

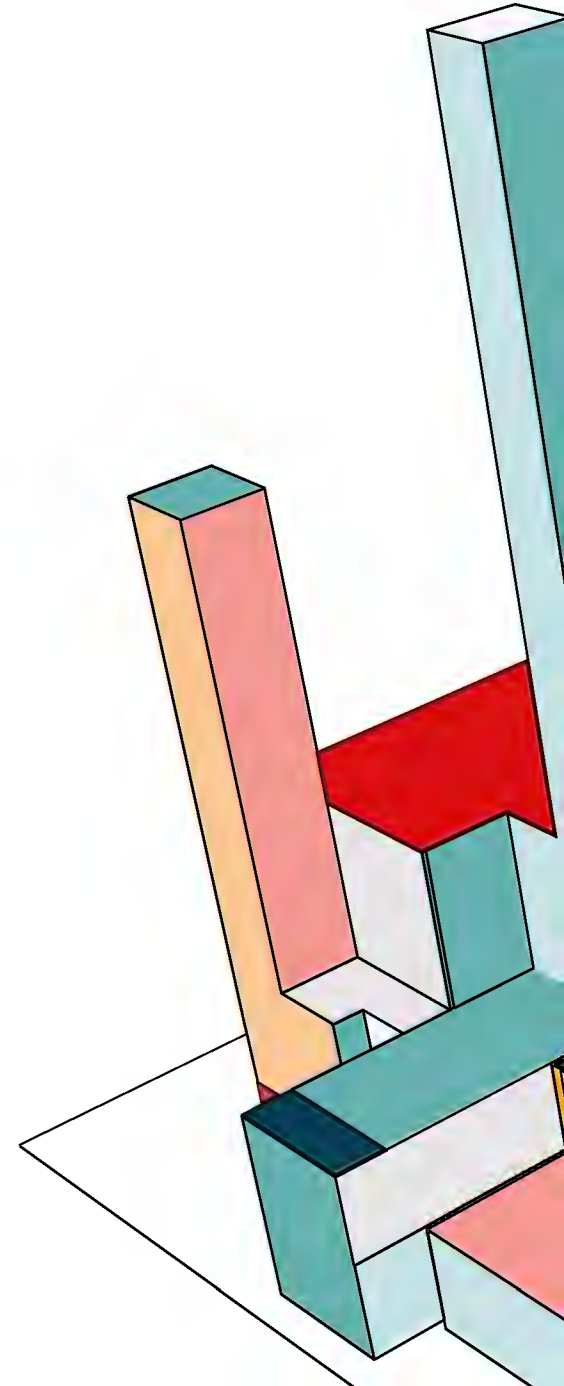
An abstract graphic on the left side of the slide featuring several 3D rectangular blocks of various colors (red, orange, teal, light blue, and pink) arranged in a stepped, architectural fashion. The blocks are outlined in black and set against a solid light blue background.

SHORT TERM RENTALS PRESENTATION

**DAN SWALLOW
COMMUNITY DEVELOPMENT
DIRECTOR
MAY 7, 2026**

SHORT TERM RENTAL LAWS

- House bill 20-1093 was signed into law March 23, 2020
- This bill amended C.R.S. 30-15-401
- The bill gave Boards of County Commissioners the right to regulate STRs locally



PROS AND CONS OF SHORT TERM RENTALS

PROS:

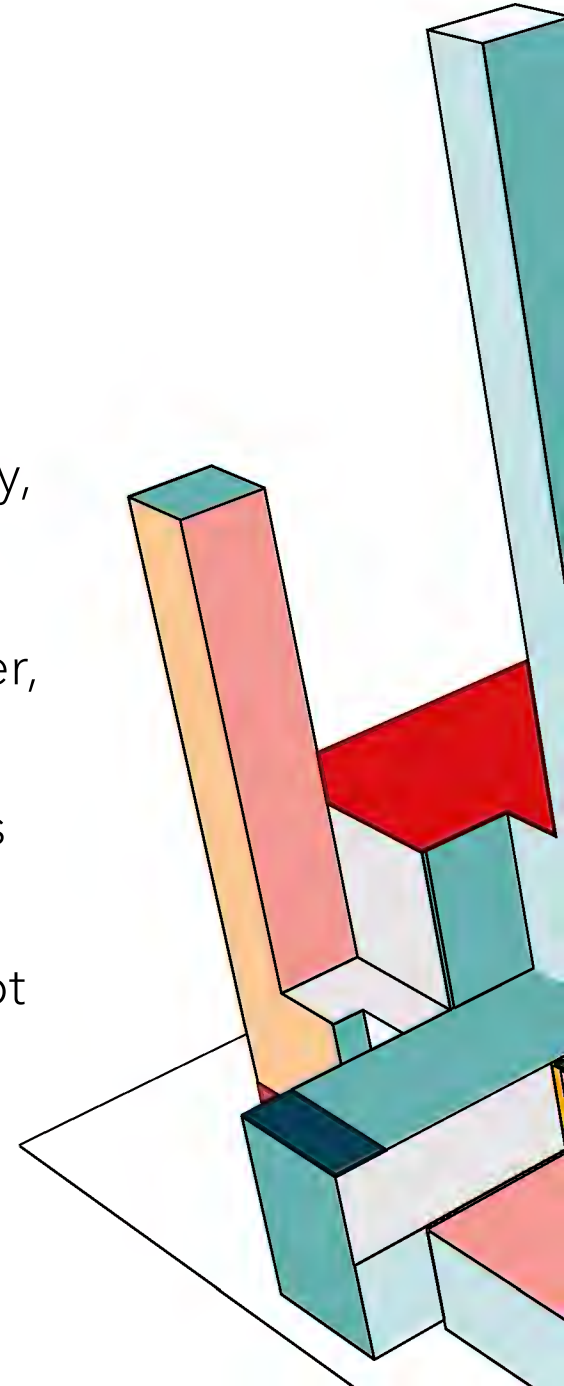
- County revenue through sales/lodging tax
- Bring tourism \$ to support local Business
- Income potential for property owners
- More privacy than hotels for tourists
- More lodging options for tourists
- Larger units for large families/groups

CONS:

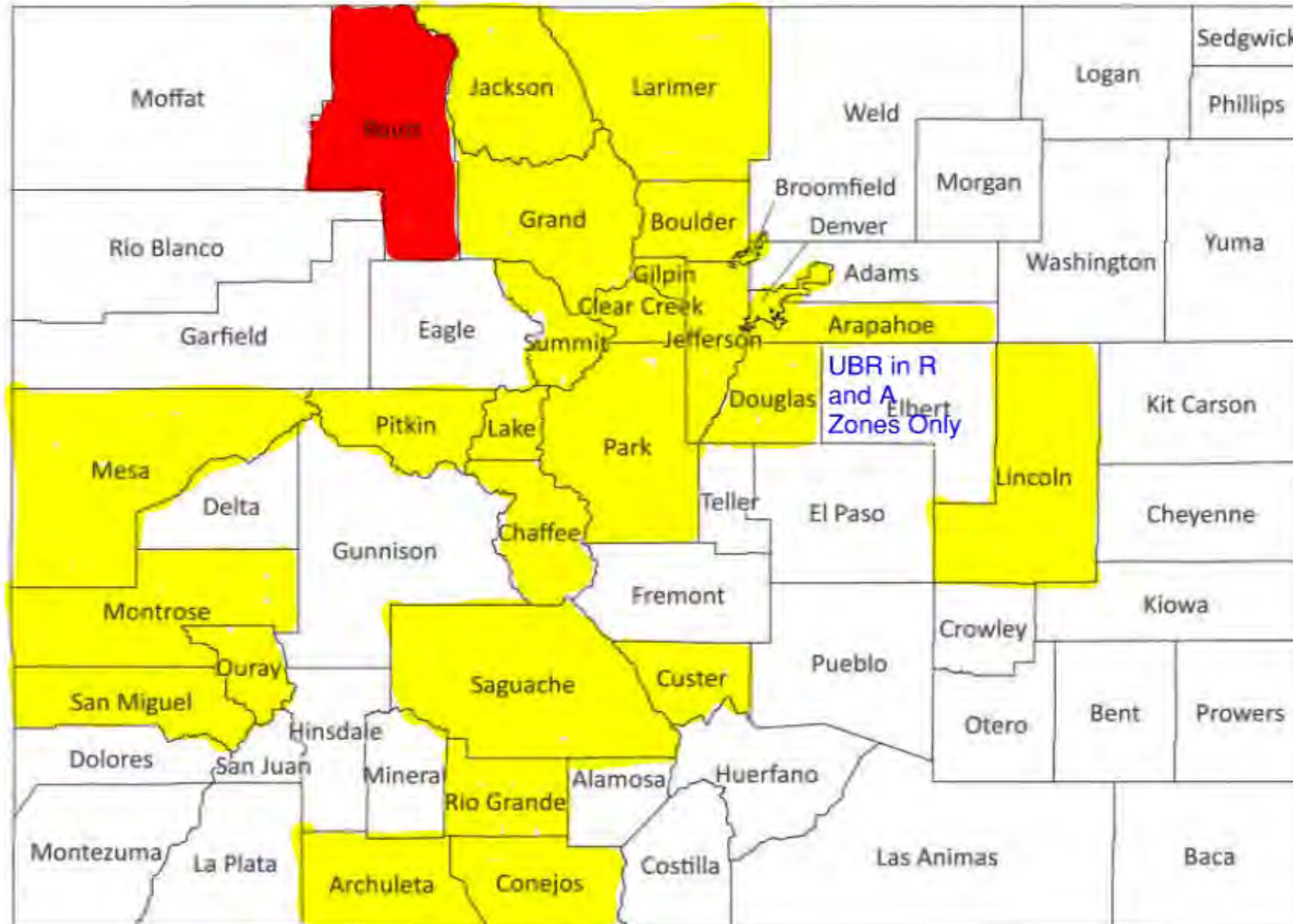
- Noise
- Trash accumulation/wildlife getting into trash
- OWTS overuse/Abuse
- Traffic Impacts
- Reduced workforce housing
- Changes character of neighborhoods
- Unfair advantage over Hotel/motels due to residential tax classification
- Increased risk of wildfire

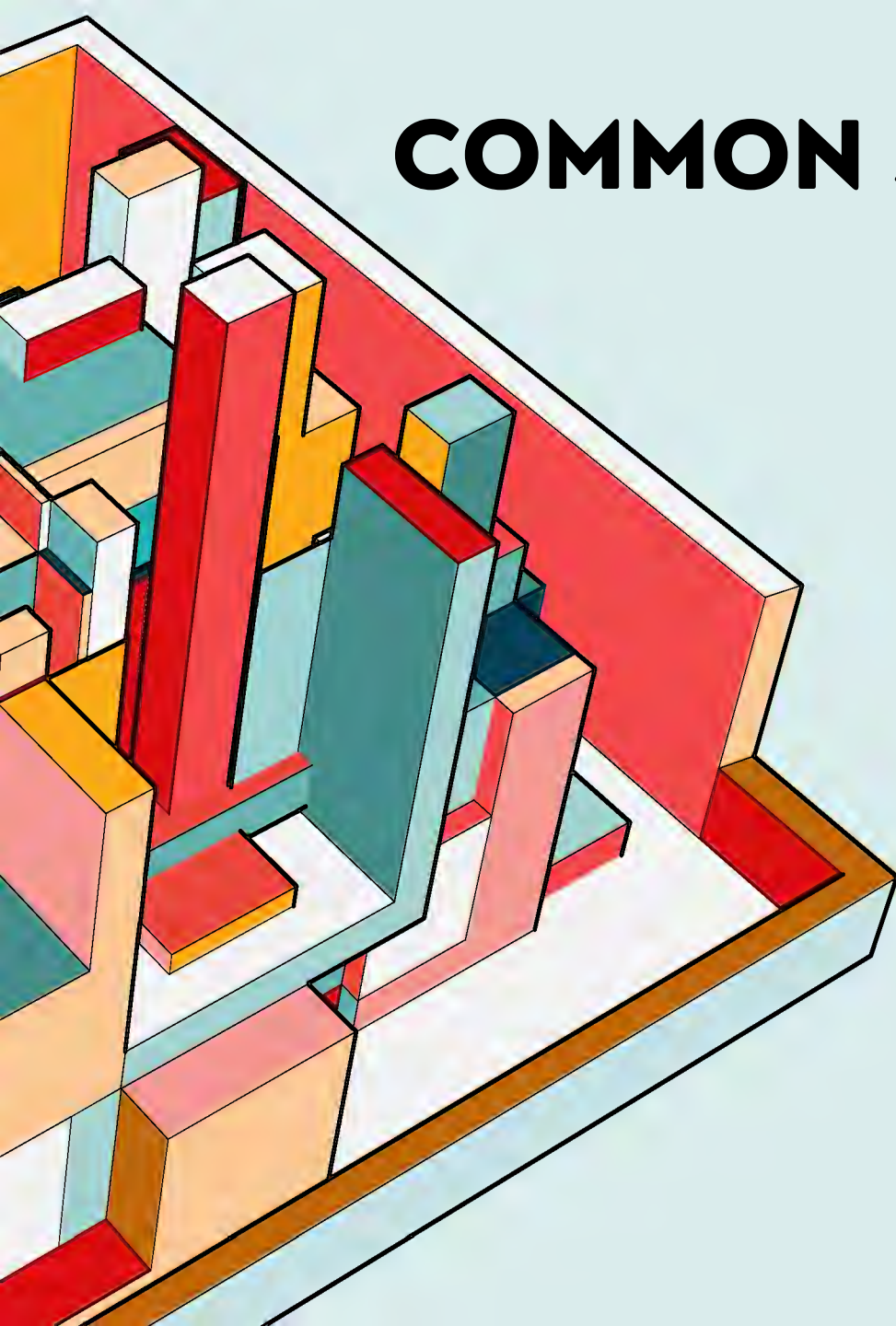
STR REGULATIONS ACROSS COLORADO

- 27 of Colorado's 64 counties regulate STRs
- 32 of Colorado's 64 counties do not regulate STRs
- These Counties Include: Adams, Alamosa, Baca, Bent, Cheyenne, Crowley, Delta, Eagle, El Paso, Fremont, Garfield, Gunnison, Hinsdale, Huerfano, Kiowa, Kit Carson, La Plata, Las Animas, Logan, Mineral, Moffat, Montezuma, Morgan, Otero, Phillips, Prowers, Rio Blanco, Sedgwick, Teller, Washington, Weld, and Yuma.
- I did not hear back from Costilla, Dolores, Pueblo, and San Juan Counties nor could I find any STR regulations for these counties
- Routt County is the only county I found that outright prohibits STRs except in Commercial Zoning Districts.



COLORADO COUNTIES THAT REGULATE STRS





COMMON STR REGULATIONS ACROSS THE STATE

- # of occupants limited to OWTS Capacity
- Smoke/CO Detectors
- Egress window/door in bedrooms
- Fire extinguishers
- Septic inspection
- Parking plan – no parking on roads
- Snow removal and storage
- Bear proof trash receptacles
- Many counties do not allow events at STRs
- No discharge of firearms or open fires
- Require sanitary facilities toilets/showers

ADDITIONAL CONTROLS OTHER COUNTIES ENFORCE TO HELP MITIGATE IMPACTS OF STRS

1. Limit the # of STR licenses
2. Require STRs to be owner-occupied for all or a portion of the year
3. Limit the # of bookings each year
4. Regulate STR density (no STR within 750' of another STR)
5. Require record keeping and audit for sales/lodging tax payment
6. Monetary penalties for infractions and license revocation
7. Require a local property manager to respond to complaints
8. Hire a third-party company to monitor STR advertising and identify non-licensed STRs

STR FEES ACROSS COLORADO

Fees across Colorado range from \$100/year to as high as an average STR license in Pitkin County of \$15,500 based on the assessed value of the property. Most counties require annual renewal however a few counties have renewals every other year up to every 5 years.

Jurisdiction	Fee	Term
Broomfield	\$100	5 years
Grand	\$100/advertised occupant	1 year
Clear Creek	Resident \$500 Non-resident \$1,000	1 year
Chaffee	Initial: \$1,000 Renewal: \$750	1 year
Pitkin	.07 x assessed value Average \$15,500	1 year

LIFE SAFETY/FIRE INSPECTION REQUIREMENT

Requires Inspection	14 of 27 counties that regulate STRs	Planning, Building, Fire
	52% Require Safety Inspection	
Requires Self Attestation	4 of the remaining 13 counties that regulate STRs	Property owner
	15% Require Attestation	
No Inspection or Attestation	9 Counties have no enforcement of Safety Regulations	N/A
9	33% Have no Enforcement of Safety Regulation	

PROS AND CONS OF INSPECTION OF STRS

Pros:

- Verify minimum health/life/fire safety requirements
- Allows county to identify non-permitted construction
- Allows county to identify zoning violations
- Allows county to identify nuisance code violations like illegal camping and junk/rubbish
- Allows county to identify problems with existing OWTS

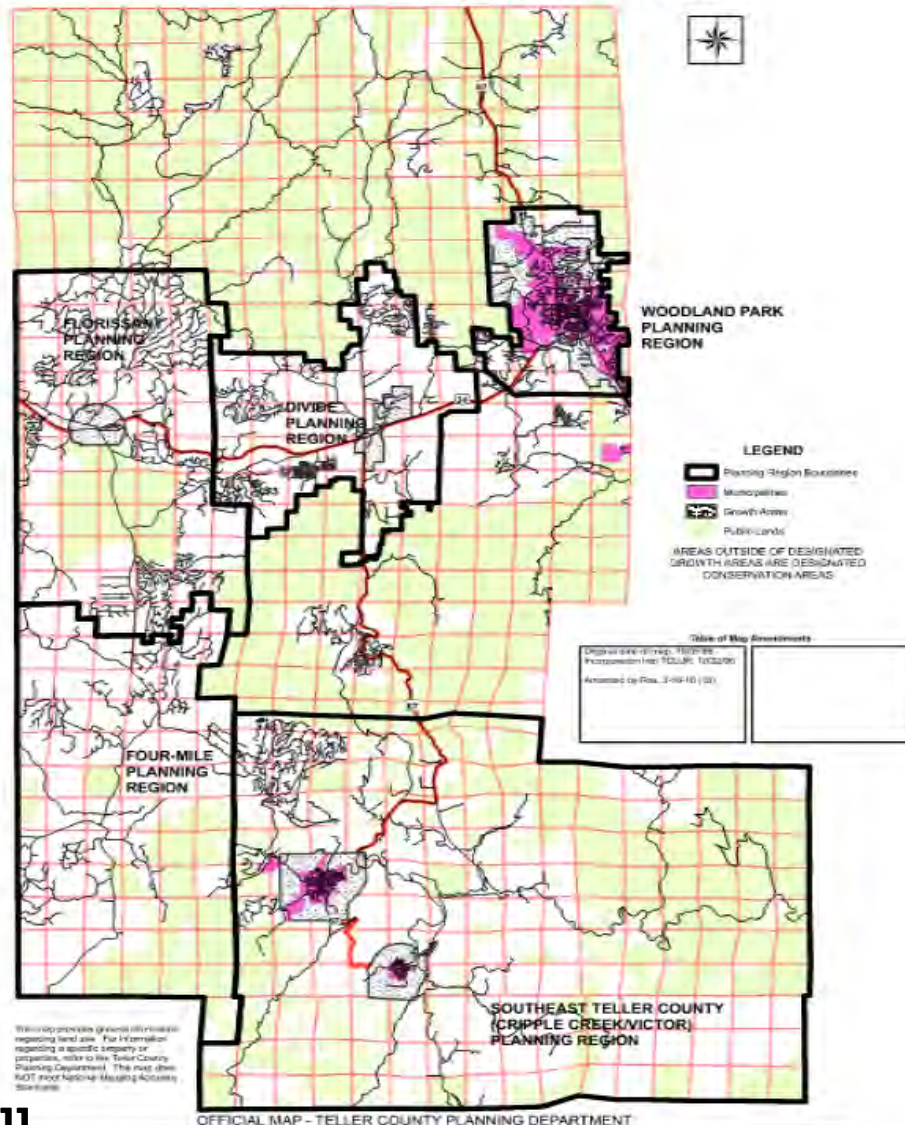
Cons:

- Requires substantial personnel hours
- More costly (higher fees to recoup costs)
- More time consuming for licensee
- Less convenient for licensee



GROWTH AND PLANNING AREAS

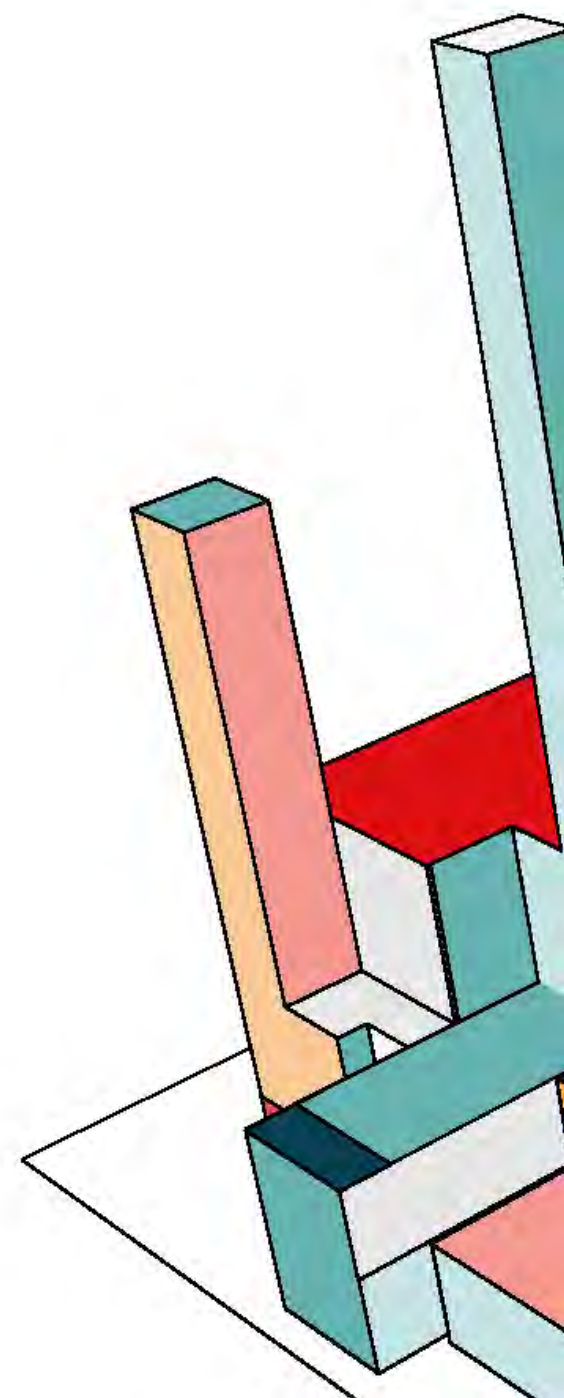
APPENDIX B:
PLANNING REGIONS and GROWTH & CONSERVATION AREAS



There are 5 Planning Regions in Teller County with 4 growth areas:

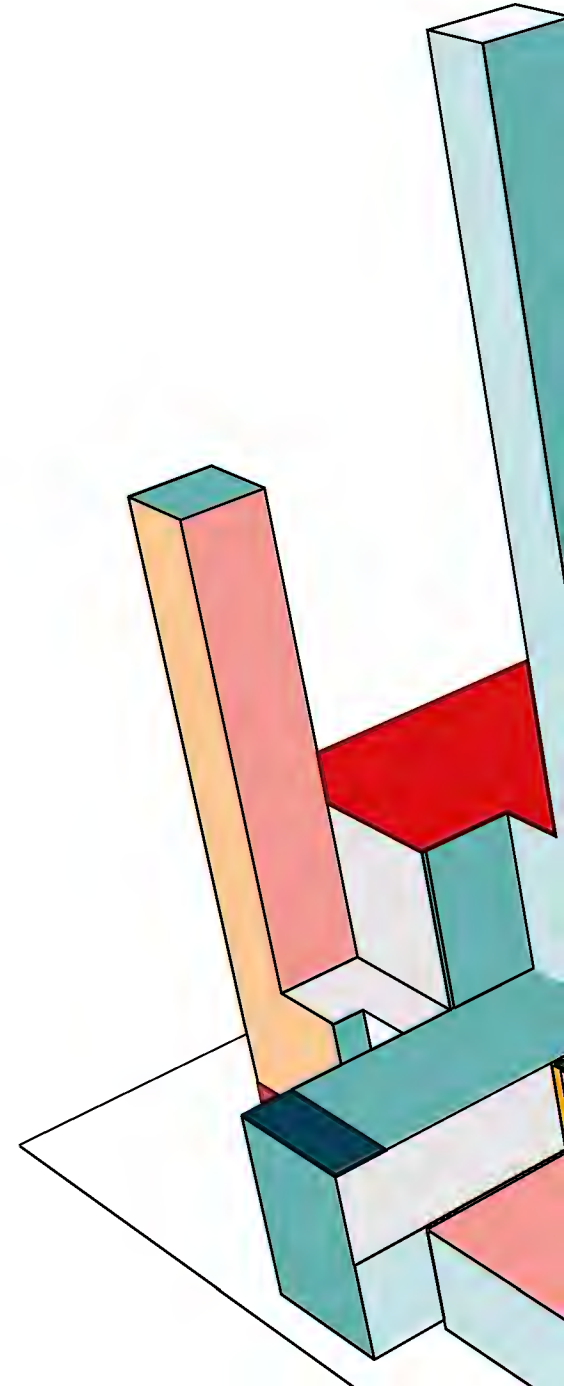
- Woodland Park
- Divide
- Florissant
- Four Mile
- SE Teller - Cripple Creek and Victor

*Four Mile is the only planning region with no growth area identified as this is a no commercial growth area of the county

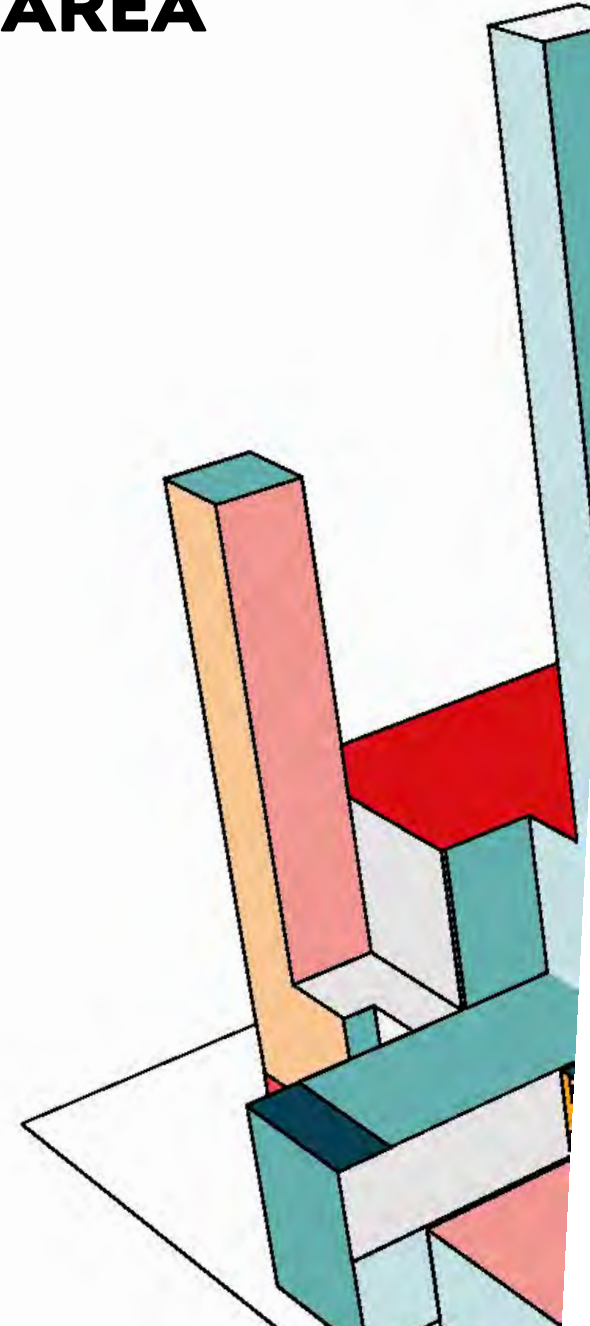
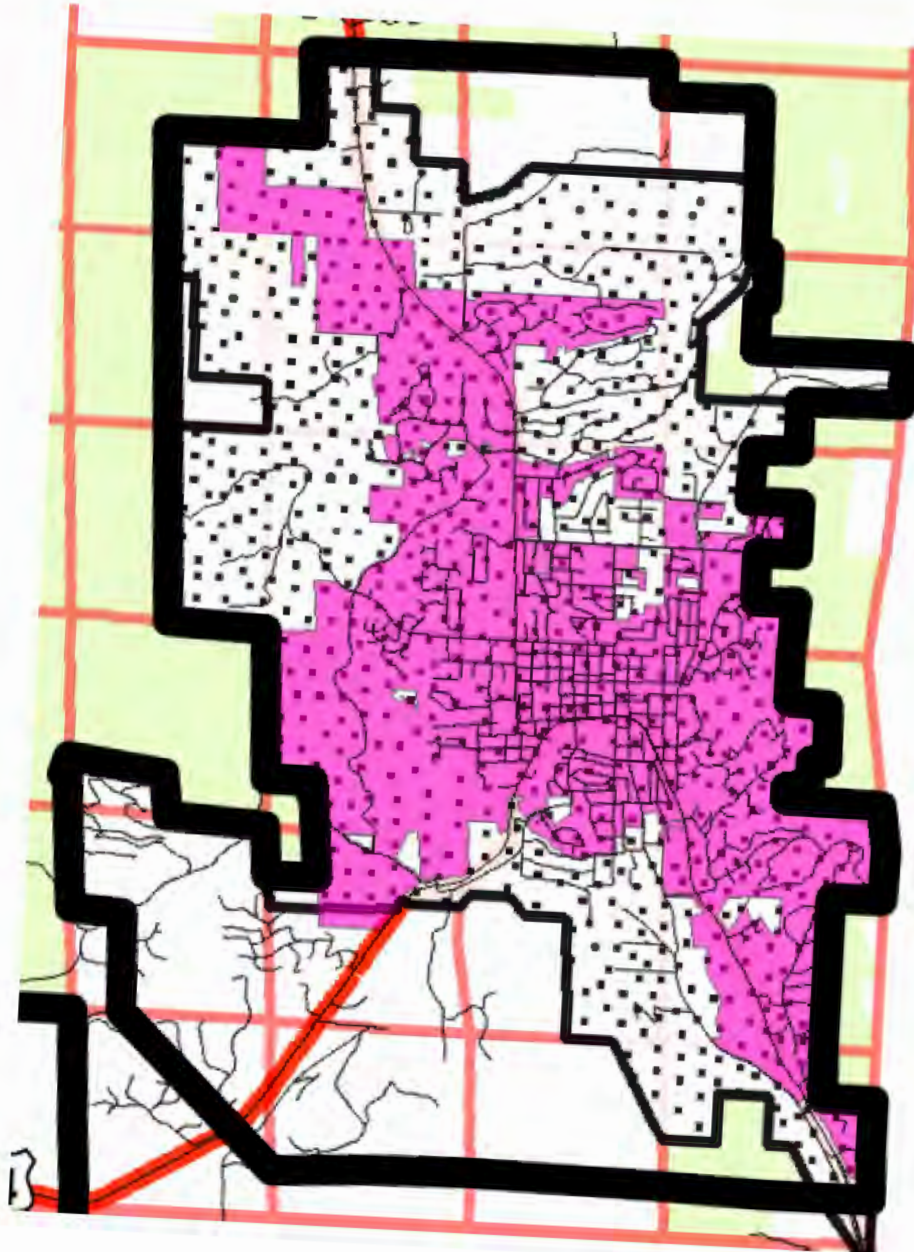


CITY OF WOODLAND PARK STR REGS

- Fee \$35 Business License plus \$100 STR license annually
- Penalty for operating an STR w/o a license: up to \$1,000/day
- Non-primary Residence STRs only allowed in Commercial Zones and Central Business Zone
- Primary Residence STRs allowed in Commercial, Residential, Ag, and PUD Zones
- STRs are not permitted in apartment buildings in any zone
- Max occupants = 2/bedroom plus 2 more but no more than 12
- Requires off street parking: 2 for 1st bedroom + 1 for each additional
- Primary Residence requires primary resident to live on site while rented

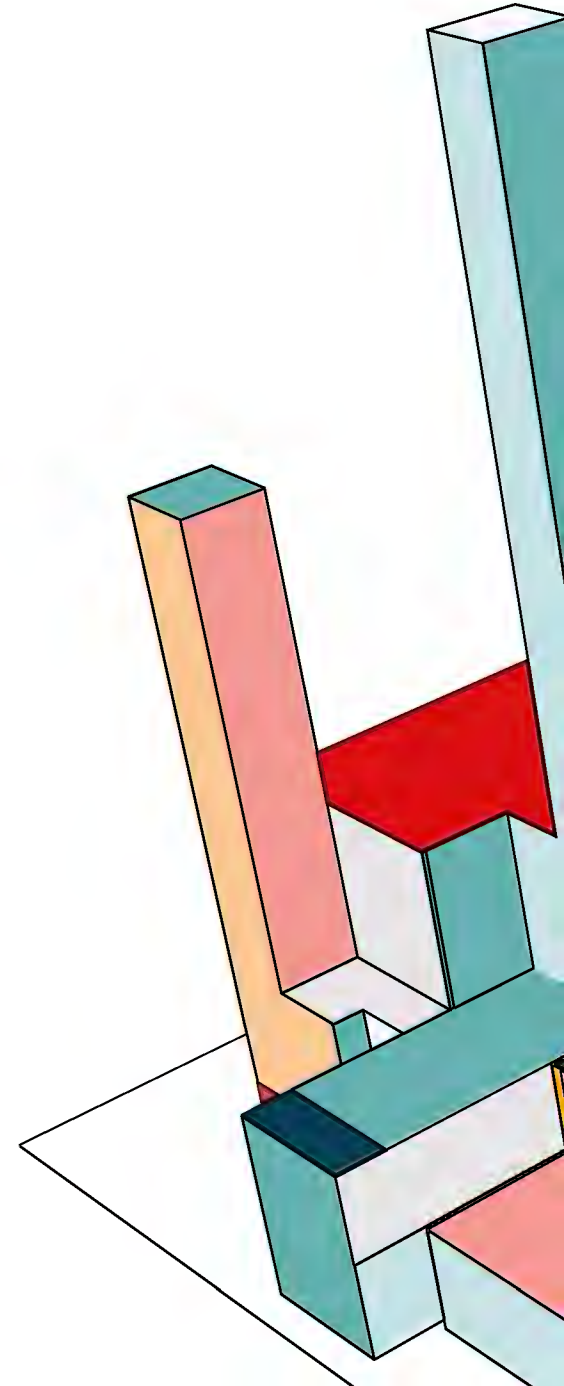


WOODLAND PARK PLANNING/GROWTH AREA



CITY OF CRIPPLE CREEK STR REGS

- Fee: 1st license \$150, 2nd year \$75, \$25/year thereafter
- General liability insurance of \$500K
- Caps STR licenses to 35 (Primary residence STRs are excluded)
- No STR license shall be issued within 200' of another STR
- Requires a local contact person to respond to complaints
- Bans fires, grilles, and discharge of firearms
- Penalties: 1st - warning, 2nd - \$100, 3rd - \$500, 4th - \$1k, 5th - Revocation

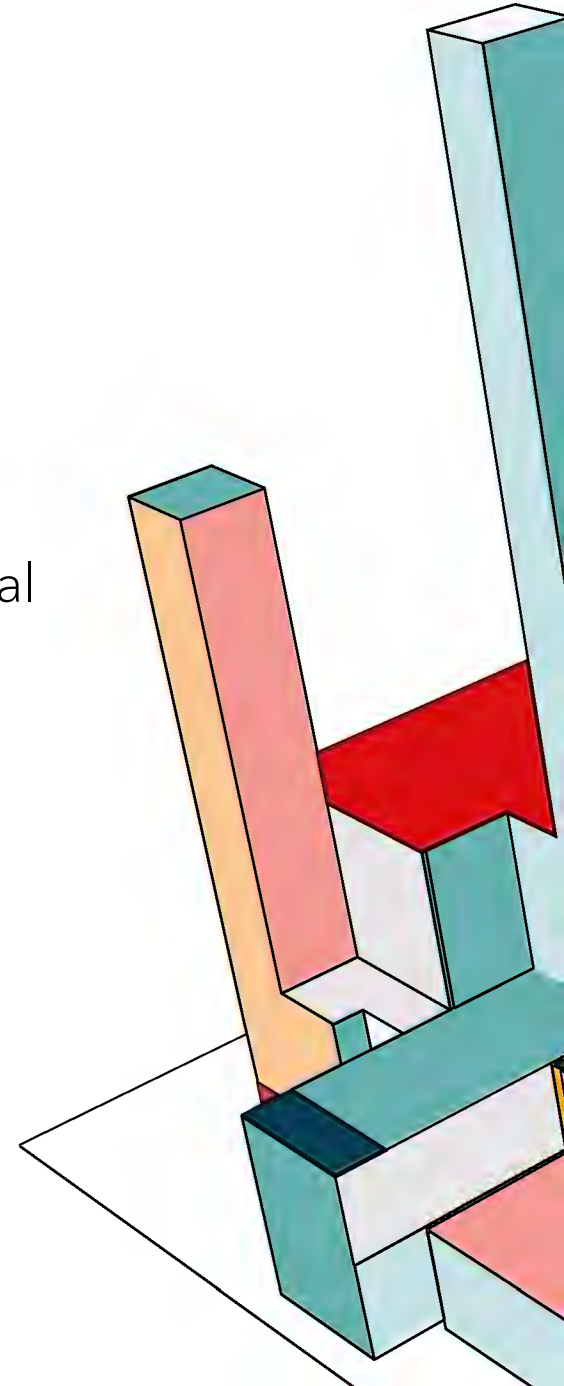


CRIPPLE CREEK PLANNING/GROWTH AREA



CITY OF VICTOR STR REGS

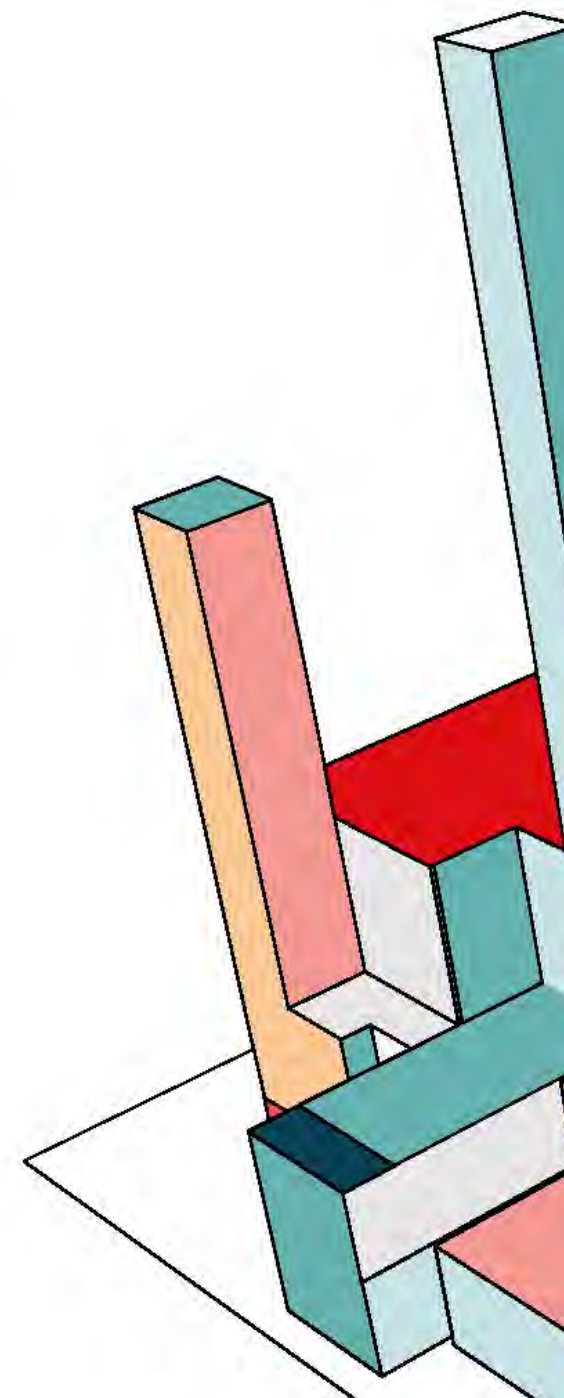
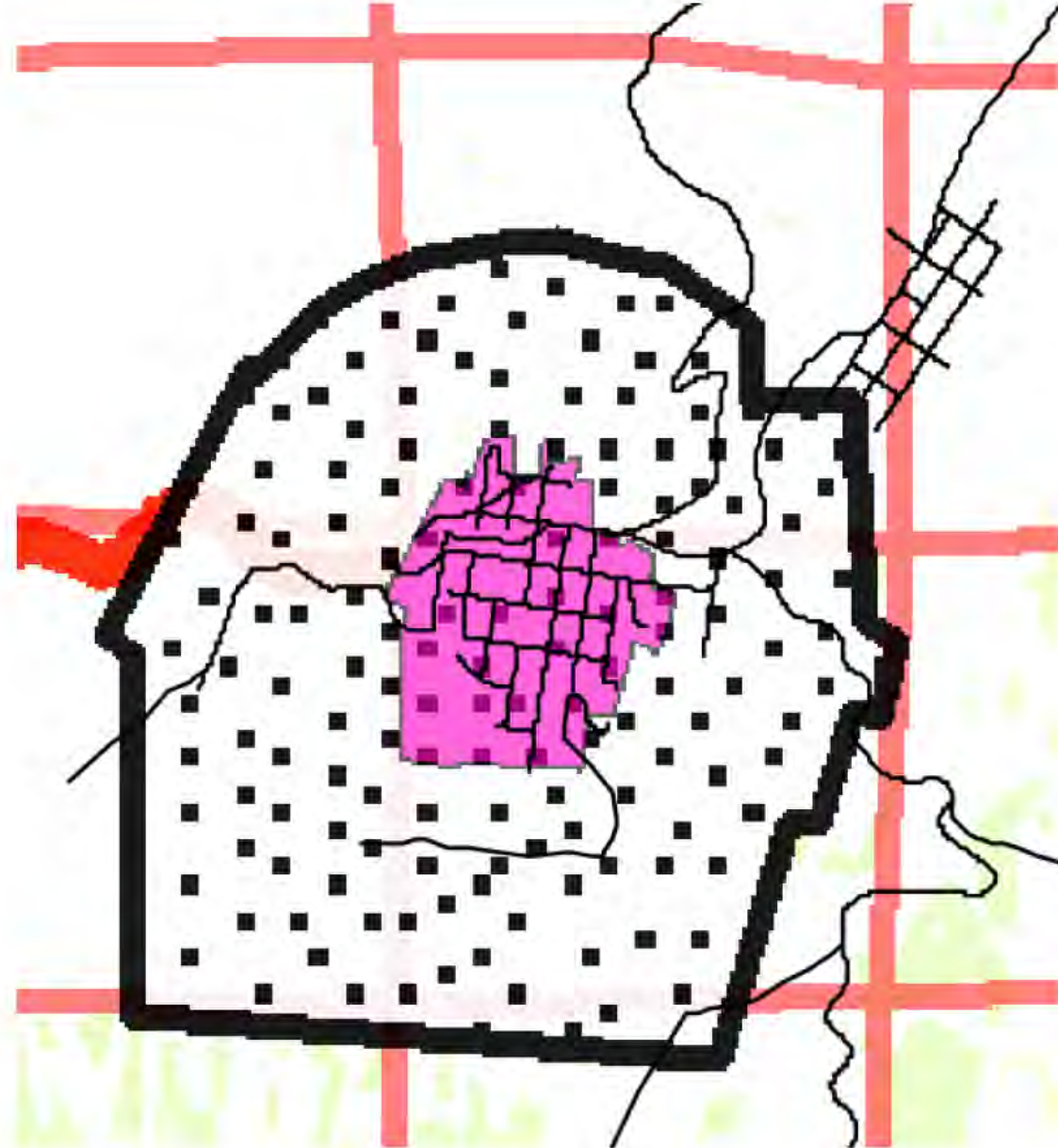
- Fee: \$150/every 2 years + \$25 annual business license
- Requires safety inspection from building inspector: SD/CO, FE, guardrails/handrails, egress window/door, off street parking, trash removal
- Limits STRs to 10 in Residential Zone; unlimited in Commercial Zone
- Two or more violation subjects the STR to revocation of license



VICTOR PLANNING/GROWTH AREA

LEGEND

-  Planning Region Boundaries
-  Municipalities
-  Growth Areas
-  Public Lands



OPTIONS FOR STR REGULATIONS:

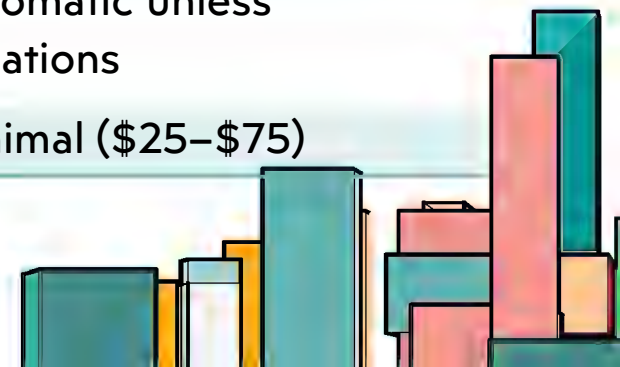
The BoCC has broad authority in terms of regulating STRs to mitigate their impacts on the county and its residents. Below are options other communities have implemented ranging from minor requirements to strict regulation. The BoCC may choose how strictly it wants to regulate certain elements of STRs in the County. For each category listed below, the BoCC may choose from no regulation to very strict regulation based on anticipated impacts to the community.

Element	Definitions		
	Option A (Strict)	Option B (Moderate)	Option C (Flexible)
STR Definition	Rental <30 days; whole unit only	Rental <30 days; room or whole unit	Rental <30 days; includes accessory structures
Primary Residence	Required for all STRs	Required for Type 1 only	Not required
STR Types	Type 1 (owner-occupied), Type 2 (non-owner), Type 3 (commercial)	Type 1 & Type 2	No types



OPTIONS FOR STR REGULATIONS:

Zoning & Land Use			
Element	Option A (Strict)	Option B (Moderate)	Option C (Flexible)
Allowed Zones	Only in specific zones (e.g., R-3, PUD)	Allowed in all residential zones with permit	Allowed in all zones by right with registration
Caps by Zone	Yes—numeric caps per basin/zone	Yes—percentage cap per subdivision	No caps
Distance Buffers	500–1,000 ft between STRs	250 ft	None
Permitting & Licensing			
Element	Option A (Strict)	Option B (Moderate)	Option C (Flexible)
Permit Requirement	Annual STR license required	Biennial license	One-time registration
Permit Types	Tiered (Type 1–3)	Single permit	Registration only
Renewal Criteria	Performance-based (complaints, inspections)	Administrative	Automatic unless violations
Fees	High (\$500–\$1,500)	Moderate (\$150–\$500)	Minimal (\$25–\$75)



OPTIONS FOR STR REGULATIONS:

Occupancy & Operations

Element	Option A (Strict)	Option B (Moderate)	Option C (Flexible)
Occupancy	2 per bedroom + 2	2 per bedroom	Host-determined
Parking	1 space per bedroom	2 spaces minimum	No requirement
Noise	Quiet hours + decibel limits	Quiet hours only	General nuisance standard
Events	Prohibited	Allowed with separate permit	Allowed

Health, Safety & Building Standards

Element	Option A (Strict)	Option B (Moderate)	Option C (Flexible)
Inspections	Annual physical inspection	Self-certification + random audits	Self-certification only
Fire Safety	Hardwired alarms, extinguishers, evacuation plan	Smoke/CO alarms + extinguisher	Basic smoke alarms
Wastewater	Proof of OWTS capacity required	OWTS affidavit	No requirement
Outdoor Fires	Prohibited	Gas appliance with shut off	No requirement
Outdoor Cooking Appliances	Prohibited	Gas Appliance with shut off	No requirement

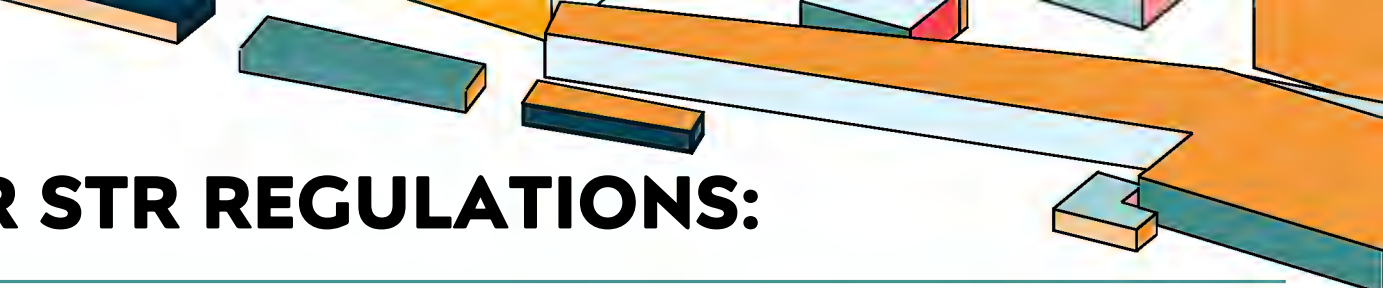
OPTIONS FOR STR REGULATIONS:

Taxes & Fees

Element	Option A (Strict)	Option B (Moderate)	Option C (Flexible)
Lodging Tax	County lodging tax + supplemental STR tax	County lodging tax only	No additional STR tax
Sales Tax License	Required	Required	Optional
Impact Fees	Yes—per bedroom or per stay	Yes—flat fee	None

Good Neighbor & Compliance

Element	Option A (Strict)	Option B (Moderate)	Option C (Flexible)
Local Contact	24/7 contact within 30 minutes	24/7 contact within 60 minutes	Contact required, no response time
Posting Requirements	Permit number in ads + signage on property	Permit number in ads	None
Complaint Tracking	Public dashboard	Internal tracking	Complaint-driven only



OPTIONS FOR STR REGULATIONS:

Enforcement & Penalties

Element	Option A (Strict)	Option B (Moderate)	Option C (Flexible)
Penalties	Escalating fines + license revocation	Fines + temporary suspension	Warnings first, then fines
Enforcement Mechanism	Dedicated STR enforcement officer	Shared code enforcement	Complaint-based only
Advertising Without Permit	Immediate fine + takedown order	Warning + fine	Warning only

Data, Reporting & Transparency

Element	Option A (Strict)	Option B (Moderate)	Option C (Flexible)
STR Map	Public interactive map	Annual report	No public reporting
Data Sharing	Required from platforms	Voluntary	None
Review Cycle	Annual review	Biennial	As needed

THANK YOU

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Teller County Government

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