

PART 17 Short Term Rental Unit

7.5.1704: SHORT TERM RENTAL UNIT PERMIT REVIEW CRITERIA:

The Manager may approve or approve with conditions an application for, or renewal of, a short term rental unit permit if the following criteria and specific regulations are met:

A. 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.

B. 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.

C. No non-owner occupied short term rental unit shall be located within five hundred feet (500') of another non-owner occupied short term rental unit. The five hundred feet (500') separation measurement shall be made in a straight line without regard to intervening structures or objects from the nearest property line of the proposed short term rental unit to the nearest property line of another short term rental unit. Where an owner occupied short term rental unit is owned by an active duty military service member whose permanent duty station is within El Paso County, the Manager shall waive this requirement for the owner for up to one (1) year if the service member receives orders to report to a temporary duty station outside of El Paso County.

D. No non-owner occupied short term rental unit shall be located in R, R1-6000, or R1-9000 single-family zoning districts or single-family PUD zoning districts. Where an owner occupied short term rental unit is owned by an active duty military service member whose permanent duty station is within El Paso County, the Manager shall waive this requirement for the owner for up to one (1) year if the service member receives orders to report to a temporary duty station outside of El Paso County.

E. The owner shall obtain a Sales Tax license from the City's Sales Tax Office, and shall not be indebted or obligated in any manner to the City.

F. The owner shall maintain weekly residential trash collection services and be in compliance with section 6.4.104 of this Code.

G. The owner shall maintain and provide proof of property liability insurance in the amount of not less than five hundred thousand dollars (\$500,000.00), or provide proof that property liability coverage in an equal or higher amount is provided by any and all hosting

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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 five hundred thousand dollars (\$500,000.00) under terms acceptable to the Manager.

H. Short term rental units must remain compliant with all Planning, Zoning, Building and other City Codes.

I. The owner shall not be classified as a repeat offender or a chronic repeat offender pursuant to subsection 7.5.1008D of this article or pursuant to subsection 6.5.106D of this Code.

J. The owner shall not have had a short term rental unit permit revoked within the preceding twenty four (24) months. (Ord. 18-112; Ord. 19-49; Ord. 19-101)