic way to experience a new place. |
| 1 | I think it a great addition to the community, and that making airbnb/vrbo illegal will only heighten the problem as it will still happen. However make regulations and guidelines for the community to follow will expand tourism and money spent in our progressive town. Our experience has only been positive and folks staying with us would not stay in a hotel anyway. |
| 1 | I think it is a draw to the city for vacations. It is good to offer this service, but I do think that there needs to be some regulation for safety reasons. |
| 1 | I think it might be helpful if someone in our local VRBO community of owners would help the City of Fort Collins by self policing and educating fellow owners. Though I'm certainly no expert I have managed to navigate the taxation process and I have been successfully operating my rentals for many years. I would gladly take on what role I could to help the city in making sure that folks are paying their taxes. Personally, I think the best policy is to hold all property owners accountable to all ordinances regarding the peaceful enjoyment of a property, leaving HOAs to regulate the use of property as the individual community sees fit. Singling out a certain style of rental from another may not be that useful. A very respectful guest could rent a home for a week and never bother anyone--or a very destructive tenant could rent for a year and be a nuisance who is difficult to evict. I don't think the amount of time a person rents a home is as important as what type of person both the renter |

Count Response

- 1 I think it should be considered like a hobby. Some people only rent their house out one time and I think it's stupid to require them to get a sales tax license and other permits for that. Actually I would consider that an invasion of my privacy. It's MY home for Christ sake. This is an example of over regulation and over-involvement of government. VERY annoying. BUT if someone is doing it 3 months out of the year or more and making a certain profit I could see regulating it. Otherwise if I want to rent a room out (or my house) temporarily I don't think that's any of the City's business.
- 1 I think it would be a tough sell to convince people that regulating such an activity is required.
- 1 I think it's a creative and forward thinking way of opening our doors to visitors who are exploring our beloved and friendly town. This is a way to integrate our community with tourism and the way I look at it is it a win win both ways! Give some credit to the home owners who are generous enough to open up their home to invite visitors in and share the Fort Collins experience! Let's keep moving forward on new ideas, growth and change Fort Collins. We should be supporting this all the way! BTW- I have a air b&b to the left of my home in old town, and a hostile on the other side. We have had NO problems with parking, questionable visitors or noise. The businesses on both side have been very respectful on setting boundaries out of respect to the neighborhood. I support this all the way!!
- 1 I think it's a great addition to our community. I have one in my neighborhood; never any problems or noise issue. I fully support this option.
- 1 I think it's a great idea to keep the entrepreneurial spirit in Fort Collins going--wOOT!!
- 1 I think it's a great way for people to go on vacation and rent a room in an actual house and feel more comfortable and it brings revenue to Fort Collins at the same time by encouraging to tourism
- 1 I think it's a great way for people to make some extra money to help pay the mortgage or help to afford their own vacation while they are out of town.. Being short term rentals, I don't see it causing big issues & I don't see a need for regulation. I've heard nothing but good things about people's experiences.
- 1 I think it's good for the neighborhood
- 1 I think people should be allowed to VRBO or Airbnb their places as they choose without regulation from the city.
- 1 I think people should be allowed to utilize VRBO's or Airbnbs as they wish. They are bringing money into our economy (people have to eat and will likely shop here and do visitor things that cost money). Home prices are so outrageous here, I think this is a unique way to help make ends meet.
- 1 I think that VRBO and Airbnb are great resources for people who are traveling and on a budget. I have used airbnb several times while traveling and it has been exceptionally convenient and a much more comfortable way to travel. I enjoy engaging with hosts to learn more about the city I am in and I also enjoy the homelike feeling when staying at a house versus a hotel. These services have given me the ability to travel more frequently as well. I have had friends come to Fort Collins who were on a budget and they have found that they are rarely in a room so staying at an airbnb rental was a cost effective way to make the trip possible. I feel that the tax benefit to the city is more to tourism dollars being spent here because more people can come here to visit. These are units that are owned by people and they should have the right to rent out space if they so desire. Fort Collins is becoming an expensive place to live and I can see how the income for people with extra space can be very va

Count Response

- 1 I think that in a city like Fort Collins, with an active university and many other amenities, it's great to be able to offer short term rentals. I have booked short term rentals in other cities and its a great experience. To be able to feel like you LIVE in a city for a week or so is a much different experience than staying in a hotel. You are in a neighborhood, you interact differently. If I were moving to Fort Collins I'd book through VRBO or something to experience the city. I think Short term rentals are valuable and here to stay....we need to work with them. Not outlaw them.
- 1 I think that it should be regulated through permits. If there are excessive complaints, then the owner loses their permit.
- 1 I think that there is some type of oversight and rules that should be applied, but unless there are problems that are seen to arise, I would tend to want to minimize the regulations and allow the option to homeowners. It has been a great way to travel for us in the past.
- 1 I think that these are a great idea! They give people options to stay closer to their friends, family and destination.
- 1 I think that vrbo's and air b& b's are an asset to our community if done well. Owners should take responsibility for their guests having little or no impact on neighborhoods. This is the type of losing that people who are drawn to a community like fort Collins are looming for
- 1 I think that we should not ruin some people's income that they are getting from these investments
- 1 I think the AirBnB/VRBO options are really important in Fort Collins given the lack of desirable and affordable accommodations available. I have used AirBnB & VRBO as a vacationer, and they provide a nice alternative to hotels/motels.
- 1 I think the city should mind their own business and stay out of people's personal lives such as trading homes for vacations.What I do in my home is none of your business!
- 1 I think the city should stay out of it and leave people alone
- 1 I think the government already regulates plenty...I am sure the hotel industry believes in more regulation for their competition, but I don't think it is necessary. Let people do their own thing.
- 1 I think the main issue is that we operate with a sales tax license - that is the one regulation I believe is a win-win for all. The city doesn't lose on visitor revenue that way and we stay on the same playing field as hotels and inns. Further regulation should be an HOA issue not a city issue based on neighborhood.
- 1 I think these can be good for the renters and property owners but they are definitely NOT good for neighborhoods. Residents deserve to know who their neighbors are and, one hopes, that neighbors can be counted on when problems or emergencies arise.
- 1 I think they should be allowed, and not to strictly regulated. I do NOT think that off-street parking be required with a safety inspection and certificate by the City.
- 1 I think they should be allowed, as the property belongs to the owner. However, maybe some regulations should be implemented on items that might affect the community.
- 1 I think they should be registered and if there are complaints, those should be monitored send subject to existing regulations about noise, parking, etc.

Count Response

- 1 I think too much regulation could hurt but a basic level would be necessary. Obviously tax revenue and basic safety standards would be great.... There already is a built in free market system for regulation with the review systems that guests fill out after a stay. They do a pretty good job at self-regulation (if someone has a run-down or un-safe property, they get bad reviews and won't get renters). Rules/regulations can always evolve to - we don't have to get it perfect this time around but can aim to do the best we can. I imagine the VRBO/airbnb business models will evolve with time too.
- 1 I think vrbo's are a great idea!
- 1 I think vrbos are a great alternative to hotel and motels and gives owners an option of making extra money. That helps drive the economy forward. I see no problem with them operating. We are a country that strives to come up with ways to be self sufficient and not dependent on the government. I think it's great!
- 1 I think with the lack of housing options and the lack of hotel options, this is a great alternative, but do think we will need to begin some regulation and tracking soon. I think we could table it for about a year or so, and possibly get some ideas from other communities, but think some checks and balances and ability to limit will become necessary.
- 1 I would be all right with a neighbor who offers a spare room for rent or who occasionally offers the whole house for rent when he/she is out of town. However, I wouldn't be all right with a neighbor who owns a house that isn't owner-occupied and that is used strictly for short-term rentals.
- 1 I would like to know what is proposed as far as regulations go. I think some might be appropriate but not sure.
- 1 I would need to know how you would regulate them and why. I use these companies frequently when traveling and very much enjoy them. I know each site has rules and regulations that they enforce.
- 1 I would need to see a report on the perceived problem with what seems a harmless activity before I could comment cogently. I think the Uber drivers and vehicles are a much greater problem, as they are a large company masquerading as a grass roots operation.
- 1 I would not like VRBOs and Airbnbs allowed in my residential neighborhood.
- 1 I would say don't fix it until it is broken. If there are systematic issues or complaints, then the activity should be regulated, but not before that.
- 1 I would welcome a visit to my VRBO house by the review committee if you are interested in seeing and discussing how a VRBO rental operates. Thank you, June Durand 239-410-3631
- 1 I'm confused by question 3-in the description you say the VRBO and the AIRBNBS are basically the same...how would we regulate those separately? I feel the homes that are short term rental help make the Owner's keep the places tidy and kept. I feel it would be a nice revenue stream for older folks traveling and want someone to be watching their place. Let self regulation help set policy down the road; as problems arise and issues are resolved through the homeowner and the renter. The community should not overstretch their authority by getting between the renter or the owner...you don't do that with the rental market now, why would you start with these? We saw that New Yorkers are creating housing just for this issue, and the big hotel chains are up in arms because fees for "heads in beds" are not being charged. This tax is a silly fee that folks in communities such as Vail, and Glenwood Springs use to justify them having to offer services that are not planned for and are above
- 1 I'm normally opinionated and have stayed at VRBO rentals but don't know what exactly are the issues here in Fort Collins for which we are considering regulation. Need more info. Thanks for looking ahead as this city is prime for these rentals.

Count Response

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| 1 | I'm not sure how the home is listed, VRBO or ??? but I checked the VRBO box. |
| 1 | I'm not sure what the issues are as this is not a problem for me or my neighborhood. I would like to be able to rent out my house in the future as a vrbo or airbnb without too much oversight by the City. I would hope that any issues are serious enough to warrant regulation, and that the solution is simple for property owners. |
| 1 | I've already completed this survey, so I'm not going to bias your results by answering the questions above a second time. However, I would like to add that these units should be regulated for pets, smoking/non-smoking tobacco, and marijuana smoking and growing (growing can be smelly). |
| 1 | I've never rented my home but I have used Airbnb on many occasions visiting other cities and think it's a great service. I'd hate to see the city over-limit this service since it does provide a positive experience of a new city for visitors. FtC is low on hotel and Bed N Breakfast options for visitors. VRBO and Airbnb are solid alternatives. |
| 1 | I've rented through VRBO in the past and always been extremely happy with all of my experiences. I prefer vacationing privately and am happy to support local private businesses. |
| 1 | If VRBO and Airbnb would obey the laws we have (collect sales and other taxes, limit occupancy, monitor questionable activity, there is no need to further regulate. We have rented our 4BR,3Ba near Estes Park for almost 30 years through VRBO and have had no problems or complaints. Who is initiating this? Are hotels/motels concerned about loss of income? The people who rent from us could not afford to rent a hotel/motel and want outdoor space not provided by hotels/motels. |
| 1 | If operating their personal residence as a vacation rental or Airbnb some or all of the time allows residents of Fort Collins to continue to afford the high cost of living here or supplements their income, then they should be allowed to do so. It is their private property. Unless neighbors are calling regularly to report disturbances or loud noises late at night on any one particular property, then no actions should be taken. We previously lived on Nantucket Island next door to a summer rental property. We lived in an old part of town where houses were nearly on top of one another, and not once did it bother me to live next door to a house that was rented to various families throughout the year. As a homeowner, I would be more concerned about living next to a student-occupied rental than an occasional VRBO or AirBnB rental. |
| 1 | If somebody owns a home, they should be able to rent it out or occupy it how they wish if it doesn't disturb others. Way too much regulation/oversight by anybody but the owners. Also, with the increased rent in our area in such a short time, people should be able to help others out or do as they wish to accommodate these costs while earning potential has not increased along with the housing increase. It's getting nuts around here but Fort Collins should implement less government here opposed to more government. Enough is enough with this type of regulation. We don't need to be overseen so much here. It's getting frustrating to say the least. I hope this isn't be considered. Also, it brings up the fact that neighbors can be in other people's business way too much. I don't need neighbors wondering who is in and out of my house etc. I am not renting it out but we all don't need to 'police' each other and this opens the door for this to happen. |
| 1 | If the house belongs to the owner, then it is his /her prerogative who stays there, how long. The neighborhoods already have policies in place for residents - as long as visitors follow it, then no one should care. |
| 1 | If there are any issues with short term rentals, take it up with the owner of the house |
| 1 | If they are to be regulated, I believe our "You Plus Two" policy should be maintained in relation to such rentals. |
| 1 | If they become regulated soon the city will want to regulate when friends and family visit. How long how often, ect. If it is my house and I follow noise ordinance, it should be my choice. |

Count Response

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| 1 | If this activity makes the rental owners take good care of the property, I guess I'm all for it. Some of the long-term rental houses in our neighborhood are not well cared for and I worry about my property value going down. |
| 1 | If you want to take power away from an already underemployed middle class in Fort Collins, then regulate Airbnb. However, in order for the city to do what is right for its citizens they should allow us to operate as we have been. |
| 1 | In San Francisco, they are regulated because there is clear evidence of owners removing long term housing stock in favor of short term rentals. Unless this is clearly happening in Ft. Collins at a material volume (say >= 1% of the housing stock), I strongly urge the city to stay out of regulating this area. |
| 1 | In an HOA area, the HOA should have the final say of rentals short term in that area. |
| 1 | In general I am against regulating this type of activity. I can see how there could be parking problems if it was a busy rental in a crowded area though. |
| 1 | In many cases, these businesses are essentially operating a hotel. The city has to determine when a hotel isn't a hotel. |
| 1 | Inspections may prove too expensive, but rental licensing (both short and long term rentals) would give the city tools with which to follow up on issues with any rentals. Vacation rentals contribute to the quality of life in Fort Collins. Most of our renters are families visiting family in Fort Collins. They want a place to gather and spend time just as a family. |
| 1 | Is the city just looking for another excuse to regulate something. Enough is enough already. |
| 1 | Is there an issue here or is government just trying to get their hands on this? The VRBO is a small part of the pie if the hotel industry is asking for an equal treatment. These are apples and oranges and should not be compared or view as competing. Empty houses that are filled with vacation rental is good for the city and the economy. I'd consider renting my house if I was away for a week or two. |
| 1 | It has been a life saver for me. I've had zero issues in over 2 years, and the supplemental income has helped me afford monthly health insurance. In addition, the stories I hear from the guests are great (they appreciate an affordable option that allows them to do more activities in town. Stay an extra day, dining out, activities, etc.) To me, if it increases tourism, disperses those funds to more places, and helps out those living in the community, it's a positive thing. |
| 1 | It is a wonderful opportunity to meet people and promote tourism in our town. |
| 1 | It is illegal to operate a business in a neighborhood. Why is the city even asking about this? Shut them down. |
| 1 | It is very disappointing that the city is considering additional regulations of our property. |
| 1 | It really depends on the situation. The VRBO near our house is owned by someone in the neighborhood, so they are constantly checking on it and the tenants. We have no concerns with it. |
| 1 | It seems like HOAs have rules for this type of rental, so it's already regulated. For those neighborhoods without HOAs, there may need to be some rules. I can understand that people may not want loud groups of tourists next door to their private home. |
| 1 | It's been a great source of income for our family and we've only had great experiences with our guests. |

Count Response

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| 1 | It's hard to say without more details regarding what regulation would entail and what problems other communities have come across that would lead them to consider regulating this short-term rentals. |
| 1 | It's not broken so don't fix it. |
| 1 | Just in general I like having this opportunity when I travel and would like others to have it when they come in, for pleasure or business. |
| 1 | Keep out of how I use MY property! If I break laws or hurt people, then you can intervene. You people are over stepping your boundaries. |
| 1 | Keep regulations and overhead to a minimum so these activities don't go underground |
| 1 | Leave it alone. Word of mouth and online ratings take care of the slumlords, the "authorities" don't need their hand in this business. The only regulation it needs is definition so that no one is adding rooms onto their home for the sole purpose of making more money by building a monster house and constantly renting it out. |
| 1 | Leave people alone to do what they want with their properties as long as they stay within the law and do not bother neighbors. These rentals allow people to travel within their means to see our great country and/or visit friends and families . |
| 1 | Leave people alone. Allow them to supplement their incomes! |
| 1 | Leave them alone. Have you looked at what a hotel in town costs? And God forbid you need one for Greeley Stampede, Cheyenne Frontier days, CSU graduation or football or softball. Let the entrepreneur help fill the need...affordable need |
| 1 | Like uber we need to embrace new innovative ideas and NOT regulate or crush them |
| 1 | Main concern, living next to CSU, is students will use to get around the three unrelated rule. |
| 1 | Many of the vrbo's and airbnb's do weekend, weekly and monthly rentals. It's great for people visiting for weddings, having week long business meetings or spending a semester at CSU. I think the same regulation that is used for rental housing should apply to these types of short term housing. I don't think they operate like hotels, they're more like rental properties. We have a 3 bedroom house immediately behind our house right by old town library and we've never had any issues. In fact we've met many great people visiting from all over. |
| 1 | Minimum reasonable regulation could be considered. Tax collection, minimum fee permit or license. Possible cap on str so not every home could be short term rental. Rules and regulations are already in place regarding noise, numbers of occupants. |
| 1 | Most of my renters come to the area to search for houses, or to dine and shop in Oldtown. I think that allowing STR helps contribute to the local economy in a big way. |
| 1 | Most owners are open to reasonable regulations around sales tax (not property tax!), licensing, noise, and parking. |
| 1 | Most people seeking VRBOs, AirBnB and other rental properties are seeking the local, neighborhood feel of our lovely city. This is a private property matter and the city should absolutely not regulate it. It violates the strong sense of community we love in Fort Collins! |

Count Response

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| 1 | My answers are based on my experience with my next door neighbor's VRBO. I have had no complaints or issues with noise, parking, security, etc. |
| 1 | My concern here is the tight housing market and the difficulty of our residents in finding appropriate affordable housing. I hate to see too many houses that could potentially be used for permanent housing for residents be used as temporary dwellings for travelers. That's what hotels and B&Bs are for. Also, if one were in my neighborhood, I'd want a timely way for the city to contact property owners to address any issues that travelers may cause (parking, noise nuisance, etc). |
| 1 | My experience with VRBO is a waterfront property that my siblings and I own. We rent it weekly in order to pay the property taxes. The number of people staying in the house is dictated by us. The city in which the house is located has regulations about renting VRBOs and we abide by those "rules" of not more than 3 separate parties renting per year or else one has to register with the city and pay a special tax. I don't know if the city tries to regulate the number of people staying in a unit (I don't think so). |
| 1 | My family recently rented a VRBO in Ft. Collins, for which we did pay sales and lodging tax. We stayed for 2 weeks and ate out, went to the movies and shopped in Ft. Collins quite a bit during that time. We loved being able to stay in a private rental and live like a local while in Ft. Collins. We hope to stay in a VRBO again the next time we visit! |
| 1 | My family, friends, and others benefit from short term rentals like VRBO. WE DO NOT WANT TO STAY IN A HOTEL / MOTEL / RESORT. We cannot get any rest at a hotel. We are family oriented and prefer homey neighborhoods. It is a wonderful way to travel and meet real people. If it is regulated, stopped, overpriced as a result of the city getting involved, it will be very sad. |
| 1 | My fear is that neighbors of VRBO/Airbnbs will suffer from rentals to those who don't care about the quality of the neighborhood, i.e. will make noise, traffic in and out, parking up the streets, etc. I would not want one on my street. |
| 1 | My husband and I are using airbnb for the first time this September so we might have more of an opinion after our trip. It would be helpful if your survey defined regulated because the term could mean most anything. Also, I'm assuming regulation would mean a cost increase which would defeat our reason for using one of these services. |
| 1 | My immediate neighbor is a vrbo rental. We've interacted with many renters, and all of them have been friendly. We do not have any concerns with noise or disrespect to the neighborhood. The owner of the house next door is also very respectful, and communicates with us about the renters: who will be there and when, asks us what our experience has been like with certain renters. |
| 1 | My interest in this topic is that I am a short-term (as you call it) renter. We have had some wonderful experiences with vacation rentals in Boston and in Breckenridge and hope that the City of Fort Collins will just stay out of this business. We have also been looking for a VR or Airbnb in Manhattan, NY and saw that it is a completely different market. With the rentals available there, we decided that a Holiday Inn was just as good a deal as a VR. Airbnb's are actually priced higher than the lodging market, but the laws of economics appear to be keeping things in balance. |
| 1 | My last neighborhood had a resident who frequently rented her home on weekends. The renters often threw noisy large parties which caused traffic and littering problems. Our POA eventually passed an ordinance prohibiting short-term rentals. On the other side, we had a resident who spent summers away and rented his home for 2-3 months at a time, and this house didn't cause problems at all. There needs to be sensible regulations to ensure the homeowner's rights are not trampled on, but the neighbors aren't subjected to disruption. |

Count Response

1 My major concern is some giant investor swooping in to buy up prime properties simply to rent/lease and the person or "corporation" has no investment in the betterment of the community or how their rental is impacting the community. Is there any accountability? The college "partyers" are bad enough, but what about the partying renters? On the flip side, visiting professors are an asset, and other visiting professionals. I would just hate to see it benefit the small minority of out-of-town owners, to the detriment of the community members living here.

1 My neighbor told me about it but otherwise i wouldn't have known.

1 My one property is in another market. I believe in common sense protections for the neighborhood and even taxation. To eliminate such services and exchanges is a significant and unjustified infringement upon property rights. People from all over the world come to a home setting because they want to be part of the culture. Hotels don't offer that cultural exchange.

1 My only concern related to vrbo and airbnb is the impact of lost lodging taxes. It seems to me that vrbo and airbnb should be collecting lodging taxes as required by state and local law and distributing those taxes accordingly. one other potential area of concern is related to residential zoning. Houses utilizing vrbo/airbnb on an extended basis should ensure compliance with zoning laws, however these regulations should specifically exclude individuals using the service rarely (eg less than 15 days a year)

1 My wife and I have been responsible renters of a number of VRBO properties, They can serve a real need in areas in which there are few or no motels or hotels. They should be required to conform to all health and safety rules that apply to B&Bs.

1 My wife and I have used VRBO properties in Colorado and across the country extensively and the ones we use have ALWAYS collected sales tax and there has been a contract. These rentals should pay taxes just like a hotel room, because that is essentially what they are. Also, any AirBnB rooms or VRBO rooms in residential subdivisions change the nature of those subdivisions, the HOAs should be allowed to regulate how many of those there should be (few) and for how long and how many residents. I would also note that the more apartments and homes that are converted to VRBO/AirBnB use take properties off the market for long-term rental and thus further make affordable housing in Ft Collins even more unachievable. Thanks for listening!

1 Neighbors have guests all the time. It's not appropriate to regulate visitors. No way, no how. Best

1 No regulations on this topic. If I own a home and someone wants to stay in that home, it is none of the city's business! This is not 1984!!!

1 No, this should not be regulated. Sales tax is already enforced, and that brings more money into the city and state. With tourism booming in this city, it would be a huge mistake to regulate VRBO and airbnb properties.

1 Non-owner occupied rentals are a particular concern to me. They are pure business operations that do not belong in neighborhoods. An owner occupied rental at least has some one living there who is part of the neighborhood, and can act as a steward.

1 None

1 None at this time

Count Response

1 Not sure what you mean by "separately." Do you mean differently than long term rentals? If so , there might be a few different regs needed. I don't mean more stringent, but possibly just adaptations to somewhat different situations. A family or individual merely renting a room to airbnb guests in their home is really no different than their hosting invited friends. No regulation needed. But a whole house VBRO Or AIRBNB rental should abide by similar rules as long term rentals, although I wonder if the current 3 unrelated persons limit should be changed to a certain number of people per night based on size of house ???? Or limitation on number of cars. ??? As a traveler, I think vbro 's and airbnb ' s are great. (As well as b&b's). I choose them over hotels whenever possible. They are a good thing for guests (short term renters) to have a more personal, homey experience as travelers or short term workers/students but And a nice supplement income source for property

1 On the surface, I oppose this since it could radically change a neighborhood. I would be concerned about the impact on home values for the "next door neighbor".

1 Our VRBO is effectively house swapping. There are clearly some VRBO's that are primarily rentals. Not sure if there is anyway to separate the occasional use model vs the more commercial use model. Not sure if Airbnb is fundamentally any different than someone renting out a room in their own house short term. Where do you draw the line?

1 Our family has a duplex, we live in one side and just started airbnb in May. We love meeting new people. The airbnb structure makes me feel very comfortable getting to know potential guests prior to committing. Craigslist is a little scary now. The extra income is helping us pay the mortgage and helping us work toward me spending more time with our baby. The stress from bills and income has decreased and I love being a host. Our house and grounds are very well kept now to make sure we get five star reviews. I'm sure our neighbors enjoy the classier duplex next door. Our neighbor is a VRBO and the other side is a very nice duplex with the owner living in one side. We live two blocks from coppersmiths so the location is amazing for guests. We are now able to save money to improve the rest of the property. It's not in the best shape, with no insulation. I encourage the City government to continue to let airbnb and VRBO continue without governmental regulations. If there is a problem area,

1 Our family loves to rent through VRBO and Airbnb when we travel. It offers us an authentic, local community experience (much preferable over hotels). We would welcome a VRBO/Airbnb in our neighborhood as we see it as an opportunity to meet people from other places and cultures. We would hate to see it over-regulated.

1 Our vacation rental property is in Estes Park, not Fort Collins. Our opinion is that we have a right to rent our property as we see fit, as long as we are complying with neighborhood covenants, zoning laws, and are collecting sales and lodging taxes. Most vacationing families prefer to rent homes (not hotels), so Fort Collins will be losing tourism dollars (and tax revenue) if vacation rentals are outlawed or limited. This is the future of lodging, so get on board!

1 Over the past three years I have rented both short-term places (a week or two) and long-term places (months) in Fort Collins while working as a visiting scholar at CSU. My total time here has been about 15 months over that period. All rentals have been through VRBO. While here I have always felt a part of the Fort Collins community, and hope to continue thinking of Fort Collins as my home away from home. VRBO makes this possible. I could not afford to stay in a hotel for months at a time. Thanks. David Leith davidhleith@gmail.com

1 Owner originally said it was for the summer, but it now appears to be more long-term. They did not leave any contact numbers if there were any issues. Already asked two different groups to quiet down - one at 2:30am and the other at midnight. Plus many have dogs who are not comfortable, barking constantly when we are in our backyard.

Count Response

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| 1 | Part of the permitting and regulation process to include proof of insurance with damage and liability clauses, parking and access limitations, and City and fire code compliance. Other than ADA, these rental properties should meet the same or higher standards that all lodging venues must maintain. Permitting, inspection, and regulation should be strict and enforceable. |
| 1 | People should be free to do whatever they want with their property unless it is causing harm or inconvenience to the neighbors. The Airbnb next door to us has not been a problem at all. |
| 1 | Perhaps we are over-regulating at the local level -- shouldn't this be regulated on a national/international level? The only thing that might be beneficial is if we could force agencies who operate such sites to include emergency contact information (such as the local police department) in their postings and confirmations to avoid situations such as this: http://www.today.com/money/airbnb-horror-story-reveals-safety-issues-lodging-site-t39091 |
| 1 | Please add me to your email list if you have one. ginaciao@frii.com |
| 1 | Please do not over-reach into this aspect of real estate too. Your mis-guided East-West efforts and not more than 3 unrelated policies that target symptoms as opposed to underlying are detrimental to real estate values and property owner rights. |
| 1 | Please don't go looking for more problems or ways to regulate and collect money from people. If there is a problem, neighbors should try to work it out. If that's not working hold a community meeting in those areas to attempt to get people to address the issues. They should adhere to the 3 unrelated rule and then leave it at that. |
| 1 | Please don't intervene, system works well. I use when visiting other areas. |
| 1 | Please, just leave this alone. Have you ever used VRBO or Airbnb, it's great. It gives you a chance to visit a location, enjoy the area, and explore. Let's allow other to do the same with our amazing City. Owners of these properties don't want them destroyed, abused, etc. When they rent short term the owners already go through a screening process. Let's keep government out of this process and put our money and resources somewhere else. |
| 1 | Previous question did not allow for my response. Full house short term rentals (vacant homes) should be regulated. Homeowners renting a room in their home should not |
| 1 | Property is rightly regulated by its owners, not oligarchs. |
| 1 | Property ownership is a constitutionally protected right. Mind your own business! |
| 1 | Question #3 is N/A because I answered "No" to question #2. |
| 1 | Question #3 needs clarification. Regulated separately from what? I am strongly opposed to VRBOs and Airbnb in residential neighborhoods. I believe they will destroy the integrity of neighborhoods - even more so than rentals (if that is possible). Ft. Collins already has issues due to the high number of properties rented to students. It leads to low neighborhood attachment which in turn leads to many other issues. |
| 1 | Question 1c: The # of nights /month question is weird...jumps from less than 10 to more than 15....I'm in between!!! Question 1d. I'm in the process of obtaining a sales tax license, so hard to answer this one accurately. Questions 2 and 3: By regulation what do you mean? I don't think they should be regulated like a hotel/motel and I think there is a difference between a person renting out a room in their house (owner occupied), vs a person renting out their entire (2nd or 3rd) house (not owner occupied, not primary residence). |

Count Response

- 1 Referrals to & from STRs and hotels (especially in peak periods) can enhance the housing of visitors immeasurably. The visitors increase tax income through dining and entertainment activities while they are "living like locals" in Ft. Collins as they visit family and friends.
- 1 Regulating VRBO and Aitbnb separately doesn't make much sense since there will always be another new website for this. Perhaps no regulations for single rooms, too similar to subletting.
- 1 Regulation of these types of rentals could put undue hardships on people who are trying to make the best of a difficult economy.
- 1 Regulation should only occur if they are operated as a business - "X"# of days/yr, or more than "X" # of non-family visitors at a time, perhaps? Something comparable to running a rental house / boarding house / true B&B, with enforcement triggered by neighbor complaints. For those doing it because they are gone at holidays or a month in summer, sporadically, regulation seems overreaching.
- 1 Regulation will only drive the cost up for consumers therefore decreasing the amount the homeowners might make. Not every thing must be regulated.
- 1 Rental properties of 10 mos or more are left in horrible shape. Lawns unmowed and unwatered. Owners check once or twice a year. Vrbo situations have constant attention from the owners and it is a lovely way for people to get to know our community on a personal level. They are common throughout Europe.
- 1 Renters obeying laws will not be a problem.
- 1 STRs should be taxed and property owners should otherwise be left alone to provide a service to visitors to the area and make use of their property. STR owners that fail to pay tax, mismanage their rental, or cause unreasonable nuisance should be handled by existing laws that already forbid such things.
- 1 Security, too noisy, sneaky and probably cheating
- 1 Services such as Airbnb and VRBO allow private citizens, like myself, to make use of our homes and private property in a way that helps us generate additional income so we can feed our family. Not only that, when on the other side of the service, the homes are almost always a better value than hotels. I see no reason why the City of Fort Collins should insert itself into the home-sharing economy. Should the City of Fort Collins begin regulating the home-sharing economy, the end result will be fewer short term housing rentals at higher prices due to the increased regulatory cost that will be passed on to private citizens that use these services. Why do you want to make it more difficult for us to supplement our income and feed our families?
- 1 Short term rentals are great for both renters and owners. Owners gain flexible income, renters gain flexible housing options that are much needed and appreciated. Don't allow the selfish interests of big business hotel chains and apartment complexes to choke out these fine independent small enterprises that benefit people.
- 1 Short term rentals should be allowed, as long as they abide by local neighborhood rules, ie parking, noise, etc
- 1 Short-term rental is a wonderful concept. My "Non of the above" interest in this topic is that of a current and potential consumer of these rentals - presumably out of town but also for visits by family (and friends) *to* Fort Collins.
- 1 Should not allow them at all in condominium apartments because of very close proximity to other units. Also, feels like a hotel with the coming and the going and the travel bags.
- 1 Should pay lodging taxes

Count Response

- 1 So long as the tenant obey the laws and the owner the proper taxes and assists in respecting the neighbors property rights I do not see why this could not be as good or better and any other rental situation in the neighborhood.
- 1 Stay out of it. Let neighbors deal with issues in a civilized manner. Definitely no tax money or city employees needed. It's the sharing economy and it's here to stay.
- 1 Stay out of people's business! It seems like as soon as someone comes up with a way to make money the City wants to regulate.
- 1 Stay out of private lives and business!!
- 1 Stop regulating everything. How about deal with an individual that's causing problems.
- 1 Stop transient rentals from ruining old town
- 1 Stop trying to over govern property. Enough is enough.
- 1 Stop trying to regulate commerce between private individuals.
- 1 Taxed, yes. Regulated, no.
- 1 Test
- 1 Thank you for taking the initiative on this issue.
- 1 Thanks for getting ahead on this. It's likely to be common in our city, and I'd like people to be safe.
- 1 Thanks for letting us have a vote in the matter. I think allowing this would be a good thing for our city as it promotes affordable lodging in places near business. It introduces people to our city, and it is a better experience than our hotels. Thanks again!
- 1 The City does not need to be involved in this issue. There is no problem.
- 1 The City of Fort Collins made me cease operating a successful ABnB business. Please Chang zoning laws to allow all of Fort Collins to operate this business if they choose. It is highly unfair to say to me that if I lived across the open space behind me I could continue my business. I have suffered greatly financially. The HOA has stated that they would go along with what you decide. Please let me have my business back!!!
- 1 The City should has no business in regulating short-term rentals.
- 1 The VRBO properties in my area are well maintained...better than the rentals and some owner occupied units. I like having them!
- 1 The availability of VRBOs for short term rentals is greatly needed for traveling families whose needs for space and facilities are not met by traditional hotel rooms. Furthermore, at peak times, such as the CSU graduation weekend, we were not able to find a hotel room within the vicinity of campus or downtown, and since we didn't have a car while visiting Fort Collins, it was of great importance that we stay in a short term rental which we found on VRBO. The location was excellent and the facility offered us all the amenities we needed plus excellent care by the owners. Thank you for keeping VRBOs available and easy to rent in Fort Collins.

Count Response

- 1 The city enjoys a vibrant downtown area. The attraction of being able to stay in a nice home-like setting is a great alternative to hotels. Anyone renting
- 1 The city should react to problems. As there is no problem today the city should not increase it's scope.
- 1 The city should tax the units.
- 1 The city shouldn't get all crazy about people renting out their houses for short vacations. While I personally don't think native community members can withstand the growth we're experiencing (I can't afford to buy a house anywhere but Greeley nor can I afford the rents in Fort Collins anymore, for crying out loud), the city can benefit from the interest and tourism provided by these rentals.
- 1 The city's regulation of the long-term rental market has had detrimental effect on affordability; it's not the only factor but is certainly a major contributor. Any short-term rental market regulation will likely have a chilling effect on future tourist travel, as many younger travelers prefer non-traditional 'local' accommodations.
- 1 The cost of regulation is not worth the effort.
- 1 The guests are always friendly, responsible people. It's been fun having them in the building! The apartments being used as VRBOs are also maintained really well.
- 1 The house near me hasn't looked better in five years, I'm glad they are doing VRBO and not college kids.
- 1 The main concern as a potential neighbor of a rented unit is the lack of screening of renters. Some type of regulation should be considered. I would feel better about short-term rentals from homeowners who rented units where they actually lived themselves, as opposed to units where the owners didn't live. In the former situation, owners would likely be more careful about screening renters.
- 1 The one in our neighborhood was already a long term rental before they switched it. We had way more problems with the long term, college tenants than with the VRBO people. They are mostly families in town for weddings, graduations, etc so no problems with loud parties. The owner is great and spoke to us beforehand and we have their number in case of any problems (haven't had to use it yet). If FtC suddenly becomes Vegas with lots of young adults throwing parties we might have an issue but for what we've seen so far (families in town for the weekend), we prefer the VRBO to college kids.
- 1 The owners of the VRBO & Airbnb have done a fantastic job of renting the place out to friendly people vacationing in Fort Collins. I'm ok w VRBO & Airbnb in old town.
- 1 The vast majority of our rentals are for 30 days or more, however we occasionally have a shorter term rental. We own this home because we have family (mother and sister with families) who live in Fort Collins. We try to spend as much time here as we can, but most of the time, we can't be here. So, renting our property this way allows us to financially keep it and still be with family when we can. Also, by far most of our renters have pets. This is something hotels can't really offer successfully for more than a few days. We know our neighbors and stay in touch with them and have had no complaints about any of our renters. Please do not disallow us to use our property this way!
- 1 There are already way too many regulations for property owners to navigate. Share best practices through communities and forums. If people do a poor job the market will respond appropriately.

Count Response

- | Count | Response |
|-------|--|
| 1 | There are currently 2 houses being rented out on VRBO/Airbnb on our street and one directly across the street from us that was rented out for about a year but is now permanently occupied. So far all of the people renting that we have been aware of have been super nice and not a problem. We like to use airbnb, ourselves, when we travel to other cities. |
| 1 | There are differences between renting out your home when you are on vacation or renting a spare room and someone buying homes in a residential neighborhood for speculative VRBO purposes. It should be regulated if it can be regulated fairly and appropriately. |
| 1 | There are noise ordinances in place for all people. Why sort out vrbo or airbnb? there's more noise from student renters than anyone else. What happened to no more than 3 unrelated per dwelling? They take up all our parking with the extra occupants, guests, parties, and etc. |
| 1 | There isn't enough accommodations in our town for out of town guests so I think this is a great alternative and a great way to welcome people with a very personal touch to our wonderful community. I would like to pursue this with a detached studio in the near future that I am planning to build for my parents to come and stay and this would be nice to supplement when they aren't in town. I think it will be very cool to offer up bikes, a comfortable, clean and safe accommodation as well as affordable for out of towners that visit FTC. |
| 1 | These are homeowners supplementing their income. If they or their tenant breaks an existing law then they should be held accountable. Otherwise don't increase government the way you plus two did. If laws were enforced on partying we wouldn't have added this layer of regulation, there wouldn't be a housing shortage and rents would be reasonable. You plus two emptied occupied 4,5, and 6 bedroom homes in exchange for commercial dorms and super high rent rates. Increased regulation is not a substitute for the police doing their job. |
| 1 | These can turn the into defacto hotels. They need to be treated as such. |
| 1 | These should not be allowed in residential areas, especially those with a home owners association. |
| 1 | These should not be allowed in residential areas. |
| 1 | They already are regulated by each agency: Air BNB has its own set of rules and so does VRBO. So the above questions do not make sense on who regulates them. You have to pay a fee to join VRBO. |
| 1 | They are a super way to share your home and meet new people from all over the world. They provide passive income so that I can take care of my mother who is 92 and has dementia..I would not have been able to do this otherwise. |
| 1 | They are basically the same so whatever regulation is adopted, it should be the same. |
| 1 | They bring important tourism dollars to our area. |
| 1 | They may be fine in certain areas and zones, but not in the typical city neighborhood. We use VRBO to find condos in ski towns and maybe condos in FTC would be ok, but not a regular neighborhood. The people don't care about my community like owners and most long term renters, it's not their home. Owners in ski towns expect that kind of renter. |
| 1 | They need to have off street parking. |

Count Response

1 They provide a real service, I use them whenever I travel. Just make sure they are registered and the City is collecting their fair sales and lodging tax. Other than that, stay out of it. Nothing more. Let the market place decide how many and where they are, we already have zoning requirements in place, we don't need the City regulating these also. Are we trying to keep up with Boulder? Just because Boulder passed something now we are going to? Please City - don't we have more important things to govern. Plus they are all over Europe - I just stayed in them 5 nights in Italy. Don't outlaw these in our beautiful little City also.

1 They seem to be well regulated by the communities on line and very upscale. It does not seem to need extra regulation.

1 This action is essentially running a business and it is only fair to lodging industry that sales tax is paid on the rental charges by VRBO and Airbnb. I support a permitting process which includes the self-certification as to safety standards and insurance coverage which covers this type of activity. I already see many basement and garden level rental units which have no fire egress. I do not support on-site inspection. The legal liability for this activity should be incumbent on the owner of the property.

1 This has potential for huge impacts on residential neighborhoods, they should only be allowed in zone districts where accommodations uses are expected and planned for. Due to potential impacts, these should not be allowed "by right", there should be public hearings to determine whether the use is compatible with the neighborhood and whether it can meet standards established by the city for such uses. These also have significant impact on the rental market for people who are trying to rent a home to live in, not just vacation in.

1 This has turned into a real annoyance. Short term rentals have many coming over (relatives/friends?) to vacation, and the yard is used like a backyard resort. No longer a neighborhood feel.

1 This is a bad idea because of the potential for a lot of traffic and strangers arriving and leaving the neighborhood. I would prefer not to have a VRBO or Airbnbs allowed anywhere in Fort Collins city limits.

1 This is a great source of income for me. The rental is located in the basement of our house. We are always home each time it is rented. We have never had any issues.

1 This is just like the 3-unrelated ordinance...the issue is not who is staying in a house but rather the specific impacts on the neighborhood. Please do not regulate short-term rentals, rather continue to rely on rules for noise, parking, etc.

1 This is one more layer that is completely unnecessary in city governance.

1 This needs no regulation.

1 This survey doesn't address the differences between VRBOs and Airbnbs. So asking "Should VRBOs and Airbnbs be regulated separately" is a difficult question to answer.

1 This type of accommodation is the way of the future. The city will lose out on revenue if the decision is made to outlaw these types of rentals. People will do it anyway, and there's no way for the city to enforce such restrictions.

1 Those VRBOs in our neighborhood are run really well, but the concept makes me nervous.

1 To me VRBO's and AirBnB's are two different worlds. VRBO's seem like a good solution as long as the city makes clear guidelines....AirBnB's-those would seem tough to regulate since people are letting other people stay in their home while they are there.

Count Response

1 To protect neighborhood integrity, rental properties should be limited to a maximum of two lease periods per year, with the provision that either lease period in that year must exceed 30 days minimum. Current provisions in the 3 unrelated ordinance for a 30 day grace period to allow temporary excess of three unrelated people should be excised.

1 USA was built by entrepreneurs. Tax it but don't stomp it out! Fort Collins has to offer more than Marriot. Besides, when we were looking at FC, we stayed at three different Airbnbs. People were wonderful, personal, and welcomed us to your city, gave us tours and helped us get to know you. BEST PR EVER!!

1 Unless the behavior of occupants falls afoul of any regulation that would apply to full-time renters or occupants, I don't see how it's any of the city's business.

1 Unregulated activity - unease re: strange people in neighborhood

1 VRBO and AirBnB have very different operating models. We find VRBO to be a valuable asset to the community, and our renters agree.

1 VRBO and Airbnb's get grouped together but are completely different types of rentals. (one involves the owner staying in their home the other is where the owner is gone). I know that some communities have banned VRBO's and some places (like Aspen) see it as a solution to housing options...also it seems like a lot of our renters are families/people visiting Fort Collins as a potential place to relocate and they (time after time) tell us that being able to stay in a home helps them get a feel for the town (compared to a hotel-where you feel like a guest/tourist). Thus far, we have had 0 issues with neighbors, parking or any of the issues that I would expect to be sensitive around this subject. When we started there were 5 VRBO's in Fort Collins and now there are hundreds. I know that some municipalities partner with VRBO to have them collect the taxes and provide it directly to the city/township. I would not be against that either. I can be reached at fortcollinsre@gmail.com

1 VRBO and Airbnbs should pay their fair share of lodging tax.

1 VRBO is a great way to expose people to a new town. Offer a great alternative to the hotel experience for extended stays. I use them extensively when traveling and staying in one place for more than three or four days. Tax should be collected. Most VRBO properties are extremely well maintained. They have to be as the guest review system is a key component of the business model.

1 VRBO/Airbnb rentals are already taxed and regulated adequately. They bring the community much-needed flexible and affordable accommodation options that add to our community's economic vitality and livability.

1 Very much in favor of allowing home owners to allow short term rentals. If there is abuse or disruption to the neighborhood, then it needs to be reported and dealt with. Let's not turn FC into a police state!

1 WTF

1 We are trying to make Fort Collins more accessible & visitor friendly. WE DO NOT NEED MORE REGULATIONS!!! If the owners of these rentals do ANYTHING poorly, then they get raked over the coals with bad reviews & no one will come back to them anyway. Let it be!

1 We don't have enough hotel rooms during high tourism season as it is, regulating these short terms is bad for the Fort Collins economy and irresponsible. We stay in these all over, it's a great alternative to a hotel! Ft. Collins needs to stop trying to be Boulder, let these small businesses thrive!

Count Response

- 1 We had one next door and it was the worst experience of my life. The owner did not want to hear anything about our concerns and he left it up to his renting agent. finally the city sent a letter and they closed down. No one needs to experience this in a neighborhood. NO VRBO!!!!!!!!!!!!!!!!!!!!
- 1 We have enjoyed welcoming people into our home! I think it has helped tourism and for us it has been a learning experience! We are able to pay off debt and help people have a good visit to Fort Collins.
- 1 We have had great success with our VRBO. We rent only for periods of 30 or more days at a time.
- 1 We have only operated a short term rental business for three months so we're still new and haven't yet solidified opinions
- 1 We have operated both Airbnb and vrbo homes. We stopped vrbo after 3 months because the type of renters did not align with our values. We would not do a vrbo again but would support owners who do so and regulations in favor of vrbos. Airbnb has been wonderful with individuals staying in our home who are very interested in seeing the beauty of fort Collins and this area and experiencing life here. All renters have been considerate and ave not disrupted our neighborhood, damaged property and have even become friends/new local businesses owners.
- 1 We have properly registered and pay all applicable taxes. All guests are educated regarding HOA requirements and conduct. The tax revenue generated for the benefit of the Fort Collins community at large dips in far enough to what we do. Further regulations would be government getting involved in a place already addressed through our HOA and our own stringent requirements of all guests. I say "no" to any additional regulation or control. Duplicating services or supports already in place does nothing but waste taxpayer dollars to have someone else oversee an unnecessary area.
- 1 We have used the services of VRBO for each of our three stays in Fort Collins. ALL have been exceptional and have met our needs each time. We prefer to have a rental that has a little more privacy and a kitchen while we are staying in Fort Collins. We have taken advantage of many of FC's offerings-such as the bike library, many fine restaurants-we already have favorites (we do take a break from cooking), micro-breweries, parks where we've hiked and biked, grocery stores, church, and even met with realtors. Our latest VRBO allowed our family-two daughters, spouses, and grandchild to stay all in one place and cook, eat, and visit in the comfort of a home.
- 1 We list our 1 bedroom home in Buckingham when we travel. We are renters, but we have permission from the owners. We have had a total of 15 reservations over the past 10 months - all between 1 and 3 nights each. It has been a great way to show off Fort Collins to travelers! My husband and I would be happy to offer any insight you may need from Airbnb hosts! Kari & Jonathan Ahlschwede kariahlschwede@gmail.com jonahlschwede@gmail.com
- 1 We live in a wonderful neighborhood but our next door neighbors decided to rent out their house over the year. Supposedly there was a minimum rental period of 10 days (which is actually against or HOA rule of 30 days) but even then, groups stayed for shorter periods. We now feel like we are in a hotel. We no longer know our neighbors or who should be there. Multiple cars have been parked on the street and driveway. Our dog goes crazy when each additional group moves in (as he thinks there are new strangers). Children from one group were trying to reach into our yard for a ball and our dog could have bit them (again, the constant stream of different people). We strongly believe that short term rentals should not be allowed in established neighborhoods.

Count Response

1 We love Fort Collins and Airbnb is our way to share that love with our guests from out of town. We fully support the requirement to pay sales tax as we are a legitimate participant in the marketplace. Airbnb's structure naturally encourages participants to self-regulate around positive customer experiences, which aligns greatly with the overall feel of Fort Collins. Imagine if Fort Collins were known as a city who chose to engage it's short-term rental community to be part of delivering the amazing customer experience that we've become famous for! Rather than just another town who's scared of those kids and their Airbnb... My wife, Kari, and I would love to weigh in on this more. Please feel free to give us a call or email anytime. Cheers, Jonathan Ahlschwede (970) 556-3400 Jonathan@pitoventures.com

1 We love Fort Collins but finding a place that accepts pets is difficult. Yes we could, and have, stayed at a hotel. Unfortunately we cannot leave our pet unattended at a hotel. At a VRBO we can crate our dog and enjoy a dinner or show without worrying about whether the event accepts pets. Were the city of Fort Collins to regulate or impose additional taxes on Vrbo's we would likely take our vacation elsewhere. We paid lodging and sales tax on our recent stay and are not sure why anything additional is appropriate. Home sharing is not something we would EVER do. We would feel extremely uncomfortable in the same house as a stranger. The issue you face is simply a result of supply and demand. FC lodging doesn't offer us many options. Pet friendly hotels don't cut it. We're able to stay out and spend our money in YOUR town because we can find affordable, pet friendly, private housing. While in FC a month ago we enjoyed your breweries, the Taste of FC (only possible because we

1 We love being able to provide this service to people. Airbnb is very popular around the world and is great for tourism in Fort Collins!

1 We might get into the business of renting out rooms. Don't want too many restrictions though.

1 We operate a VRBO in a former historic church in Old Town. (It would not be hard to find our listing on VRBO should you decide to look us up.) Our peak season is summer and holidays and we are usually booked 75-80% of the month during those times. Post-summer, our bookings tend to only be on weekends, averaging maybe 3-9 days/month. We collect city and state taxes. We also pay additional insurance premiums so that we are covered as a short-term rental property. I do not believe that many people in the area properly insure their properties as it was extremely hard to find such a policy. In fact, many local insurance agents were unaware that such a policy exists, so it comes as no surprise that they are also unaware that VRBO and the like exist. Due to the increased liability, I don't know why others are not taking this seriously. We charge a premium for our rental and furnish it accordingly and therefore tend to get older, more considerate clientele or multi-generational families

1 We think airbnb should be regulated separately because the owners are typically present at the residence vs. vrbo's are separate units where the owner does not reside.

1 We use these rentals when we vacation and love them as opposed to hotels. Please encourage their use, not discourage them.

1 We visit FOCO 5-6 times a year, often for a week at a time, or with additional family members. Having a VRBO rental is so much better than a hotel room for longer stays, and if we have a larger group it is great for us to be able to stay together in the same home. We have had nothing but great experiences in all the VRBO's we have stayed in. While we are in town we always eat out and shop, so even though we are not in a hotel, we are supporting other local businesses while we are in town. We do sometimes stay in hotels if the prices are reasonable and we are in town for shorter stays. We are definitely NOT interested in Airbnb type accommodations where we would stay in a home with the owners.

1 We've rented various homes through VRBO for over 9 years, in 4 states. We've never had an issue. We usually rent through VRBO when we are staying somewhere for over a week, or if we are going on a trip with friends or family. A house gives you comforts and a shared community space that multiple hotel rooms just can't provide.

Count Response

- 1 Well, this survey is confusing. Do I think AirBnb people should do the licensing and permitting that lodging people do? Yes. They should pay taxes on income they receive. Should they not disturb neighbors? Yes. But ai would like to see light government regs for the sharing economy, not heavy handed discouraging regs. And I don't even know what Q3 means - regulated separately from each other? From lodging in general? What do you want to know? If I do live near an AirBnB rental, I have no idea, because I am not disturbed at all.
- 1 What a person does inside of their home is their concern. The City or government in general needs boundaries and those boundaries start at a homeowners front door. Tax revenue is insufficient reason for a private citizen to forgo an individual right to privacy, which government invades when they ask very specific details of the goings-on within your home. Regulating VRBOs is unnecessary.
- 1 What are other cities doing? Why are people concerned?
- 1 What are the city's legitimate interests in regulating? It seems that regulation may be useful with regard to neighborhood impacts. How do you differentiate between an occasional renter (like someone who rents their home for a month while they're out of the country) and someone who is creating a business out of renting out a home?
- 1 What did I learn (per your Tweet)? I hope fcgov learned something - keep your nose out of private enterprise.
- 1 What do you mean by "regulated?" It's hard to answer the question without understanding what the consequences would be.
- 1 What is Airbnbs?
- 1 What is the compelling government interest in regulating this?
- 1 What kind of regulations would be proposed? Number of people allowed, time limits, additional taxes?
- 1 What regulations are in place now? I think home owners should notify neighborhood that their property is a VRBO
- 1 What someone does with his or her property is their business. I know the idea is to try to make things better, but please leave these people alone. Fort Collins is VASTLY underserved in affordable places for visitors to stay and the last thing we need is for the city to cut into that in ANY way.
- 1 What would be the point, exactly, of the city regulating VRBO or AirBnB??
- 1 When I travel, I like to stay at VRBOs or Airbnbs. So speaking generally, I hesitate to strongly regulate them. I realize that they can drive up the cost of residential housing but think they are a valuable asset to a community for tourists.
- 1 When non-owner residential properties exceed a certain percent of the total residential properties on a street, the quality of the properties diminishes. Licensing must seek to prevent this.
- 1 While it may be considered an additional revenue stream for the city, the costs associated with it for the city and the HH may not be productive.
- 1 Why are you trying to regulate this???
- 1 Why aren't airbbs already covered by the same laws that cover licensed B&Bs? I think they are, but the city isn't willing to enforce the law.

Count Response

- 1 Why do these need to be regulated by the government? Thus will only result in more expenses as operators pay increased taxes and fees, which of course are passed on to the consumer. This is nothing more than another greedy government grasping for control.
- 1 Why should these be regulated if private owners are renting their own properties out? In my opinion they should not be regulated, however, if there are issues that greatly impact neighbors of a VRBA property then "maybe", guess it depends on the infraction. Another way to bring a license fee and/or taxes for the city/state/county?
- 1 Wonderful owners wonderful guests Responsible people all around traveling to Fort Collins from all over the world ! Pay your taxes Be accommodating to neighbors and the community here in the Fort This should always be a more positive way for Fort Collins community to grow together
- 1 You should be able to do whatever you want with property you own. If you want to rent it, you should be free to rent it in whatever manner you see fit.
- 1 although a modern concept-it's buyer beware-and without regulation it's hard on neighborhoods with parking and strangers coming/going
- 1 businesses don't belong in residential neighborhoods and these are businesses plain and simple. It's illegal and should be stopped.
- 1 enough of the taxes
- 1 even though airbnb and vrbo are supposed to be different - (owner occupied bed and breakfast vs. not) they are, in practice, identical as people will list on both sites to get more exposure. That said, I think that we need to classify them differently so that we have the ability to regulate them independent of each other should the need arise.
- 1 get these things out of our neighborhoods, they are destructive and will get way out of hand if we don't stop them now
- 1 let free enterprise run its course. I think the city needs to let property owners be in control of whom they let into their home. Also as a resident with a lot of out of state visitors, I am aware of the lack of availability and location of Fort Collins hotels, and they are lacking on many fronts. When it comes to enjoying time with family and friends it is all about comfort, and what better way to enjoy company than being in a home, rather than a hotel lobby or having to go out and spend crazy amounts of money at a restaurant.
- 1 no regulation
- 1 quit doing surveys studies input on everything!
- 1 stay out of this.
- 1 test
- 1 the Q2 about whether or not STR should be regulated is unclear. I consider them regulated presently with sales tax license. do you mean something more?
- 1 the city needs to stand up for people who actually live here and protect the quality of old town neighborhoods

Count Response

1 the city's 3 unrelated regulation has already decreased availability of rentals, caused tons of new apartments to be built and raised the price of rent for everyone, I've been here since 2002 and have a masters degree and I still cant afford a house after working for UCH for 8 years, The Coloradoan, and briefly oil. The city needs to stop meddling in the rental market and get out.

1 the ftc property taxes have skyrocketed. Isn't that enough? Do you really need more? Does government really need to dip its hands into vrbo? Really?? This is socialistic. This is squashing creativity and entrepreneurship. The overhead on these properties is already extremely high with utilities, mortgages, cleaning fees, and the devastating property taxes you have recently dealt us all. Do you really need to make this business harder for those of us who have had rentals around town for years? Stick to delivering the fucking mail. Sorry but I can see where this is going and it is communist. How about you find out who is shopping online, and impose a new tax for FTC for all online purchases.

1 the sharing economy is a critical way for some homeowners to be able to stay in their homes. Airbnb is a critical part of my income and I could not keep my house with out that additional to my low salaried position.

1 this is a private transaction between 2 parties and should remain without any government involvement