



Short Term Rental Regulation Update

Board of County Commissioners Working Session

August 1, 2023

Short-Term Rental Regulation Update

- Jefferson County Planning & Zoning is completing an update to streamline the review process.
- Current regulations require applicants to go through a Board Of Adjustment hearing process for approval each year.
- Planning & Zoning would like to simplify the process

Jurisdiction	Occupation Requirements	License vs Permit	Location Restrictions	Other Information
Adams County	Owner Occupied only	License	Accessory Use in any dwelling	OTWS determines occupancy
Arapahoe County	Not regulated	N/A	N/A	N/A
Boulder County	Primary and Secondary Dwelling types evaluated through tiered permitting system	License	N/A	Building Inspection required; proof of insurance; Wildfire Partner assessment
Denver City/County	Owner Occupied only	License	No duplexes, RV's, tents, or other temporary housing	Safety inspection
Douglas County	No restriction on occupation type	Permit and License	Specific zone districts (A-1, LRR, RR, ER, MI, PD)	Regulated under Bed & Breakfast definition
Gilpin County	Primary, Secondary, Investment Dwelling types evaluated through tiered permitting system	License	N/A	Licenses for tiers 2 and 3 are subject to a combined 5% cap on total housing units.
Summit County	Primary and Secondary Dwelling & Resort Areas evaluated through tiered permitting system	License	Within Resort Overlay Zone and Neighborhood Overlay Zone	Cap on number of licenses issued per year

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Sources of Feedback

- Board of Adjustment Special Exception hearings
- Public comments
- Previous Community Meeting
 - June 20, 2022

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Through conversations with the community, we have found that there is a large disconnect between the issues and complaints and the capability of our Zoning Enforcement team.

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Staff submitted a Request for Information to receive proposals for Short-Term Rental compliance and monitoring.

Staff has received and reviewed proposals by third-party contractors. The contractor selected has an existing contract with the state, therefore a competitive Request for Proposal is not required.

Staff will be requesting \$60,000 to hire a third-party contractor for compliance and monitoring. This request will be formally submitted at the August 15th BCC Briefing.

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Other comments received:

- Remove 1-acre lot size minimum
- Allow Short Term Rentals in different types of dwellings
- Restrict Short Term Rentals to owner-occupied

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PUBLIC OUTREACH

COMMUNITY
MEETINGS:

AUGUST 16 –
VIRTUAL

AUGUST 30 – IN
PERSON

SEPTEMBER 12 –
VIRTUAL

**DRAFT
REGULATIONS ON
REFERRAL, BASED
ON COMMUNITY
INPUT AND
FEEDBACK**

**PUBLIC
HEARINGS**