

Five Questions

A reader's guide to Teller County's short-term rental debate. Prepared October 21, 2026.

This is an optional companion to my story, not legal advice or an official county publication. The story and source documents remain available without ordering this download.

[Read the story](#) | [Open the documents and full candidate replies](#)

Follow the sequence

July 16, 2025

Consultant presentation gives an estimated 2,000 active STRs and a 12-14% figure for single-family homes.

July 30, 2025

Revised presentation widens the estimate to 450-2,000. Compare geographic coverage, definitions and methods before treating these as directly comparable counts.

October 2025

Survey and outreach report compiles participant views and recommendations. A voluntary survey describes participants; it does not automatically represent every resident.

June 9, 2026

Staff memo reports third-party estimates of 300-500 STRs in unincorporated Teller County and a roughly \$300,000 program estimate.

September 9-11, 2026

I ask five questions. Don Moore and Dennis Luttrell supply written answers; Carl Andersen offers a telephone discussion. I do not arrange that call.

September 10 / December 1, 2026

County records state adoption September 10 and an effective date of December 1. Check the official county page for current implementation details.

The money questions

Separate a vendor price from a program budget

The supplied Neumo order form quotes \$13,000 implementation plus \$61,600 first-year subscription: **\$74,600 combined**. Its subscription pricing increases 7% on a compounding annual basis after year one. The form is quoted August 13, 2026; review the record itself for its terms.

That figure is not proof of the full county program's cost. County staff, inspections, retained duties and other expenses may remain. Comparing \$74,600 with the earlier \$300,000 estimate does not, by itself, establish savings or justify a particular fee.

A useful public accounting would show

- Which duties are performed by Neumo and which remain with the county.
- A current, itemized budget that reconciles the vendor price with staff and other expenses.
- Actual license counts, collections, complaints, inspections and enforcement results.
- Whether administrative costs differ by rental type and whether the fee schedule should change.

Check the arithmetic and its assumptions

400 licenses × \$750 annually = \$300,000. That is arithmetic, not evidence that 400 licenses will be issued or that \$300,000 is the necessary annual cost. The county FAQ lists a separate \$250 initial application fee and says fees may change by Board resolution.

What could change my conclusion?

A reliable count of unique properties within consistent boundaries; documented complaint and enforcement rates; a complete current budget; and evidence of the workload for different rental types. Those records could support, weaken or change my argument. Ask the same of your own conclusion.

Candidate answers are evidence of an exchange

The comparison summarizes September correspondence, not complete platforms or endorsements. Moore's examples of trash and burn violations are hypothetical. His preference for allowing only resident-owned, owner-occupied STRs is more restrictive than simply reducing fees for owner-occupied hosting.

Read it for yourself

The online document index is the easiest way to access every part and any later corrections:
[Five Questions: Documents and Candidate Responses](#).

[County staff memo, June 9, 2026](#)

[County STR presentation \(web copy\)](#)

[Survey report: PDF pages 1-104](#)

[Survey report: PDF pages 105-151](#)

[Neumo record: pages 1-10 \(pricing on page 2\)](#)

[Neumo record: pages 11-17](#)

[Neumo record: pages 18-26](#)

[Neumo record: page 27](#)

July 16 slides: 1-5 / 6-10 / 11-15: [1-5](#) | [6-10](#) | [11-15](#)

[July 30 presentation \(PowerPoint web copy\)](#)

[My proposed owner-occupied amendment](#)

Read the adopted rules first

[Teller County official STR information, adopted ordinance and FAQ](#). The adopted text controls over summaries. My proposed amendment is my request, not the law.

Scope and preparation

The supplied report contains 151 PDF pages; the supplied Neumo record contains 27. Consecutive parts preserve all pages. Web copies use image compression; the PowerPoint copies reduce image quality and the July 16 deck is split into three parts. The original survey workbook is withheld because it contains respondent identifiers and free-text responses. This collection is not every county record or the full September 24 agenda packet.

If you disagree, identify the document, page and reasoning that brought you there. I welcome a conclusion different from mine and evidence that improves this account.