

Short Term Rental (STR) Open House/Public Meeting
Wednesday, June 22, 2016
5:30-7:00 Community Room
Approximately 45 people in attendance

Staff presented licensing framework concept ideas.

Specific comments:

- What does renting to one party at a time mean?
 - *It means only having one rental contract at a time.*
- What if one person signs but other people come in?
 - *This is still one party.*
- How does this work with U+2?
 - *Tough to enforce, for more than 30 days per year.*
- Saw that there are listings for hostels, how does that fit in?
 - *Hostels are considered B&B's not STR.*
- Are you only allowing whole house rentals? Can I rent two extra bedrooms to two different parties?
 - *No, not with these regulations.*
- Could you rent multiple bedrooms under one contract?
 - *Yes, but not for 3 separate people with 3 different contracts.*
- Is it clear that sales and lodging tax is not a STR license?
 - *Tax code does cover rentals under 30 days. There has not been an educational push since we don't have regulations currently in place.*
 - *Sales & lodging license only requirement for now.*
- On a primary residence that has an accessory structure for rent, is that primary STR?
 - *Cannot rent out RV, but need to define requirements for ADU's.*
- How does zoning come into this?
 - *Will cover later.*
- Can you code license so address is not separable?
 - *Yes, we will look into that.*
- Is that a matter of public record?
 - *Sales tax licenses are not public, so potentially no.*
- What is the timeframe for acquiring licenses?
 - *Thinking that we will not start until January 1st, spread out existing over the course of the year.*
 - *Two to four weeks.*
- Written notice for non-primary, what about primary? Do we have to for long term rentals?
 - *Correct, do not have to notify for long term rentals.*
- Could you give an example of revocation? Will there be an inspection required?
 - *Not at this time.*
- How does that interfere with rules on Extra Occupancy Rentals?
 - *Most residential zone districts except NCC & NCM are covered by U+2.*
- Why was block face used as baseline?
 - *Impacts usually felt on block face.*

- Block face & census tract different. Advocate for 3% census tract because block face is too dense. Could have 18 to 20 in our neighborhood. Should also have proximity limit. Should apply city-wide.
- Had whole house rental in NCM, had no problems. Have neighbors that are pro-STR, they tried operating and now they have stopped. It's not lucrative and a lot of work. No demand year-round. More supply than demand. 600+ won't happen.
- Could you clarify impact examined?
 - *Parking is the big impact.*
- Did you look at housing value impact?
 - *No we have not.*
- There is potential economic positive due to property upkeep.
 - *Any house is dependent on how they maintain their property.*
- Use both measures: Census tract & per block face limit.
 - *Might be possible.*
- What about other lower density zones?
 - *Haven't seen many in those zone districts.*
- Proximity restrictions addresses block face concern.
- If I own a duplex and rent out the other side short-term, is that primary?
 - *Yes, we could define better.*
- Consider differentiating between primary renting based on frequency.
- If you rent both sides as non-primary, is that 1 or 2?
 - *Not sure.*
- Non-primary should not be allowed, like hotels without staff.
- Disagree, people want to be in a neighborhood.
- There's demand for lots of things.
- Never had a complaint.
- How do violations relate to PNO?
 - *Coming to that.*
- Have you considered realtors could promote this activity to cover mortgage?
 - *People already think about this without realtor's help.*
- Mentioned HOA's, is there another neighborhood organization that manage these?
- Could we do neighborhood vote like RP3?
- Move with alacrity that is clear & projective. Don't want to be reactive and have to reel back. We've seen moratorium on licenses that causes issues. This is use outside the norms. Make sure this happens quickly.
- PNO is in place and could penalize long-term landlord. What happens with STR's for earnings that aren't logged? No accountability. No pets allowed due to barking dog ordinance. Must notify owner but don't know owner. Lots of irresponsible owners with no recourse.
 - *Police should write ticket and it is logged to owner.*
- Second comment on acting quickly. Not taking anything from anyone. This is not a residential use, it is lodging use. Needs to be recognized by City. Has PNO ever been acted on?
 - *Yes, PNO has been acted on.*

- I would ask that the City keeps track of things that don't rise to level of PNO.
- Clarify allowed uses in all zone districts. Agree RL is primarily residential other than HO, which primary could be Non-primary in residential zone is not that. Affordable housing could go away due to amount of \$ potential for STR's. Happening in mountain towns.
- STR owner but agree with much of what is being discussed. STR market has changed. Had many people looking to re-locate here, people here due to medical issues. I feel it is an asset to the community. Ask for behaved pets. Don't want to anger neighbors. Feel this issue is self-limiting. Up STR's leads to down profits. Just want to put it into perspective. Don't allow outside guests. Want reasonable regs.
- Interested in zoning integrity. Need to realize what could happen. Enforceability is very important but fees won't cover expenses to enforce. Right now occupancy is not defined and this can lead to a lot of difficulties.
- I wish you owned house next door. House next door rented every weekend. 11 cars during March Madness. It has been a party house with no recourse. Little kids misbehaving, dogs barking, etc. Limited responses and options. Need regs in place with enforcement. Come up with something and need more info on how to move forward.
 - *Will get ordinance out ahead of time.*
- Want good owner behavior codified. This is a big burden on neighborhood to enforce STR's. That is a big issue. Can't reasonably enforce parking, etc.
- Air BnB operator, never heard many of these concerns. Did condo surfing before, no contract. Did hundreds in Denver, but I can see impact. Is this covered? More than \$ to Air BnB, builds community.
 - *Not sure*
- IRS says you are allowed to not declare 14 days of rental, could you see exempt if under a certain threshold?
 - *For tax, no, but potentially for licensing.*
- More scrutiny for non-primary shouldn't be allowed in low and potentially med. Density residential zones. No recourse if problems every weekend with new renters every weekend.
- Revocation process needs to be swift and clear for problematic properties. Parking is not one size fits all. Give consideration to lot, street, etc.
 - *We've talked about that and could customize.*
- Should do inspections
- Parking is an issue, difficult to manage, on us neighbors. Parking is a good try, but paved lots cause runoff, etc. Another, going back in common law, no right to maximize profit. STR's sell neighborhood which is why you can see them in nice neighborhoods. Need laws for irresponsible people. Yes, there is a demand but that doesn't mean we should allow it everywhere. Have a right to go back and say it doesn't work.
- I think City should put moratorium on sales and lodging licenses. # of listings has increased 4 times. Clearly violation of LUC, by allowing existing to be grandfathered in is City Council decision.
- How much could # per owner be monitored, how about sales and lodging tax license could only be granted to someone living in Fort Collins.
- What is current tax on STR?
 - *Total is 10.4%*
- Applaud trying to license and get responsible owners. This could create more tax revenue but there will always be underground market.

- Should be designated agent for non-resident owners
- Second idea that non-primary should be disallowed.
- When you have neighbors displaced by STR's you no longer live in a neighborhood.
- Owner should be present for primary STR rentals.