

Short Term Rental (STR) Open House/Public Meeting
Thursday, February 4, 2016
5:30-7:00 Community Room

Staff presented 3 regulatory options ranging from more lenient to more restrictive. Attendees could complete work sheets and live polling was utilized.

Polling results showed the following:

When ranking regulatory considerations by order of importance-
Neighbors

1. Limited Use and Concentration of STRs
2. Parking Requirements
3. Registration of STRs
4. Limited Number of STRs a person may operate
5. Safety Inspections

STR Operators

1. Registration of STRs
2. Safety Inspections
3. Parking Requirements
4. Limited Number of STRs a person may operate
5. Limited Use and Concentration of STRs

Neighbors and owners also had opposing opinions on the regulatory options with neighbors preferring the more restrictive option and operators preferring the less restrictive options.

Overall messages:

- Neighbors (not all) don't like the transient nature of STRs in their neighborhoods
- Operators support reasonable regulations
- Encouragement to address STRs now while the number is small
- Encouragement to let the market demand and the online reviewing system manage the number
- A desire to avoid unintended consequences
- Don't create something onerous and hard to enforce when the problem is small

Specific written comments:

- Provide renters with local Rules and Norms sheet.
- Look at zones where extra-occupancy rentals are allowed.
- Say Primary residence rather than owner-occupied.
- Who is governing body for variances?
- Why not leave up to the HOAs?
- Will existing STRs be grandfathered?
- Aren't regulations already in place for known problems?
- Airbnbs should operate and Bed and Breakfast; not treated the same as VRBO.
- Issue impacts intrinsic value of neighborhood.
- Neighborhood quality is seriously compromised by non-owner occupied STRs. STRs equals not having neighbors equals not living in a neighborhood. Should not be allowed at all in residential zoning.

- STRs have a reputation for being well maintained because they are rated by the guests who stay there. Even neighbors like how well maintained some STRs are.
- We live in the house next to our STR. It is a small 2 bed/2 bath house. All the neighbors love it and have used it for guests. We live in a neighborhood with no HOA. Parking is a driveway only-2 car max. most visitors are looking to move to FC. We cap our renters to no more than 4. Fix the situations that are broken. Ours is not.
- As a resident focused concerned with the integrity of zoning, I don't really care about the safety for guests or hosts. They can take their chances. So the safety inspection should focus on my safety as a neighboring resident, making sure property isn't a danger to surrounding property.
- I think there is a huge difference between owner occupied/local owner/out of town owner. These should be regulated differently-less strict for owner-occupied; more strictly regulated for non-owner-occupied.
- I believe it is very important to distinguish between "party rentals" with lots of occupants and rentals that cater to 1-4 guests. The later encourages high-quality, up-scale tourism in Fort Collins.
- At a time when affordable housing is in such short supply we should make it very difficult to take housing for residents off the market. Explore an affordable housing surcharge. It's way past time that ALL rentals in FC be required to be registered. STRs almost always advertise the neighborhood as an attraction, but they often degrade the cohesion of the neighborhood by removing neighbors from the environment. They're making a private profit from a public resource.
- Going back to English Common Law in the 1600s, there is no absolute right for a property owner to do whatever he/she wants with property. The Supreme Court has stated repeatedly that there is no right to maximize profit, or even make a profit, from a property. Non-owner occupied STRs are hotels and should be regulated as such. They should not be allowed where hotels are not allowed. B&Bs are not the same-B&Bs have owners/staff on-site. These types of rentals do not. Any of these STRs that are allowed should have to register, pay all taxes, and pay fees that cover the cost of staff, inspections, enforcement, etc. Minimum rental should be 30 days.
- Voluntary registration may be sufficient. What is the problem you are trying to address?
- "That housing is off the market." What market is the City trying to protect? Compare the STR price/value in Manhattan NYC to the hospitality industry. The market will balance this over time. And the market for a "neighborhood rental" is different than the market for a hotel/motel room. Give the market place the freedom to work.
- Allow only in zones that allow B&Bs. Only 6 or fewer beds unless you go through the APU process. One-time registration fee and grandfather on a case-by—case basis.
- What issue are you trying to solve that cannot be solved by current laws/ordinances/HOA bylaws? How will City deal with Education, oversight, enforcement?
- Limit number of people. Limit number of rentals to 4/month. No events (weddings, etc.)
- I feel only minimal regulation should be added now. Adding regulations is easy but you can rarely reduce regulation. Enforcement of heavy regulation will be nearly impossible. Do not needlessly get in the way of a free market that many people love to use, but wisely add minimal regulation to set boundaries.
- Need a strong party patrol commitment to make it clear that civil behavior is expected by the community and local neighbors. Neighbors have rights too...not just investors and hoteliers.
- Must get ahead of the problems before things get out of hand and FC gets a reputation for party-friendly and family adverse. Registration is critical to promote responsible business practices. Need ability to revoke registration for extreme nuisance properties.

- Please prohibit in R1 zones. These zones already regulate home businesses to be compatible with single-family uses. STR by non-occupied owners seems like a business not a residential land use. Preservation of desirable and affordable family neighborhoods is critically important to the future of FC.