

Proposed criteria	Owner Occupied Only? (proof of primary residence at least 51% of the year?)	Non-owner occupied	limit on units per property?	Local Contact within X miles to respond in X amount of time?	Parking Requirements	Weekly Residential trash collection required?	references to muni code for noise	no large social events or commercial gatherings	No food served	liability insurance Required and amount?	Permit or License Fee? Is it a yearly renewal	Permit number required in all rental postings	Conditional Use Permit Requirements ?	Required to pay sales Tax?	Permit Revocation Process?	Yearly safety inspection OR self safety checklist?	Limit on the rental period? Max months per year or days per week?	Misc.	is a notice letter required to be sent to neighbors with permit or license and to what radius?	When was law adopted						
Colorado Springs (Proposed)	No	Yes	one per legal dwelling with a maximum of 4 per property.	yes, 30 miles to respond in 45 min	Yes	Yes, move from curb within 24 hours of service	yes	no large events	No food served	Proof of 500,000 liability ins	\$120.00 one time fee	Yes, and in the home	No - administrative permit only	Yes	Yes, Manager may revoke or suspend. First step is a hearing with CPC. Notice of hearing sent to owner and neighbors	Safety self Checklist	NO									
Fort Collins	No, but to be considered owner occupied property must be occupied at least 9 months of the year renting part of the dwelling unit.	yes	Not found in code	Not found in code	depends on number of bedrooms. 1-2 rented bedrooms= 1 off street parking spot, 3-4 rented bedrooms= 2 off street parking spots, 5-6 rented bedrooms= 3 off street parking spots	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	\$150 application fee; \$100 to renew each year	Yes and in the home	Not found in code	Yes state and city	Not found in code	Self Inspection	Not found in code	In application, a description off the area to be rented is required	Not found in code	Not found in code						
Boulder	Yes, primary residence or portion of, can rent ADU only for 120 days out of the year. CANNOT license both ADU and primary, if a live in 1/2 of a duplex the other half is a separate residence that cannot be rented	NOT PERMITTED	primary residence or portion of, can rent ADU for max 120 Days.	yes, local contact to respond within 60 min	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Yearly License fee, 4 year term and business license. ONLY 1 license PER PERSON	Yes	NOT Required.	YES	Yes, City Manager Sets a Hearing -and fines for non-compliance based on location	safety checklist self certification	120 days per year for ADU - primary residence half of year, cannot rent for more than 20 days per month or not primary res.	Not found in code	Not found in code	4-Jan-16						
Denver	Yes	No	1 rental contract allowed at one time (may have multiple areas to rent, but can only be renting one at a time?)	Not found in code	Not found in code	Not found in code	Not found in code	Not Allowed	Not found in code	Yes, unknown amount	Application fee \$25 renewed each year. \$50 Lodgers Tax ID application fee renewed every 2 years	Yes	Not found in code	Yes, lodgers tax-10.75%, business license, and occupational privilege tax.	Not found in code	self inspection	Not found in code	Not found in code	Not found in code	Not found in code						
Fountain	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No						
Monument	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No						
Breckenridge	Not found in code	Not found in code	Not found in code	local contact must maintain a residence or permanent place of business within Breckenridge	all occupants motor vehicles parked on site of single family accommodations or town assigned parking areas off site. No public street parking. No non-government vehicle with passenger capacity of 16+ is allowed to transport people to/from premises or park on premises	trash must be in a contained receptacle (no bags or open garbage cans on the street) and emptied regularly	6-3C-1A2 and Title 5 Chapter 8	Not found in code	Not found in code	Not found in code	Permit fee per year depends on the number of rooms for rent. Studio-\$75; 1 bedroom- \$100; 2 bedrooms- \$125; 3 bedrooms \$150; 4 or more bedrooms- \$175	Not found in code	Not found in code	yes	Yes, finance director provides one written warning before revocation. 1st violation w/12 months= suspension of permit for 30 days and a fine of \$200; 2nd violation w/12 months= suspension of permit for 90 days and a fine of \$500; 4th= w/12 months = suspension not to exceed 1 yr. or revocation of license	Not found in code	Not found in code	Not found in code	Not found in code	13-Jun-17						
Phkin * Jun 11, 2018 proposed moratorium on short-term rentals at town meeting. *	Not found in code	Not found in code	Not found in code	Available 24/7 resides w/1, 40 min. drive, to respond within 60 minutes	parking provisions for large vehicles and trailers. sketches must be available for tenants to see where they can park, on street parking located on or adj. to the property.	Not found in code	summaries of town ordinance posted in rental unit.	Not found in code	Not found in code	Not found in code	Good for 3 yrs. 1 time fee. Fee TBD.	Not found in code	Not found in code	yes and post sales tax number in the unit.	written notice; if not fixed by deadline, a show-cause hearing is held and can lead to fines up to \$2,650.00	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	yes to all adjacent properties	*Has not been adopted*				
Golden	Yes if applying for short-term rental license in a residential district, proof of primary residence required	No	Not found in code	Not found in code	Meets off street parking requirements as required by code	Not found in code	Not found in code	Not found in code	Not found in code	proof of fire, hazard, and liability insurance coverage of \$1 million per person	\$200 application fee-renewed bi-annually	yes, and in dwelling unit	Not found in code	yes, sales and use tax	The Director of the City's Community and Economic Development Department can refuse to grant an initial license, suspend, revoke or not renew any license requested or issued after conducting a hearing if any codes listed are broken. If license is revoked the Director will not accept a new application from the same licensee for the same dwelling for at least 6 months following revocation and unless the applicant demonstrates compliance with all licensing requirements	The director or his/her designee may inspect dwelling unit proposed to be licensed to verify compliance, refusal by applicant to allow inspection shall be grounds for denial, non-renewal or revocation of a license.	Not found in code	If a lot contains more than one legal dwelling unit, including an accessory dwelling unit, only one dwelling unit on lot is eligible for licensure as a short term rental	Not found in code	passed by City Council and published in legal newspaper 25-May-18						
Lake City	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Must provide and maintain fire, hazard and liability insurance within liability coverage limits set by the director.	Annual permit fee of \$100.00	Not found in code	Not found in code	Proof of lodging tax and sales tax where appropriate	Permit cannot be revoked during an annual term without prior notice to applicant and determination of Town's board of trustees - causes for this may be risk of health safety and welfare, history of unreasonable noise or other nuisance to neighborhood.	Self-certify safety standards, but property may be subject to additional inspection	Less than 4 consecutive weeks	Not found in code	Not found in code	1-Nov-16						
Silverton, CO	Not found in code	Not found in code	Only 1 permit per property owner	Must reside within 15 minute drive of rental property and available 24/7, alternate local contact also designated	Guests park on-site within designated parking or at nearest street space to the rental following neighborhood parking pattern *note* capacity of rental depends on parking.	Not found in code	Not found in code	Not found in code	Not found in code	Proof of liability insurance to cover operation of vacation rental	Annual renewal	Not found in code	Not found in code	Yes and required to have a business license	Violations of town codes and laws are recorded throughout the permit time and at time of renewable the file is gone through and renewal is determined. If management enforces the rules on tenants the renters damage deposit is revoked and a "positive indication of proper management" is placed on file.	Inspection by Town staff after permit is received	No more than 5 tenancies/month in residential areas. In Business Pedestrian (B-P) or Economic Development Districts(E-D) there are no limitation on # of tenancies per month.	Occupancy: In residential zones guests cannot exceed 2 persons per bedroom +2 additional guests in B-P or D-D Zones there cannot be more than 2 persons' bedroom *Note* could change depend on size, location, parking, etc.	With application 2 sets of pre-addressed legal sized envelopes with first class stamps for every property within 300 ft. radius of center point of property	Total # of rentals within different zones is capped. Cannot be within 150ft radius of another STR property	Dec-17					
Aurora, CO	Yes	Investment property as short term rental violates Aurora Law	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Licensing fee of \$40- biannual renewal	Yes	Not found in code	State and city (8% lodgers tax) Air BuB collects sales tax in CO	Not found in code	No home inspection but compliance monitored by complaints and auditing of tax collection	Not found in code	Must have CO tester in the unit; ADUs can be used if it has the same address as the primary residence, the other side of a duplex does not count.	Not found in code	*Note* City council is reviewing a zone change to allow accessory dwelling units in NW of city						
Edgewater, CO	Primary residence only and proof required	Not permitted	no primary residence only	Local within 50 miles	Yes, parking plan provided to tenants	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Yes	Not found in code	Yes	must comply with all building, housing, and health codes; contains working smoke and CO detectors, and fire extinguisher; inspected by city manager or designee of the City with a \$50 inspection fee	no more than 10 days a month and no more than 60 days/yr.	City Clerk shall maintain a list of currently-licensed short term rental properties for public view on city website at all times.	A current list of the addresses of all properties within 100ft of property upon which the license premises is situated, written notice of permit issuance is sent to each address	Nov. 2017							
Georgetown, CO	Not found in code	Not found in code	Not found in code	Must reside in clear-creek county and on call 24/7 while property is occupied	Parking plan must be submitted and approved with application.	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Annual renewal/ \$500 initial permit, \$250 renewal Board of selectman appeal application and review \$120	Yes	Not found in code	Yes and have a business license	If permit conditions/requirements are not met or more than 3 violations- permit can be revoked for a year. If property operates without a valid permit owner will be fined -\$999.00 for 1st violation and \$2650.00 for each subsequent conviction.	yearly inspection	Not found in code	No more than 7% of properties in each "Ward of the Town" may be eligible for Short term Rental permits	Yes all owners of real property within 300 ft. of proposed short term rental. Owners may make comments or objections on the application. Full application would be available to be copied and reviewed at town hall. Public is given 15 days for comments.	Sept. 2016						
Park City, UT	Not found in code	Not found in code	Not found in code	Must be able to respond within 20 minutes	On-street parking cannot result in obstruction to traffic and pedestrian circulation or public safety	Trash collection and ensure trash cans are not left at the curb more than 24 hours; property must be kept free from accumulated garbage and refuse	Noise Ordinance	No	Not found in code	Not found in code	Depends on time of year the permit is sought and the type of building is being rented (See Park City FEE Schedule if questions)	Not found in code	Not found in code	Yes	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code						
Austin, TX	Type 1	Type 2 and Type 3	Not found in code	respond within 2 hours	Not found in code	Yes, and screened from public view	Not found in code	No	Not found in code	Property insurance	\$443.00 initial fee. Permit good for 1 year with a possible 30 day extension; \$236.00 renewal fee	Not found in code	Not found in code	hotel occupancy taxes	If licensee or operator fail to comply with general requirements two times in a 12 month period, director may deny renewal of application for 12 months	Type 2- inspection every three years	Not found in code	Type 2 rentals cannot be within 1000 ft. of another type 2 short term rental property. (exceptions apply); no more than 3% of single- family detached residential units within a census tract can be short term rentals	Yes, properties within 100 ft. of the rental property	5-Mar-16 and 1-Apr-2017						
Santa Fe, NM	no	yes	Not found in code	name and phone number of owner/operator and property is assigned a city staff member responsible for enforcement	renting 1 bedroom= 1 off street parking space; renting 2 or more bedrooms= 2 off street parking spaces; recreational vehicles cannot be parked on site or on the street	Not found in code	noise or disturbance outside short term rental units is prohibited after 10pm. This includes decks, portals, porches, balconies or patios	Not found in code	Not found in code	adequate short-term rental insurance	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code	Not found in code							

