



COLORADO SPRINGS PLANNING

Land Use Review

Short Term Rental Application Requirements

Short Term Rental Application Requirements and Checklist

This checklist and all required associated documents shall be submitted via our [electronic submittal system](#). The applicant shall notify staff within 3 days in the event of changes:

Application Requirements

Completed Short Term Rental [Permit Standards and Review Criteria](#) Checklist (below)

Short Term Rental Annual Affidavit. This document must be signed and notarized.

Proof of primary residence – this can be satisfied by providing two (2) of the following:

- Valid driver’s license or State I.D. Card;
- Valid vehicle registration;
- Voter registration;
- Or a dependent’s school registration.

Mail does not count as proof of residency. City Staff reserves the right to ask for additional proof of residency upon request.

\$119 permit fee. The fee shall be paid via cash, credit card or electronic check. Credit card payments can be made via our [electronic submittal system](#). This fee will be invoiced when we have received a complete application.

Proof of at least \$500,000 in liability insurance

- Proof can be provided by hosting platform contract acknowledging insurance coverage through the platform i.e. AirBnb/VRBO, policy information, or other documentation

Proof of listing on hosting platform i.e. AirBnB/VRBO (Link to listing or listing number)

The Planning & Community Development Department may require additional information for this application as needed.

Permit Standards and Review Criteria

Planning & Development may approve or modify and approve an application for a Short Term Rental permit if the following standards and criteria are met. **Owner must initial on the line to the left of the following statements confirming understanding of the following criteria:**

DRG Sleeping quarters for short term tenants shall not be in non-residential areas within buildings or accessory structures (e.g. shed, garage, etc.) that do not contain finished living space; or in commercial (office/retail) or industrial (warehouse) spaces; or outdoors (e.g. tent, etc.); or in a recreational vehicle.

DRG Limit one short-term rental unit within each lawful dwelling unit located on a property, up to a maximum of four (4) short term rental units per property; or in the event of condominiums or buildings held in similar common ownership, each owner shall be limited to two (2) short term rental units per property. Entities under common control shall be considered a single owner for the purpose of evaluating ownership of dwelling units.

DRG A sales tax license shall be obtained from the City's sales tax office. (A sales tax license is not required if short term rental is posted only on AirBnB or VRBO. The City does NOT have agreements with other hosting platforms at this time.



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-
- DRG The owner must maintain weekly residential trash collection services. Outdoor trash bins must be screened from public view or kept inside of a structure or garage.
-
- DRG The owner shall maintain and provide proof of property liability insurance in the amount of not less than \$500,000 or provide proof that property liability coverage in an equal or higher amount is provided by any and all hosting platforms through which the owner will rent the short-term rental unit. Proof of liability insurance is not required if short term rental reservations are handled exclusively by hosting platforms (websites) that extend liability coverage of not less than \$500,000 under terms acceptable to the Manager.
-
- DRG Short term rental units must remain compliant with all planning, zoning, building and other City codes. If a dwelling unit (apartment/suite) is located within an apartment building, then the entire property (including other dwelling units) must be compliant and not subject to Code Enforcement.
-
- DRG All short-term rental tenants shall abide by all applicable noise, housing, and public health ordinances of the City and with all other City fire and safety ordinances.
-
- DRG Parking in private driveways shall be utilized first with overflow parking on the street where permitted. Parking on-site in non-driveway areas (i.e., front yard areas, parkways, and rear-yards) is prohibited.
-
- DRG No meals shall be prepared for or served to the renter by the owner or the owner's agents.
-
- DRG Use of the short-term rental home for any commercial or large social events or gatherings, such as weddings, is prohibited.
-
- DRG The City issued permit with all local contact information and emergency safety information shall be prominently displayed within the short-term rental unit.
-
- DRG The City issued permit number shall be used in all rental marketing materials.
-
- DRG The occupancy regulations are met pursuant to Section 7.5.1706(H) and are reflected in all marketing materials. (Limit two occupants per bedroom, plus an additional two occupants, maximum of 15 occupants).

General Information Acknowledged

-
- DRG Tenants will be provided a parking diagram or verbal description verifying the location of all parking spaces available for the short-term rental and the diagram will be posted in a prominent location within the short-term rental. The designated parking spaces will be available for use by short-term rental tenants.
-
- DRG Operation of the short-term rental will comply with Good Neighbor Guidelines; the Good Neighbor Guidelines will be provided to tenants in the rental agreement and by posting it in a prominent location within the residence.
-
- DRG The approved permit for the STR will be posted in the interior of the dwelling adjacent to the front door.
-
- DRG I (we) have read and understand Colorado Springs Municipal Code regulating Short Term Rental Units (Title 17, Chapter 7).
-
- DRG I acknowledge that I should check with my HOA or Neighborhood Association regulations to ensure that a Short Term Rental is permitted.
-



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Short Term Rental Application Requirements

Exterior Safety

-
- DRG House number is visible from the street.
-
- DRG All deck and stair rails and guards are attached and capable of supporting imposed loads.
-
- DRG All exits unobstructed and clear and maintained that way at all times.
-
- DRG Window wells serving basement sleeping rooms be provided with escape ladders and operable windows so as to allow for secondary egress from the room in the event of a fire. (2015 IFC 1030.1).
-
- DRG I understand that HOA covenants are a separate agreement within my neighborhood and may be more restrictive than the City's Short Term Rental regulations.
-

Interior Safety

-
- DRG ABC 2.5 lb. fire extinguisher in plain view within 6 feet of the oven/stove if gas appliances are installed and must be certified annually.
-
- DRG Smoke alarm should be installed and maintained in each sleeping room and immediately outside each sleeping room such as in a corridor, hallway or great room serving the individual sleeping rooms. (2015 IFC 907.2.11.2).
-
- DRG Carbon monoxide detector installed and maintained within 15 feet of sleeping rooms.
-
- DRG Stairs are free of tripping hazards.
-
- DRG Hallways unobstructed and clear and maintained that way at all times.
-
- DRG At least one working bathroom with water closet, lavatory, and shower or bathtub.
-
- DRG Bathroom and kitchen electrical outlets should be GFI protected (IBC).
-
- DRG All occupied rooms have working electrical outlets and lighting fixtures without extension cords.
-
- DRG Extension cords are not used as permanent wiring (2015 IFC 605.5).
-
- DRG Exposed wiring, etc. shall be eliminated (2015 IFC 605.1).
-
- DRG Check completed for general fire hazards: exposed wiring, presence of extension cords on appliances, clean dryer ducts, etc.
-
- DRG Heating and water heating system maintained and operational.
-
- DRG Building permits and final approvals have been received for remodeling work.
-



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Additional Regulations

Renewals

The Short-Term Rental unit permit is valid for one (1) year from the date of issuance. The permit may be renewed for additional one (1) year periods upon receiving a renewal application and the \$119 permit fee. You will receive a reminder email approximately thirty (30) days prior to your permit expiration with instructions on how to renew your permit. Permit renewals are completed via our [electronic submittal system](#).

Permit Requirements

The permit does not run with the property but is issued to the specific owner. The permit shall not be transferred or assigned to another individual, person, entity, or address. The permit does not authorize any person, other than the person named therein, to operate a short-term rental home on the property.

Public Notification

Staff recommends notifying adjacent neighbors if you are operating a short-term rental to provide them with the Good Neighbor Guidelines and emergency contact information. Sample notification template is available on the Colorado Springs website.

Owner/Applicant Acknowledgement of Responsibilities

The signature(s) below certifies that the information provided on this form is in all respects true and accurate to the best of my (our) knowledge and belief. I agree that I have read a copy of the Zoning Ordinance requirements concerning Short Term Rentals, understand the described regulations and agree to abide by them. I also understand that should the Short-Term Rental become a nuisance, hazard or unreasonably interfere with the quiet enjoyment of other people’s premises, in accordance with 7.5.1707, that this Short Term Rental Permit will be revoked by the City of Colorado Springs. I (we) understand that providing false information in this application shall be a violation of the City of Colorado Springs Municipal Code, and shall be grounds to deny the application, void the approval, and revoke a Short Term Rental unit permit issued for the property. I hereby certify under penalty of perjury pursuant to the laws of the State of Colorado that the above items have been checked and were found to be in good working order.

Donna Robbin Gregory

June 6th 2024

Signature of Property Owner (required)

Date

Donna Robbin Gregory

June 6th 2024

Signature of Applicant (if applicable)

Date

City of Colorado Springs

Short Term Rental License Annual Affidavit

(Owner Occupied)

All rental properties located within the City of Colorado Springs must have a valid short term rental license issued by the City of Colorado Springs and must abide by the city's rental licensing requirements prior to leasing any rental property, or room(s) within a property, to another person or persons (City Code Section 7.5.1704).

According to Ordinance 19-101, short-term rental units in single-family zone districts must be the operator's principal residence and the operator must be on the deed to property on which the dwelling unit to be rented is located. An owner occupied permit is defined as the primary place of residency of the owner for not less than 185 days per year, with exceptions for military personnel.

By signing below, I, Donna Robban Gregory (Printed Name), swear under penalty of perjury that I am the owner or beneficiary of the property and **this is my primary residence** as defined above: 6060 Branford Rd, CO 80918 (address of STR). **I acknowledge that I am to notify the City of Colorado Springs Planning Department within three (3) days if I move and this address is no longer considered my primary address.** I understand that my short term rental license may be revoked at any time if I am found to not be in compliance with City Code Section 7.5.1706.

I acknowledge that this Affidavit is a "public record" and if I make a false entry or representation in this Affidavit, then I will commit a violation of City Code Section 9.3.104. I have carefully considered the contents of this Affidavit before signing. I affirm that the contents are true to the best of my knowledge.

Owner Signature: [Handwritten Signature]

Owner Printed Name: Donna Robban Gregory

Date: June 5, 2024

Subscribed and sworn to me before me this 5 day of June, 2024.

My Commission Expires: 03/05/2026 [Handwritten Signature]
Notary Public



COLORADO USA **DL** ★
DRIVER LICENSE

1 GREGORY
 2 DONNA ROBBIN
 3 6060 BRIARCLIFF RD
 COLORADO SPRINGS, CO 80918
 4a Iss 08/13/2019
 4b Exp 10/16/2019
 4d Customer Identifier 17-158-8008
 5 DD 4353964
 15 Sex F
 16 Hgt 5'-05"
 18 Eyes GRN
 19 Hair

8a Endorsements
 12 Restrictions C
 9 Vehicle Classifications R

EL PASO COUNTY
 COLORADO

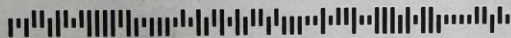
C04



Address:
 DEPARTMENT OF MOTOR VEHICLE
 PO BOX 2007
 COLORADO SPRINGS CO 80901-2007

April 11, 2024

Letter: L0119055313



DONNA ROBBIN GREGORY
 KEVIN CHASE GREGORY
 6060 BRIARCLIFF RD
 COLORADO SPRINGS CO 80918-3317



COLORADO VEHICLE REGISTRATION				El Paso	L0119055313
Vehicle Type	Vehicle Id	Plate	Tab	Expire	
Passenger	JTEBU5JR2J5534513	SNOWDWN	SNOWDWN25	01/31/2025	
Year	Make	Model	Fuel Type	Body Style	
2018	TOYT	4RUNNER	Gas	UP	
Color	Empty Weight	GVW	GVWR	GVW HIGH	Bus Type
GRAY	4579				Title Number 002837691
Purchase Date	Fleet Number	Unit Number	HVUT	Carrier	Miles
11/20/2018					Emission Expire EXEMPT

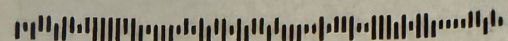
ARRBORS

PO BOX 2007
COLORADO SPRINGS CO 80901-2007

Letter: L0119055313

April 11, 2024

DONNA ROBBIN GREGORY
KEVIN CHASE GREGORY
6060 BRIARCLIFF RD
COLORADO SPRINGS CO 80918-3317



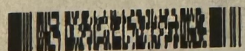
COLORADO VEHICLE REGISTRATION

El Paso L0119055313

Vehicle Type	Vehicle Id	Plate	Tab	Expire
Passenger	JTEBU5JR2J5534513	SNOWDWN	SNOWDWN25	01/31/2025
Year	Make	Model	Fuel Type	Body Style
2018	TOYT	4RUNNER	Gas	UP
Color	Empty Weight	GVW	GVWR	GVW HIGH
GRAY	4579			
Purchase Date	Fleet Number	Unit Number	HVUT	Carrier
11/30/2019				
Registered Owner				Miles
DONNA ROBBIN GREGORY				Emission Expire
KEVIN CHASE GREGORY				EXEMPT
				Dual Registration Type
				Dual Id
				Dual Expire



El Paso - Union Town Center 05-Apr-2024



THIEVES HAVE BEEN KNOWN TO USE THE ADDRESS FROM A REGISTRATION CARD TO STEAL FROM THE VEHICLE'S OWNER. FOR ADDED SECURITY, YOU ARE ENCOURAGED TO KEEP ONLY THIS REGISTRATION CARD IN YOUR VEHICLE. IT DOES NOT CONTAIN YOUR ADDRESS.

COLORADO VEHICLE REGISTRATION

El Paso L0119055313

Vehicle Type	Vehicle Id	Plate	Tab	Expire
Passenger	JTEBU5JR2J5534513	SNOWDWN	SNOWDWN25	01/31/2025
Year	Make	Model	Fuel Type	Body Style
2018	TOYT	4RUNNER	Gas	UP
Color	Empty Weight	GVW	GVWR	GVW HIGH
GRAY	4579			
Purchase Date	Fleet Number	Unit Number	HVUT	Carrier
11/30/2019				
Registered Owner/Address				Miles
DONNA ROBBIN GREGORY				Emission Expire
KEVIN CHASE GREGORY				EXEMPT
6060 BRIARCLIFF RD				Dual Registration Type
COLORADO SPRINGS CO 80918-3317				Dual Id
				Dual Expire

El Paso - Union Town Center 05-Apr-2024



TAX AND FEE RECEIPT

L0119055313

Vehicle Id	Transaction Date	Credits
JTEBU5JR2J5534513	05-Apr-2024	0.00
Registered Owner		
DONNA ROBBIN GREGORY		
KEVIN CHASE GREGORY		

REGISTRATION FEES

Annual Retired Plate Disability Fee	25.00
Clerk Hire Fee	4.00
Material Fee (Month Tab)	0.30
Material Fee (Plate)	9.40
Material Fee (Year Tab)	0.33
Plate Personalization	25.00
Prior Registration Fees	0.00
Road Safety Surcharge	11.10
Specialty Plate Fee (DRIV)	25.00

Keep CO Wild Pass Fee 0.00
 Total Fees 100.13
 FEES CONTINUE ON BACK

<https://www.airbnb.com/help/article/937>

HOST LIABILITY INSURANCE PROGRAM SUMMARY

Last updated: February 5, 2024

ABOUT HOST LIABILITY INSURANCE

Host Protection Insurance is now Host liability insurance. Host liability insurance is a key component of AirCover for Hosts, which is top-to-bottom protection for Airbnb Hosts.

The Host liability insurance program (“HLI program”) insures Hosts, in certain countries, for their legal liability for bodily injury or property damage to guests or others resulting from an event that happens during a guest’s Airbnb Stay at the Host’s Accommodation, subject to the terms, conditions, and exclusions of the Host liability insurance policy. There is no cost to Hosts for them to be insured under the HLI program.

The HLI program does not insure Hosts for damage or loss to their own property or Accommodation. For damage to a Host’s property, learn about [Airbnb’s Host damage protection program](#). Host damage protection isn’t an insurance policy.

Subject to the policy’s terms, insurance coverage under the HLI program provides Hosts with primary liability insurance while hosting guests. The Host has the option to make a claim first under the HLI program instead of their own insurance policy as long as the Host’s own insurance policy allows them to do so. Hosts or their insurance advisers should check the terms and conditions of their own insurance policy. For information about the claims process, please see the claims section of this document.

DISCLAIMER

This HLI program summary does not contain the full terms, conditions, and exclusions. In the United States, in certain instances, the HLI program is underwritten by a non-admitted insurer and may not be subject to your state’s insurance laws and regulations and is not protected by the insolvency guaranty fund. The insurance provided through the HLI program does not apply to Hosts who offer accommodations through Airbnb Travel, LLC or Hosts of Experiences.

INSURANCE PROVIDERS AND COUNTRIES INCLUDED

The HLI program currently extends to Hosts globally, except for jurisdictions subject to applicable sanctions laws. The HLI program does not apply to Hosts who offer accommodations through Airbnb Travel, LLC.

In the majority of jurisdictions, the HLI program provides insurance through a policy issued by Zurich Insurance Company Ltd., one of the world’s largest insurance providers. In some jurisdictions, where a locally issued policy is required by local laws or regulations, coverage may be provided by Zurich Insurance Company Ltd. partner company.

The HLI program provides insurance through policies issued by different insurance companies in the United States, Japan and China and is placed by Airbnb UK Services Limited in the United Kingdom, an appointed representative of Aon UK Limited as more fully set out as follows:

- In the United Kingdom, the HLI program has been arranged and concluded at no additional cost for the benefit of United Kingdom Hosts by Airbnb UK Services Limited, an appointed representative of Aon UK Limited, which is authorised and regulated by the Financial Conduct Authority. Aon's FCA register number is 310451. You can check this by visiting the [Financial Services Register](#) or contacting the FCA on +44 (0) 800 111 6768. The Host Liability policy within AirCover for Hosts is regulated by the Financial Conduct Authority, the remaining products and services are not regulated products arranged by Airbnb UK Services Limited. FP AFF 460 LC.
- In the United States, coverage is provided under policies issued by Generali US Branch or Assicurazioni Generali Spa.
- In Japan, coverage is provided under a policy issued by Sompo Japan Nipponkoa Insurance Inc. [Learn more about coverage in Japan.](#)
- In China, coverage was provided under a policy issued by the People's Insurance Company of China as part of the China Host Protection Plan. [Learn more about coverage in China.](#)
- Note that if your home is located in a country or territory where the Host Liability Insurance program is unable to provide direct insurance cover, you may still be able to benefit from the Host Liability Insurance program under indirect cover provided by an authorised insurer to Airbnb Ireland UC.

Note that different coverage limits and terms may apply depending on the jurisdiction.

INSURANCE POLICY PERIOD

The current term of the HLI program is effective to at least June 30, 2024.

COVERAGE ELIGIBILITY

Hosts of Accommodations are covered under the HLI program. As described above, The HLI program covers Hosts for incidents that result in the Host's legal liability resulting from a bodily injury or a property damage claim arising during a guest's Airbnb Stay at the Host's Airbnb Accommodation. The incident must also occur during the Airbnb Stay and the Stay arranged using Airbnb's Platform.

1. **Accommodation:** Accommodation is a residential or other property location that is owned or controlled by a Host, listed on the Airbnb Platform, and booked by a third party using the Airbnb Platform who has consented to the [Airbnb Terms of Service](#).
2. **Airbnb Platform:** Airbnb Platform refers to airbnb.com and luxuryretreats.com online platforms, and mobile applications associated with each.
3. **Host:** Host is a person or entity who has completed the Airbnb account registration process, including consenting to the Airbnb Terms of Service and lists their Accommodation on the Airbnb Platform. Host also includes a person providing Host-related services on behalf of the Host, including full or part time domestic staff, family members, and roommates. Anyone otherwise living at the Accommodation is included as an additional insured to the extent of claims brought against the Host. The Host's landlord, homeowners association or condo-owners association, or any other similar entity of which the Host is a member, is also an

insured, but only with respect to liability arising out of the ownership, maintenance, or use of that part of the Host's Accommodation, including related common areas, during an Airbnb Stay.

4. **Airbnb Stay:** An Airbnb Stay begins on the guest's check-in date and ends on the checkout date from the Host's Accommodation as shown in the Airbnb Platform. There must be an actual Airbnb Stay in order for the coverage to apply; canceled Airbnb Stays and no-show situations are not entitled to coverage.

COVERED LOCATIONS

Covered locations are Accommodations as described above.

Accommodations can include mobile homes, buses, air streams, watercrafts, tree houses, and other such unique locations that are parked and used as an Accommodation. Additionally, Accommodations include treehouses, yurts, and other such unique locations.

LIABILITY LIMITS

\$1,000,000 USD is the total limit available per Airbnb Stay.

COVERAGES

The HLI program provides insurance that covers Hosts for their legal liability to a guest or third party for bodily injury or property damage due to an incident that occurs during a guest's Airbnb Stay at the Host's Accommodation. If the HLI program applies to the claim, the insurance includes coverage for claim investigation costs and expenses, as well as costs of defending a formal complaint such as a lawsuit.

EXCLUSIONS

The HLI program excludes from coverage:

- **Aircraft, Auto, and Mobile Equipment:** injury or damage connected in any way to aircraft, autos, and mobile equipment, except where these are listed on Airbnb and being used as Accommodations, or where the auto is used by the Host in connection with their Host-related services during a relevant Airbnb Stay, of which coverage is contingent.

To be an Accommodation, the Aircraft, Auto, or Mobile equipment must be parked.

- **Assault and Battery:** any loss or expense caused by, arising out of, or resulting directly or indirectly, in any way from assault and/or battery of any person committed by or alleged to have been committed by any insured under the policy.
- **Chinese Drywall:** injury or damage arising from or connected in any way to drywall, plasterboard, sheetrock, gypsum board, or any materials used in the manufacture of drywall used in the construction of interior walls, that were manufactured in, originated from, or exported from China or incorporated any component parts or materials made in, originated from, or exported from China.

- **Communicable Disease:** any bodily injury, property damage, or other loss arising out of the actual or alleged transmission of a communicable disease.
- **Contractual Liability:** liability for bodily injury or property damage where the insured is obligated to pay damages they have assumed in a contract or agreement. This exclusion doesn't include legal liability the insured would have without a contract or agreement.
- **Cross Suits:** any claims brought by one insured against another insured.
- **Distribution of Material in Violation of Statutes:** bodily injury or property damage arising directly or indirectly out of any action or omission that violates or is alleged to violate any statute, ordinance, or regulation that prohibits or limits the sending, transmitting, communicating, or distributing of material or information.
- **Electronic Data:** damages arising out of the loss of, loss of use of, damage to, corruption of, inability to access, or inability to manipulate electronic data.
- **Employment Related Practices:** bodily injury arising out of refusal to employ a person; termination of a person's employment; or employment-related practices, policies, acts or omissions, such as coercion, demotion, evaluation, reassignment, discipline, defamation, harassment, humiliation, discrimination or malicious prosecution directed at that person. This exclusion applies whether the injury-causing event occurs before employment, during employment, or after employment of that person, and whether the insured may be liable as an employer or in any other capacity.
- **Expected or Intended Injury:** bodily injury or property damage the insured intended to happen, or should have expected to happen. For example, if a Host were to deliberately destroy property of a guest, this coverage wouldn't apply, even if the Host were legally responsible for that damage.
- **Exterior Insulation and Insulation Systems:** bodily injury or property damage related in any way to "exterior insulation and finish systems" or any part of them, including the application or use of conditioners, primers, accessories, flashings, coatings, caulking, or sealants in connection with such a system.
- **Fungi or Bacteria:** bodily injury or property damage arising from or connected to inhalation of, ingestion of, contact with, exposure to, existence of, or presence of, any fungi or bacteria on or within a building or structure, including its contents. This exclusion does not apply to any fungi or bacteria that are, are on, or are contained in a good or product intended for consumption.
- **Liquor Liability:** injury or damage for which any insured may be held liable because they:
 - Caused or contributed to the intoxication of any person
 - Provided alcoholic beverages to a person under the legal drinking age or under the influence of alcohol
 - Violated any statute, ordinance, or regulation relating to the sale, gift, distribution, or use of alcoholic beverages.

This exclusion only applies if you are in the business of manufacturing, distributing, selling, serving, or furnishing alcoholic beverages.

- **Loss of, or Damage to, Certain Property:** property damage to:
 - Property you own, rent, or occupy
 - Property loaned to you

- **Damage to Property, Impaired Property, and Your Product:** certain types of losses that would normally only be covered if you make products or work as a contractor at a location. These excluded losses involve property damage to:
 - The exact part of any real property that you, or any contractors or subcontractors are working on, if the property damage arises from that work
 - The exact part of any property that must be restored, repaired, or replaced, because your work was incorrectly performed on it
 - Impaired property or property that has not been physically injured but is still less useful, arising from a defect, deficiency, inadequacy, or dangerous condition in your product or your work
 - Impaired property or property that has not been physically injured but is still less useful, arising from a delay or failure by you or anyone acting on your behalf to perform a contract or agreement in accordance with its terms
 - Your product, including losses arising out of your product or any part of it or your work, including losses arising out of it or any part of it

- **Nuclear Risks:** any loss or damage resulting from the hazardous properties of nuclear material.

- **Personal and Advertising Injury:** losses, including consequential bodily injury that arise out of claims, such as:
 - False arrest, detention, or imprisonment
 - Malicious prosecution
 - Wrongful eviction from, wrongful entry into, or invasion of the right of private occupancy of a room, dwelling or premises that a person occupies, committed by or on behalf of its owner, landlord, or lessor
 - Oral or written publication, in any manner, of material that slanders or libels a person or organization, or disparages a person's or organization's goods, products, or services
 - Oral or written publication, in any manner, of material that violates a person's right of privacy
 - Use of another's advertising idea in your advertisement
 - Infringing upon another's copyright, trade dress, or slogan in your "advertisement"

- **Pollution:** bodily injury or property damage arising from pollutants of any kind. There is an exception for losses originating from equipment that is used to heat, cool or dehumidify the building, or equipment used to heat water, for personal use, by the building's occupants or their guests. There is also an exception for injury or damage arising out of a fire that escapes its normal location (hostile fire).

- **Products and Completed Operations:** bodily injury or property damage occurring away from premises you own or rent and arising out of any goods or products, other than real property, manufactured, sold, handled, distributed, or disposed of by you or other trading under your name.

- **Products Recall:** damages claimed for any loss, cost or expense incurred by you or others for the loss of use, withdrawal, recall, inspection, repair, replacement, adjustment, removal, or disposal of your product, your product, work, or impaired property. Impaired property means tangible property that cannot be used or is less useful because it incorporates your product or work and such product or work is thought to be defective, deficient, inadequate or dangerous.
- **Punitive or Exemplary Damages:** punitive or exemplary damages, fines, or penalties, except where such damages are insurable by law.
- **Recording of Material or Information:** damages related to bodily injury or property damage arising out of actual or alleged recording, printing, dissemination, disposal, collecting, sending, transmitting, communicating, or distribution of any material or information by a camera that is:
 1. Not previously disclosed by a Host in the Airbnb listing, including the specific location whether recording occurs during the reservation, or
 2. placed in or observing the interior of private spaces such as a bathroom, bedroom, or sleeping area, or
 3. concealed.
- **Sexual Assault:** any loss or expense caused by, arising out of, or resulting directly or indirectly, in any way from sexual abuse or molestation of any person committed by or alleged to have been committed by any insured.
- **Silica, Silica Dust, Lead, and Asbestos:** bodily injury or property damage arising from or connected in any way to asbestos, lead, silica, or silica dust.
- **Watercraft:** injury or damage connected in any way to watercraft, with a few exceptions:
 1. Watercraft listed on Airbnb and while being used as Accommodation and is docked or on a mooring
 2. Watercraft under 26 feet in length
 3. Watercraft which is an Accommodation while being used within inland or coastal waters, but any separate insurance coverage maintained by the Host or anyone else that's applicable to the loss will apply first
- **War:** bodily injury or property damage arising, directly, or indirectly, out of:
 - War, including undeclared or civil war
 - Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign, or other authority using military personnel or other agents
 - Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.
- **Workers Compensation and Employers Liability:** any obligation of the insured under a workers' compensation, disability benefits, or unemployment compensation law or any similar law. Bodily injury to any employees of the insured (or any of their family members) arising out of their employment by an insured or performing duties related to the conduct of an insured's business. This exclusion applies whether the insured may be liable as an employer or in any other capacity.

CLAIMS

Please inform Airbnb immediately by submitting the [liability insurance intake form](#) if you become aware of any bodily injury or property damage that may be a subject to coverage under the HLI program. After the intake form is completed, a third-party claims adjuster appointed by the insurer will get in touch with you to discuss the claim and gather information. The adjuster will then settle the claim in accordance with the terms of the HLI program, and applicable laws and regulations in the applicable jurisdiction.

QUESTIONS

Please visit airbnb-host-protection-insurance.com/inquiry if you have questions regarding the coverage made available under this program.

COMPLAINTS

In the United Kingdom, if you or another insured under the policy wishes to raise a complaint, you can do so by contacting the address below, and a member of the team will ensure that your complaint is referred to an appropriate person:

- Aon UK Limited, Central Complaints Team
- Briarcliff House, Kingsmead, Farnborough, GU14 7TE
- By phone: Telephone 01252 768662
- By e-mail: Central.Complaints@aon.co.uk

Copies of our complaint handling procedures are available on request.

If you cannot settle your complaint with us, you may be entitled to refer it to the Financial Ombudsman Service. Visit [this site](#) for further details or contact them at: The Financial Ombudsman Service, Exchange Tower, London, E14 9SR, telephone 0800 023 4567.

If you are based in the European Union, you can register your complaint on the Online Dispute Resolution (ODR) Platform [here](#).

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4.98
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Top 1% of homes

This home is one of the highest ranked based on ratings, reviews, and reliability.



Fast wifi

At 245 Mbps, you can take video calls and stream videos for your whole group.



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Check yourself in with the keypad.

Add dates for prices

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest



Check availability



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A peaceful sanctuary in NE mountainside spot, combines tranquility & convenience. Close to amenities, dining, and the AF Academy, & Sunset Amphitheatre. Discover nearby attractions like Manitou Springs and Garden of the Gods. Relax under the stars, unwind in a jacuzzi, and luxuriate in a plush king-size bed. Your perfect getaway awaits. Elevate your stay with our new cold plunge experience, ...

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Where you'll sleep



Bedroom

1 king bed

What this place offers

-  Mountain view
-  Valley view
-  Fast wifi – 245 Mbps
-  Free driveway parking on premises – 1 space
-  Private hot tub
-  55 inch HDTV with Amazon Prime Video, HBO Max, Hulu, Netflix, premium cable
-  Central air conditioning
-  Bathtub
-  Private patio or balcony

 Exterior security cameras on property

Show all 61 amenities

Accessibility features

This info was provided by the Host and reviewed by Airbnb.

Guest entrance and parking

Lit path to the guest entrance

Show all feature details

Select check-in date

Add your travel dates for exact pricing

July 2024							August 2024				
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
	1	2	3	4	5	6					
7	8	9	10	11	12	13	14	15	16	17	18
14	15	16	17	18	19	20	21	22	23	24	25
21	22	23	24	25	26	27	28	29	30	31	1
28	29	30	31				2	3	4	5	6



4.98

Guest favorite

This home is in the **top 1%** of eligible listings based on ratings, reviews, and reliability

Overall rating

- 5
- 4
- 3
- 2
- 1

Cleanliness

5.0



Accuracy

5.0



Check-in

5.0



Communication

5.0



Location

5.0



Value

5.0



Lori

Houston, Texas

★★★★★ · 1 day ago · Stayed a few nights

Robbin, Kevin and Mr. Biscuits were phenomenal hosts! They were super responsive to all messages and very helpful with checking in & any questions we had. Seeing Mr. Biscuits upon arrival was so much fun — I think every Airbnb should have a pet host! Everything was exactly as described and the personal touches were wonderful. Highly...

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Monique

Helotes, Texas

★★★★★ · 1 week ago · Stayed a few nights

We loved Robin's place!! Very comfortable, private, adorable decor. She thought of everything! Big bathroom, very nice tv room. We'd love to return in the future!

Isabelle

1 year on Airbnb

★★★★★ · 1 week ago · Stayed a few nights

Super cute stay! We loved inviting Mr. Biscuits into our space to say hi. He was so sweet and cuddly. Robbin offered so many helpful tips and recommendations. We enjoyed the meals we had because of her amazing reviews. She also made sure to check in on us to make sure everything was perfect for our stay! It made us feel so welcomed and so...

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Andrew

Colorado Springs, Colorado

★★★★★ · 2 weeks ago · Stayed one night

If 6 stars were an option, I'd choose that in a heartbeat! This was one of my favorite Air BnBs I've stayed in and it was the perfect fit for our anniversary. The location is a peaceful mountain oasis in the middle of Colorado Springs, yet it felt like a secluded mountain town. We sat in the Jacuzzi and watched the sun fade over Pikes Peak. Robbin was a kin...

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Jens

3 years on Airbnb

★★★★★ · 2 weeks ago · Stayed a few nights

Perfect location to stay and we will make this our go to place when back in Colorado Springs. They thought of everything and we loved the little nik naks. The bed was really comfy and the shower good pressure. Yes the driveway was very steep but did not put us of at all....

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B

2 months on Airbnb

★★★★★ · 3 weeks ago · Stayed a few nights

Robbin was a phenomenal host and her place is wonderful!! Thank you for a fabulous stay, your excellent communication and such a wonderful experience overall ☺

Show all 326 reviews

[Learn how reviews work](#)

Where you'll be

Colorado Springs, Colorado, United States


We verified that this listing's location is accurate. [Learn more](#)

Neighborhood highlights

The neighborhood is well established, safe, and very nice. Our street has a total of 13 homes. No crime. It's considered one of the nicest neighborhood's in all of Colorado Springs. We even had a local policeman stay here who did not know about this neighborhood.

[Show more](#) >

Meet your Host



Robbin
Superhost

326
Reviews

4.98★
Rating

5
Years hosting

 Born in the 60s

 My work: Love is my calling

I am a founding Airbnb Community Leader for Colorado Springs area. My life goals are to travel the world, host and inspire people I meet. My aspiration is to be YOUR Super-host and set the bar as high as possible! We are s...

[Show more >](#)

Robbin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts

Kevin

Host details

Response rate: 100%
Responds within an hour

[Message Host](#)



To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Check-in after 4:00 PM

Checkout before 10:00 AM

2 guests maximum

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Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

May encounter potentially dangerous animal

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Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates >](#)

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Vacation rentals

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