



# **Short-Term Rentals (STRs)**

June 22, 2016

- Initial complaints and Council questions in 2013-14
- June 9, 2015 - Council Work Session; direction:
  - Utilize tools City already has in place
  - Better define problem and problem severity
  - STR definition and more outreach
- October 27, 2015 – Council Work Session; direction:
  - Create draft regulatory framework
  - Continue public outreach
- February 23, 2016 – Council Work Session; direction:
  - Draft Regulations and get feedback
- July 12, 2016 – Council Work Session

- Best Guess:
  - ~300 listings among multiple sites
  - ~90 existing STR sales and lodging tax licenses
  - ~ .44% of housing stock
- Exact address and owner contact information is not available on Airbnb and limited on other sites
- Listings are inconsistent, hard to search, with overlap between sites

**Short Term Rental – Primary:** STR that is the primary residence of the owner. This could be verified through billing information or voter registration.

**Short Term Rental – Non-Primary:** a residence that is rented in its entirety with no owner on-site.

Both of these types of STRs would be limited to renting to one-party at a time.

Anyone providing STRs must obtain sales and lodging tax licenses from the City's Finance Department.

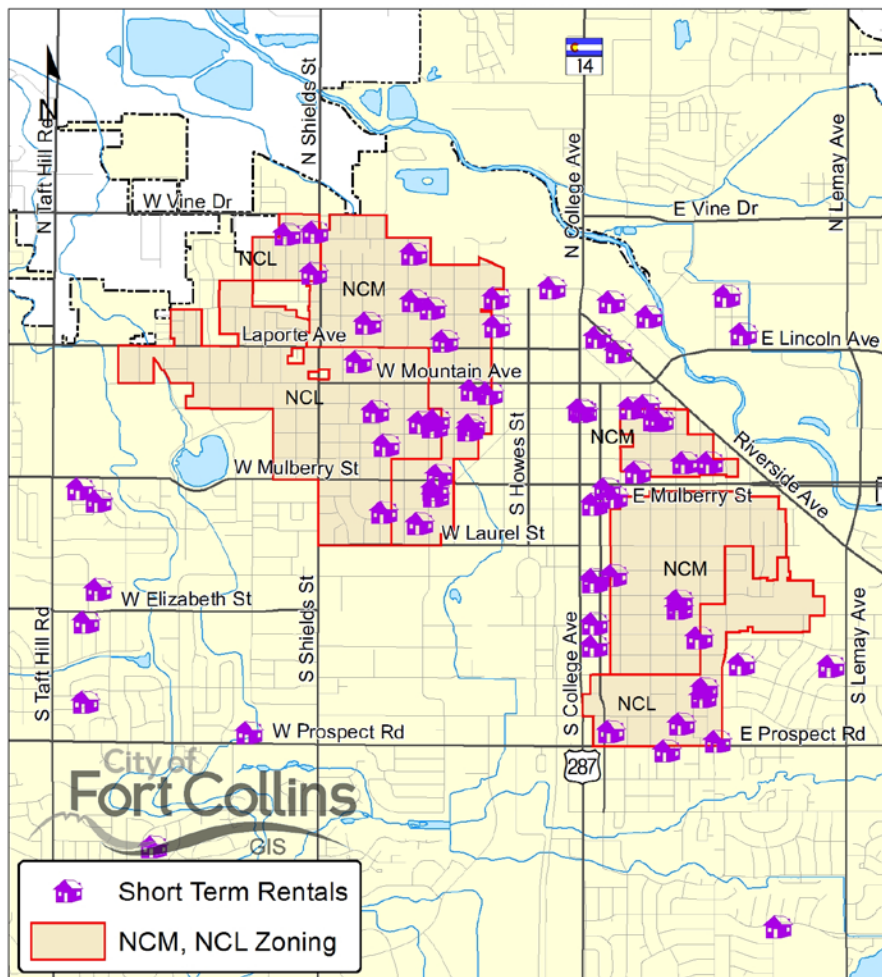
- This is a current requirement based on the tax code definition of "lodging":

*"...the furnishing of rooms or accommodations by any person, partnership, association, corporation, estate or any other combination of individuals by whatever name known to a person who for a consideration uses, possesses or has the right to use or possess any room in a hotel, inn, bed and breakfast residence, apartment hotel, lodging house, motor hotel, guest house, guest ranch, trailer coach, mobile home, auto camp or trailer court, park or similar establishment, for a period of less than thirty (30) days under any concession, permit, right of access, license to use or other agreement or otherwise."*

- Approximately 100 licenses in the city

- The license would be non-transferrable and revocable.
- Process would include a combination of: an application, a written notice to neighbors for non-primary STRs, staff review, staff decision and a process for appeal of a decision.
- An STR license would not be transferrable. New owners would need to obtain a new license.
- The license number would need to be included on all advertising.

- Proposed concentration limits of one per block face in the Neighborhood Conservation Medium and Low Density zones (NCM and NCL).
- These zones currently have the greatest number of STRs.
- HOAs can prohibit this activity.
- Those that exist and have had a tax license by a yet to be determined date could apply for a license beyond the concentration limit.





# Potential Short-Term Rentals in NCM and NCL Single-Family Residentially Zoned Districts<sup>1</sup>



# Potential Short-Term Rentals in NCM and NCL Single-Family Residentially Zoned Districts Based on 3% of Zone Parcels within a Census Tract<sup>1</sup>



A maximum of three non-primary Short Term Rentals would be allowed.

Proposed fee schedule:

\$200 - STR-Non Primary

\$200 - STR-Primary

Renewal:

\$100 for each type

## Additional Requirements

- Parking –
  - P-STR: one off street per 2 bedroom + 1 for owner
  - NP-STR: one off street per 2 bedroom/ +1 for every 2 additional bedrooms
- Proof of Insurance – 500K
- Smoke Alarms and CO2 Detectors - affidavit
- Contact Information (NP-STR) – Provided in the unit & to neighbors
- Rules and Norms Sheet – City provided

Handicap Accessibility=Fee Waiver: photos and affidavit

## **FORT COLLINS NORMS AND RULES**

Welcome to Fort Collins! We have a great community here and as we see more short-term rental visitors there are a few things the City and neighbors would like you to know.

- **Noise**
- **Parking**
- **Trash**
- **Call of Doodie**
- **Snow and Sidewalks**
- **Mosquitos and West Nile Virus**
- **Good Numbers to Know**

CITY	PRIMARY RESIDENCE	NON-PRIMARY RESIDENCE	TAX REQUIRED	LICENSE REQUIRED	N'BOR NOTIFICATION	CONCENTRATION LIMIT	ZONING LIMITATIONS	OTHER	FEES
FORT COLLINS	Yes	Yes. No more than 3 per person	Sales and Lodging	Yes, non transferrable	Yes	1 per block face in NCM & NCL	No, except for concentration limits		\$200 first time; \$100 2-year renewal
BOULDER	Yes	No	Yes	Yes, non transferrable	No	No	Occupancy limits determined by zone		\$130 first time; \$105 for 4 year license
DENVER	Yes	No	Yes	Yes, non transferrable	No	No	No		\$25 annually
DURANGO	Yes	Yes	No? no mention on website.	Yes, non transferrable	Yes, 300 ft radius	Yes, concentration limits by zone including total number & by block face	Yes, only allowed in certain zones	Site visit and inspection. Property posted. Parking requirements.	\$750 first time
NASHVILLE	Yes	Yes	Yes	Yes, non transferrable	Only to n'bers sharing common wall or driveway	Yes,Non-Primary only; 3% limit by census tract		No more than 4 sleeping rooms.	\$50 annual
SANTE FE	Yes	Yes	Just started	Permit in RL zones; Registration in non RL zones	Yes, within 200 ft	Cap of permits in some areas; can revisited if cap is met; Some units may not be rented more than 17x a year	Yes	Inspections	\$100-\$325 annually depending on type

## Next Steps:

- July 12 Work Session
- Schedule hearing
- Implementation – If regulations pass

# Feedback and Questions