Teller County Short-term Rental Draft Policy, Survey Analysis, & Community Outreach Summary Report

October, 2025



Teller County land use regulations do not list short-term rentals as an allowable use, meaning that they are technically prohibited, yet many exist and are operating in the County. In the summer of 2025, the County conducted six public outreach meetings at locations around the county and and a survey to understand public opinion and the issues that any potential short-term rental regulation should address. This report includes the analysis of the survey conducted, a summary and analysis of input from public outreach events, a comparison of how other counties and jurisdictions are regulating short-term rentals, and a proposed and annotated draft short-term rental ordinance.

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Draft Short Term Rental Ordinance Recommendations for Teller County

October 27, 2025

Ordinance text color significance:

Blue: From public meetings

Green: Needs BOCC input/discussion

Black: Typical sections of an STR regulation not specifically connected to discussion at public meetings and not expected to require BOCC discussion.

WHEREAS, Boards of County Commissioners are empowered by C.R.S. § 30-15-401(l)(s) to enact ordinances which license and regulate the short-term rental of residential dwelling units and to "fix the fees, terms, and manner for issuing and revoking licenses"; and

WHEREAS, the Board respects the rights of private property owners to use and enjoy their property, and desires to ensure that dwelling units used as short-term rentals are operated in a manner that protects the health, safety, and quality of life of the residents and visitors of Teller County; and

WHEREAS, The use of residential Dwelling Units as short-term rentals has grown drastically in the past decade; and

WHEREAS, The short-term rental of residential Dwelling Units can benefit communities by offering supplemental income to property owners, supporting the local economy through tourism, creating local job opportunities, and fostering community between the short-term

rental hosts and renters; and

WHEREAS, Studies and reports have concluded that short-term rental of residential property creates adverse impacts to the health, safety, and welfare of communities, including changes to neighborhood character, an increase in housing costs and depletion of residential housing opportunities for persons seeking full-time accommodations; and

WHEREAS, Teller County has conducted a survey and community outreach to gather public input on impacts and public perceptions of short-term rentals to inform the process of drafting this regulation of short-term rentals; and

WHEREAS, This Ordinance intends to: (1) facilitate safe short-term rental of residential dwelling units in a way that balances the benefits and burdens on the local community; (2) preserve existing housing stock and protect housing affordability; (3) track, manage, and enforce violations of this Ordinance; and (4) protect the health, safety, and welfare of the public; and

WHEREAS, Cities and towns within the county may consent to have this ordinance apply within their boundaries, as provided in C.R.S. §30-15-401(8); and

WHEREAS, the Board of County Commissioners hereby finds, determines and declares that adoption of this ordinance is reasonable and necessary for the preservation and protection of the public health, safety, and welfare for both residents of and visitors to Teller County, Colorado.

NOW THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Teller County, Colorado, that this Ordinance No.___ "Short-Term Rental Ordinance" is hereby adopted setting forth rules and regulations that shall apply to the licensing, advertising and operation of short-term rental units:

Definitions [add to Chapter 12 Definitions]

- **SHORT-TERM RENTAL (STR).** A property on which a residential dwelling unit or a portion thereof is leased, advertised, or available for lease or exchange for a period of fewer than 30 consecutive days, and which is not a hotel, motel or bed and breakfast.
- **PRIMARY RESIDENCE STR.** A Type A short-term rental permit issued for a property where there is a primary resident who resides on the property least 9 months out of the year, and for which documentation set forth in section 4(D) is provided.
- **VACATION RENTAL STR.** A Type C short-term rental permit for a property rented out for short stays without a full-time primary resident.
- **LOCAL CONTACT PERSON.** The person designated by the owner or the owner's authorized agent or representative who shall be available twenty-four (24) hours per day, seven (7) days per week while the property is being used as a short-term rental, and who has access to the property, and authority to assume management and take remedial measures as necessary. The local contact person will be able to: (1) Respond within thirty (30) minutes to address property code violations and/or complaints regarding the condition, operation, or conduct of occupants of the short-term rental unit and (2) take remedial action to resolve such violations and/or complaints.
- **BOARDING OR ROOMING HOUSE**. A building other than a hotel or restaurant, where meals and/or lodging are regularly furnished for four or more persons not

members of the family, but not exceeding 12 persons, for compensation. This establishment is not open to transient customers.

- **HOTEL/MOTEL/BED AND BREAKFAST**. A permanent building or group of buildings designed to be rented for short-term occupancy and for the accommodation of three or more parties of transient guests and their vehicles, with a central check-in located within such facility and which may or may not have eating or drinking facilities as an accessory use. The definition of "motel" includes auto courts, tourist courts, motor lodges, motor inns, motor hotels, and similar terms.
- **GUEST HOUSE**. A detached structure of habitable space, without cooking facilities but with or without bathroom facilities, used solely as a sleeping area for non-paying guests or family members. (A Guest House is not a Dwelling. See Chapter 12 General Definitions: Dwelling.) In the A-1 Zone District, a guest house in addition to the maximum number of permitted accessory dwelling units is not permitted; however, a legally existing guest house may be converted to an accessory dwelling unit provided it complies with all requirements of these Regulations and the Teller County Building Code.
- **EVENT CENTER**. A site permitted to host certain types of special events without a special event permit for each event. Examples include theaters, amphitheaters, wedding venues, and arenas.
- **ACCESSORY DWELLING UNIT.** A complete and separate dwelling constructed as an integral part of a primary single-family dwelling unit; as part of a structure accessory to a single-family dwelling unit, ranch, or farm ("accessory structure"); or as a free-standing building. (See also Section 8.3.M Guest House.)
- **2.5.B.6: Other Uses**. An Accessory Dwelling Unit shall only be used for single-family occupancy, with or without a No-Impact Home Business. (See Chapter 12 General Definitions: Home Business - No Impact.)
- **CAMPGROUNDS OR RECREATIONAL VEHICLE PARK.** A property where more than three RV sites or more than five tent sites that are intended to be rented or let for overnight or short-term occupancy by campers, trailers, tents or recreational vehicles.

FOR DISCUSSION	*ADUs are prohibited in all zones except agricultural, but guest houses are a conditional use in R-1, R-1M and RR. By definition, guest houses cannot be rented, and ADUs cannot be rented as a short-term rental, because it fails to meet the definition of a no-impact home business, which requires that "no customers or clients [visit] the site". Assuming that this means that there are almost no properties with two units, nor can a second unit be built on most properties outside the Agricultural district, this means that almost anywhere in the County, a full-time resident can only rent rooms within the house and not the entire house. Otherwise, this type of permit would have to limit the number of days or reservations that a property can be used in a year, which would be more difficult to enforce.

1. Applicability

The regulations set forth in this Ordinance shall apply to short-term vacation rental Property only, as defined herein in Teller County. This Ordinance shall not apply to the furnishing of lodging services in hotels, motels, lodges, or units within a building operating akin to that of a hotel / motel with a central check-in located within such facility, or to long-term leases.

2. Procedures

Short-Term Rental

A. Licensing Authority. The Teller County Planning Department is hereby designated as the Review Authority and enforcement agency for all STR applications and operations and is responsible for collecting fees, providing an application system, assisting the applicant with the application process, and monitoring and enforcement of this Ordinance and any applicable sections of the Development Code (collectively, the "STR Regulations"). The Planning Department shall be authorized to promulgate all reasonable administrative rules and procedures necessary to the operation and enforcement of the STR Regulations.

B. License required. It shall be unlawful for a short-term rental to operate without a valid short-term rental license issued by the County.

C. The short-term rental shall only be conducted in a legally constructed, conforming dwelling structure, and may include all or only part of that dwelling structure.

D. Review Process. An application for an STR license shall be reviewed by the Review Authority in accordance with the applicable criteria set forth in this Ordinance.

E. Review Criteria. The Review Authority shall consider all of the required application materials and submissions and determine that all criteria have been met and required materials submitted prior to issuing an STR license.

F. Decision. A decision regarding the issuance of a license under this Ordinance shall be issued by the Review Authority within 30 days once the application has been deemed complete.

G. Appeal. If an application for a short-term vacation rental license is denied, the applicant may appeal that decision to the Community Development Director within ten (10) days of receipt of written notice of such denial; otherwise, the license denial shall be final and not subject to appeal. All decisions by the Community Development Director will be heard by the STR advisory board and sent to the BOCC for a decision.

3. Licensing & Registration

A. **Annual License**: All STRs must be **licensed annually** with Teller County. Tiered licensing based on owner/operator residency and occupancy. Each separate dwelling unit on a property, including ADUs and individual units as part of a duplex or multi-family property must be individually licensed as short-term rentals. A single-family residence in which more than one bedroom is separately rented may be permitted with a single Type A license.

B. There are three types of licenses available:

1. **Type A: Full-Time Resident**: Primary resident lives on site and is present while the rental unit is rented. This type of license is aimed at providing supplemental income to full-time residents and is anticipated to have a low impact on housing stock and affordability.
    a. Limit of one permit per household
    b. Primary resident must demonstrate full-time residency
    c. To advertise whole house for rent, property must contain at least two dwellings.
2. **Type B: Seasonal Resident:** Owner or primary resident lives on-site part of the year. This type of permit is intended for vacation homes. Applicant must be the owner or an individual with a written agreement with the owner to occupy the home for a period of at least three consecutive months. This type of permit is aimed at providing supplemental income to part-time residents or second homeowners who live in the County for part of the year or who rent their home as a long-term rental for at least three months of the year.
    a. Limit of one permit per household or owner
    b. Valid for a consecutive period of three, six or nine months per year
3. **Type C: Vacation Rental:** No primary resident on-site. Owner may use property occasionally, but does not live on site for a significant portion of the year. Vacation rental licenses are for properties whose primary use is as a short-term rental. This type of permit is for properties used solely for commercial purposes and have the potential for a high impact on neighborhood character and housing stock and affordability. The number of properties eligible for this use is more limited in order to preserve affordability and avoid the potential for negative impacts on neighborhood from this commercial use.
    a. Valid for one year
    b. No individual, company, or entity may own or operate more than three Vacation Rental type STRs in the County
    c. Properties owned by a business entity are only eligible for this type of license.

C. **Local Contact:** When occupied as a short-term rental, a property manager shall be on-call 24-hours per day, seven days per week. The local contact must be located within 30-minutes of the rental unit and be able to affirmatively respond to complaints within one hour. Failure of the Local Contact to respond to a complaint and attempt to resolve such complaint within one hour shall be considered a violation of this Ordinance. Both county and adjacent property owners shall be provided contact information for property manager.
    a. Local Contact shall have access and authority to assume management of the unit and take remedial measures.
    b. The owner shall keep the County updated on all property management and Local Contact information.

D. Licenses are non-transferable.

E. Limited Availability: License types B and C have limited availability. Renewals will be processed first upon the closure of the application window described in

Section 4(a) below, and new licenses are processed and issued on a first-come, first-served basis. Where a named district has issued the maximum number of licenses of a given type, additional complete applications will be placed on a waitlist.

F. License Maximum. An individual or entity shall hold no more than three (3) properties with short-term rental licenses, types A, B, or C or a combination thereof. This standard is not meant to limit the number of properties a property management company may manage for the benefit of others; however, they cannot be the license holder or designee for an individual or entity that owns more than three (3) properties licensed as short-term rentals.

4. Applications

A. A complete application must be submitted at least thirty (30) days prior to the date of the intended use and prior to any advertising of the property as a short-term rental. New and renewal license applications, shall be submitted by September 1 of every year, and licenses shall expire on September 30 of the following calendar year.

FOR DISCUSSION	4.A: Does the County want to put all STRs on the same renewal cycle, or issue licenses as they come in? One key factor would be whether inspections are required, and how this might strain County resources to receive applications all at once. See also 5.E.4.

B. An application shall not be deemed complete until all required information is submitted.

C. It is the duty of each short-term rental licensee to ensure that all of the information provided in a license application is kept up to date at all times, and it shall be unlawful for a licensee to fail to provide updated information to the County within ten (10) days after the date upon which any information provided is no longer accurate.

D. **Application Requirements**

1. The name of the license applicant must match the name of the owner on the deed for the property, the person controlling the corporate owner of the property, or a lawful tenant. If the applicant is a tenant, a copy of the lease and written permission from the property owner to use the property as a short-term rental must be provided.
2. Proof of ownership, tenancy and residence or occupancy
3. Designation of a local contact
4. Site plan with parking layout, total number of bedrooms and maximum occupancy

5. Proof of septic system capacity or sewer connection. Prohibit hot tubs from draining into septic/sewer systems. Hot tubs and swimming pools require augmentation plan.
6. Proof of fire mitigation and defensible space
7. Dark Skies compliance
8. Winter Access and snow removal plans
9. Demonstrate availability of Bear-proof trash containers
10. Sales Tax License. All Licensees will be required to remit all applicable taxes for the Licensed Premises, including state and local sales and use taxes. Applicant must provide one of the following:
    a. An individual sales tax license number issued to the Licensee or Local Manager from the State of Colorado Department of Revenue; OR
    b. Proof that the only platforms used to advertise and book the Licensed Premises remit taxes on behalf of the Licensee. Licensees may not advertise or book on web
11. Booking services or platform(s) on which rental will be listed
12. Payment of fees

E. Property Owner, The owner of the STR Property shall be the holder of the license, i.e. the licensee. A property manager, tenant or other individual may submit the application for an STR license, but the license will be issued in the Property owner's name and the Property owner is ultimately liable for compliance with the STR Regulations

F. For Type A permits, the Department requires documentation of primary residency, meaning the place in which a person's habitation is fixed for the term of the license and is the person's usual place of return, upon application and renewal of a short-term rental license. The director also has the authority to request additional documentation that is pertinent to establishing primary residency. The Department may investigate further if there is further question about an applicant's primary residence. The Department may also require an inspection if there is a question about the status of the dwelling unit(s) on a property.

FOR DISCUSSION	4(E): This is borrowed from Summit County. How does the County want to treat tenants subletting or property management companies as potential license holders? Allowing for non-owners to apply in some capacity and be eligible for a Type A Full-time resident permit may help this ordinance stand up to challenges. Hignell-Stark v. City of New Orleans found this to violate dormant commerce clause, unfairly discriminating against out-of-state property owners, and found that other non-discriminatory means could be found. Rosenblatt the Ninth Circuit did not find a Dormant Commerce Clause violation where the city required that a full-time resident, not necessarily the owner, reside at the STR. Thus, while owner-occupancy requirements are likely on shaky legal ground, a very similar permanent resident requirement is likely to be legally permissible.

1. Bona fide residency in Teller County shall be documented and established by two (2) or more of the following:
    a. Current voter registration;
    b. Document(s) designating a primary residence for income tax purposes.
    c. Tax returns or other tax documents such as a 1041 or W2.
    d. Copy of lease to applicant, if applicable
    e. Demonstration of employment in the County for at least 20 hours per week or for individuals who have retired, a history of working in the County for at least 5 years.

G. Annual inspection to verify safety, occupancy, septic capacity, guest capacity, signage, Dark Skies Compliance, Stash of emergency food supply in case of blizzards (winter months), and all other licensing requirements, including:
    1. Smoke and carbon monoxide detectors
    2. Fire extinguisher
    3. Adequate egress and safe stairways
    4. Other required safety features pursuant to applicable fire and building codes, as determined by the County's Fire Marshal

5. License Obligations:

A. Provide neighboring property owners and residents with copy of:
    1. Guest rules
    2. Local contact
    3. License type and dates for which license is valid (for Type B permits).

B. Listing Platforms: Platforms listing Short-Term Rentals in the County must list a license number and the dates for which a license is valid.

C. If a property is unlicensed or has an expired license it may not be listed. A property may only be listed as available while a license is active.

D. Required signage: Within the short-term rental in a highly visible location, signage required containing information outlined in Guest Education in section 8 of this ordinance.

E. License Renewal: a short-term rental business license may be renewed upon all the following conditions:
        i. Applications for renewal shall be submitted between August 1 and September 30 of each calendar year.

ii. A short-term rental license which is not submitted for renewal during the established renewal period shall be considered expired.

1. There have been no violations of the provisions of this Article, or of any law, or regulation pertaining to the requirements of the application, or at the property, or of any of the terms pertaining to the license over the past year.

2. The applicant has paid the appropriate fee established by the County, and all applicable taxes throughout the previous year, including sales tax, and has paid all taxes and fees owed to the County, including those related to other properties and purposes within the County.

3. The property to be used for a short-term rental business has completed an inspection by the County and the unit has no health or safety violations, meets fire department requirements, and meets the standards for a habitable building.

4. A short-term vacation rental license shall expire on September 30 of the calendar year following the year of initial license issuance, or when title of the short-term vacation rental Property transfers to a new owner, whichever occurs first. Each change in ownership of a short-term vacation rental Property shall require a new license.

F. Host records: Short-term rental hosts shall maintain records related to guest stays for two years following the end of the calendar year in which an individual rental stay occurred, including the date of each stay and number of guests, the cost for each stay, including an itemization of the sales tax and hotel and motel occupancy tax collected, and records related to their registration as short-term rental hosts with the county. Short-term rental hosts shall make such records available to the County upon request.

FOR DISCUSSION	5.F: This and the following section adopted from NY State statutes. Requiring host and booking agency records will allow the County to verify that all taxes are paid, and will significantly assist in enforcement and preventing unlicensed operations. This approach is administratively simple and will help improve compliance. NY requires quarterly reports. Once or twice a year is probably sufficient for Teller County.

G. Booking service records: Booking services and platforms shall collect data related to all short-term rental unit guest stays that the booking service facilitates within the County. Booking services shall maintain such data related to short-term rental unit guest stays that the booking service has facilitated in the County for two years following the end of the calendar year in which an individual rental stay occurred. The data maintained by booking services shall include the dates of each stay and the number of guests, the cost for each stay, including an itemization of the sales tax and hotel and motel occupancy tax collected, the physical address, including any unit designation, of each short-term rental unit booked, the full legal name of each short-term rental unit host, and each

short-term rental unit's registration number. Beginning ninety days after the effective date of this article, and on the first day of every January and July thereafter. In the event a booking service does not comply with its reporting obligations pursuant to this section, or more information is requested by the County Attorney, the data required to be reported pursuant to this subdivision and all relevant records from a booking service shall be produced in response to valid legal process. The county shall share such data with all incorporated municipalities within the County within sixty days of receiving such data and any records provided to generate such data shall not be made publicly available.

1. Booking services may require short-term rental hosts, as a term or condition of service, to consent to booking services producing data pursuant to paragraph (a) of this section.

J. Prior to issuing a license, the County may verify that the applicant has not operated a short-term rental without a permit prior to issuance. If it is found that a property has been operating as a short-term rental without a permit, a fine shall be issued and the permit may be denied.

K. Anti-discrimination: No licensee may discriminate against any guest or potential guest because of race, color, sex, gender identity, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, or source of income.

6. Zoning & Location

A. Overlay Zones: The Board of County Commissioners has established four types of neighborhood overlay zones. All R-1, R-1M, R-2, RR and A-1 Properties shall be covered by a neighborhood overlay zone. Each neighborhood overlay zone will be assigned a type and a name. The conditions for the neighborhood overlay zone type will apply separately in each named neighborhood overlay zone.

Short-Term Rental Overlay Zone District:

1. **Overlay District 1**: No limit on number of any type of STR Permits. Hotels also permitted.
2. **Overlay District 2**: No limit on number of Type A permits. Type B permits limited to 10% of total number of permitted dwelling units within the named overlay zone. Type C permits limited to 5% of total number of permitted dwelling units within the named overlay zone. Hotels a conditional use.
3. **Overlay District 3**: No limit on number of Type A permits. Type B permits limited to 5% of total number of permitted dwelling units within the named overlay zone. Type C permits limited to 1% of total number of permitted dwelling units within the named overlay zone.
4. **Overlay District 4**: No limit on Type A permits. Type B permits limited to 2% of the total number of permitted dwelling units in the named zone. Type C permits: not permitted.

B. Total number of dwelling units within each named overlay zone shall established upon creation of the named overlay zone and will be published on the County website. This number may be updated periodically at intervals of no less than one year based on the number of building permits issued within the zone since the previous update. The Board of County Commissioners shall approve periodic adjustments to license caps.

C. Total number of permits allowed by type and total numbers issued in each named neighborhood overlay district will be published on the County website. The County will also publish the following details:

1. Map and list of permit addresses including permit type
2. Owner name
3. Local Contact details

D. District size: a named overlay zone may consist of one or more subdivisions with boundaries contiguous with subdivision boundaries. If a named overlay zone does not follow subdivision boundaries, it must contain all properties within its boundaries and include a minimum of 100 contiguous properties.

E. Rezoning: A community may petition the Board of County Commissioners to create a new overlay zone for their subdivision or community or to include their community in an adjacent named overlay zone. The petition will be processed according to procedures and requirements of a rezoning in Section 2.11. In addition to requirements of a rezoning, to petition for a change in overlay zone type, a petitioner shall present a map of the area to be affected and one of the following:

1. a record of a vote by a homeowner's association approving the request (if the extent of the affected area is the same as that covered by the homeowner's association); or,
2. signatures from at least 10% of residents to be affected by proposed change; and
3. a list of permitted STRs within the affected area.

FOR DISCUSSION	Section 6: 1. Alternative Approach: Density caps: The County may set geographic caps (e.g. no more than one other STR unit within 1,500 ft) instead of using percentage of housing units in each area. 2. Balance Demand for STRs: Consider criteria for allowing commercial-scale bed and breakfasts or hotels in or near locations with high STR demand. If this ordinance limits supply of guest lodging in the form of STRs, it should allow for other types of guest lodging to meet demand. Currently, hotels and motels are only allowed in C-1 and BC, which essentially limits their potential locations to downtown Divide and Florissant. Consider a hotel/motel overlay allowing them in areas such as Midland, adjacent to Cripple Creek, or other areas where they may be appropriate or desired.

F. If a rezoning to a new overlay zone type would result in a permitted STR becoming ineligible for a license. That STR will be allowed one renewal of a license active at the time of rezoning. If a rezoning results in there being more permitted STRs than would be allowed in the new overlay zone type, all permitted STRs will be eligible for one license renewal, after which new license applications must be submitted. All new applications will be processed in the order they are received and subject to terms of the overlay zone.

7. Exceptions

A. **Allowance/exception for providing worker housing:** A unit may be eligible for an STR permit where it would otherwise not be eligible due to caps on the number of permits issued in an overlay zone if another unit on the same property is used to provide long-term workforce housing.

8.

FOR DISCUSSION	7.A: Currently additional units are limited to agricultural zone, which allows up to three dwelling units; the Commerical zone only allows mixed-use; and duplexes are a conditional use in R-1. Guest houses are a conditional use in residential zones, but ADUs are prohibited. Most of County is limited to one single-family residence, so this may not have much applicability. Consider making ADU or guest house a use by right to encourage this option?

Occupancy & Operations

J. **Occupancy Limit**: 2 people per legal bedroom plus 2 additional guests, with a maximum of 10 guests per unit.

1. Short-term rentals shall not be used for hosting gatherings of people that exceed the maximum occupancy limit.

K. **Parking**: All guest parking must be accommodated on-site. Properties advertising occupancy of four (4) guests or more must provide at least one-half parking space per guest.

L. **Noise & Behavior**:

1. Quiet hours: determined by Advisory Board with reference to relevant County noise regulations
2. No outdoor amplified music
3. A Short-Term Rental may not be marketed or used as a wedding venue or event center. Weddings, receptions, or similar private or public events, are prohibited, with the exception of those by-right events hosted by one or more of the individuals who reside on the property, or properties zoned agricultural that have a been granted a special use permit for such uses.
4. Additional permitting may be required for special events. reference to event permitting process.
5. **Outdoor fires** are prohibited except in approved, permitted fire pits and in compliance with current fire bans.

M. **Fire extinguisher:** A charged fire extinguisher must be on-site in a visible location.

J. **Guest Education**

1. **Conspicuously Posted signage** for all guests that includes: Information and contact numbers for police, fire and poison control. Signage should include:

a. Protocols for response to wildfire, blizzard, flood or other natural disasters including registration, being prepared for those events,

b. Protocols for dealing with wildlife, and trash

c. County regulations on events and noise, and how to be a good neighbor.

d. Fire restrictions and evacuation routes

e. Parking

f. Event permits and procedures

g. Occupancy limits

h. Off-highway vehicle guidance (Ordinance no. 19, 4/26/2017)

8. Enforcement & Penalties

FOR DISCUSSION	Section 8: For effective enforcement, the County should subscribe to a service that provides lists of properties listed on short-term rental platforms to be able to compare it with licensed properties. Consider creating online map of licensed properties. This will help neighbors and community members to be informed about which locations are operating legally and which to report.

A. Renting or advertising your home for rent on a short-term basis without a license is in violation of the County's ordinances and subject to enforcement. Continued non-compliance with the Short Term Rental License program will result in fines up to $1,000 per day.

1. If a home has been rented as a short-term rental without a license, but is not currently listed, the County may assess a fine of up to three times the amount charged per booking made without a short-term rental license.

FOR DISCUSSION	8.A.1: Contingent on including clause requiring records from booking agencies. Such records will make this relatively easy to enforce and will significantly improve compliance.

B. License Revocation for:

1. Three substantiated minor violations within 12 months
   a. Minor violations include failure of guests to follow house rules and guidelines, or other substantiated complaints;
2. Operating without a license;
3. Non-payment of fees or fines associated with the license, or non-payment of sales or property taxes;
4. Hosting activities for which additional permits would be required, such as large events, operating outside of permitted dates, or knowingly exceeding maximum occupancy;
5. Violation of this STR Ordinance in a manner that significantly endangers public health, safety, and/or welfare;
6. Misrepresentation or false statement of material fact on application;
7. Change of primary residence (for Type A, full-time resident permits);
8. Failure to file any report or furnish any other information that may be required by the provisions relating to this Article;
9. If any fact or condition exists which, if it had existed or had been known to exist at the time of the application for such license, would have warranted the refusal of the issuance of such license;

C. Revocation Hearing: Whenever the County has probable cause to believe that there exists any condition which constitutes a violation of this ordinance, the Board of County Commissioners may schedule a hearing requiring the owner or license holder to show cause why the license should not be revoked. A show cause hearing for the revocation of a short-term rental license shall be conducted by the Board of County Commissioners. If, after public hearing, the Board of County Commissioners determines there has been a violation of the provisions of this ordinance, and that the operation of the described short-term rental has been more detrimental to the existing neighborhood character than it has been beneficial to the community in fostering its resort, business, and economic base, then the license may be suspended for such period as determined by the Board of County Commissioners. The Board of County Commissioners may also revoke the license. Upon revocation, the short-term rental owner may not reapply for a short-term rental license at that location for a period of two (2) years from the date of revocation of the license.

D. Penalties:

1. 1st violation: Written warning
2. 2nd violation: $500 fine, up to 30-day suspension of license.
3. 3rd violation: $1,000 fine, up to 60-day suspension of license, and potential revocation.

E. All complaints and enforcement actions will be logged and made publicly available.

F. **Inspection:** The County Inspector may enter a property at any time while a license is active to conduct an inspection, including as a response to complaints, to verify occupancy of owner or permanent resident, and with reasonable cause to suspect non-compliance with any part of this regulation.

G. **Costs of Enforcement, Revocation, and Appeal.** In the event it is necessary for the County to take action for enforcement of the STR Ordinance, there shall be added to any fees due hereunder all reasonable costs and fees incurred by the County, including reasonable attorney fees. If any action is brought in a court of law by or against the County relating to the enforcement, interpretation or construction of this Ordinance, or of any document provided for herein, or of any proceeding hereunder, the prevailing party in such action shall be entitled to reasonable attorney fees as well as all costs incurred in the prosecution or defense of such action.

9. Short-Term Rental Advisory Board

The Board of County Commissioners shall establish and maintain a Short-Term Rental Advisory Board of 5 to 7 members. Each member shall be a resident of the County, and the Board shall be comprised of a diversity of stakeholders including at least one owner of a short term rental and one member who does not have an ownership interest in a short-term rental.

The term of appointed members shall be for two-years.

Records of Advisory Board proceedings shall be kept and maintained by the Planning Department, and shall be open to public inspection at all times. Records shall include minutes, materials presented, and the results of any votes taken.

The Short-Term Rental Advisory Board shall meet as-needed at an established time and location, and shall post notice of any meetings on the County website and in a paper of local circulation at least 24-hours prior to any meeting. A majority vote is required for any recommendations to be sent to the Board of County Commissioners.

The purpose of the Short-Term Rental Advisory Board is to provide guidance, community representation, mediation, and informed recommendations to the BOCC regarding the implementation and updating of this ordinance.

The Board shall have the following duties:

1. Hear disputes regarding complaints or violations, and make recommendations to BOCC on how to direct staff on disputed enforcement measures.
2. Hear appeals to license revocations or penalties imposed and make recommendations to the BOCC.
3. Recommend required content and language for signage and guest manual to be posted in STRs.
4. Create or approve content for required trainings for STR owners and operators.
5. Create and approve Good Neighbor Guidelines related to guest behavior and rules to be posted in STRs in addition to all information required to be posted by this ordinance.
6. Establish procedures for carrying out all duties.

7. Recommend amendments to this ordinance.
8. Review complaints received and recommend actions to be taken by staff or BOCC.

10. Fees

A. Application fee: $250

B. License Fee

1. Type A: Full-time Resident: $100
2. Type B: Seasonal Resident: $200 for each 3-month period permitted (max. 9-months out of a year).
3. Type C: Vacation Rental: $800

C. Impact fee:

D. Inspection Fee: $100

FOR DISCUSSION	An Impact fee could be used to support roads, emergency services, and enforcement capacity.

11. Data & Mapping

County will maintain a public list and map of all licensed STRs

12. Implementation

To grant a grace period for existing STRs to get licensed and come into compliance, enforcement will commence 6-months after the date of passage of this ordinance.

Comparison of Short-Term Rental policies of other counties and jurisdictions

On the following pages, the short-term rental policies of several other counties are compared along with the proposed policy for Teller County. Each policy is unique to its context, and the comparison here focuses on specific aspects of each policy.

In addition to those comparisons made in the following table, it is worth mentioning that Park County requires signage inside, to include: license #, max occupancy, address, law-enforcement/fire/ambulance contacts, owner/agent 24/7 contact, fire-extinguisher/egress locations, Good Neighbor guidance, HOA rules if applicable.

In consideration for the enforcement of a STR regulation, we also looked at New York real property law § 447-B (2024), which requires listing platforms and STR applicants to provide and maintain records of STR listings and bookings.

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Fees

County	Summary
Summit	Resort Overlay Zone - Resort License: $290/year Neighborhood Overlay Zone - Type I: $235/year Neighborhood Overlay Zone - Type II: $355/year
Lake	Application/License fee: $125
Jefferson	Zoning review fee: $750
Boulder	Short-Term Rental License: $350 for initial license; $250 renewal with no confirmed license violations or new unpermitted work during the previous 2-year licensing term. Vacation Rental License: $500 for initial license; $300 renewal with no confirmed license violations or new unpermitted work during the previous 2-year licensing term.
Douglas	Application Review: $500 Renewal Application Review $270 License Fee: $130
Chaffee	Application Review: $650 Renewal Review $400 License Fee $350
Teller (proposed)	Application fee: $250 License Fee Type A: Full-time Resident: $100 Type B: Seasonal Resident: $200 for each 3-month period permitted (max. 9-months out of a year). Type C: Vacation Rental: $800 Inspection Fee: $100

Zoning/Overlays/Location	
County	**Summary**
Summit	Resort Overlay Zone (ROZ): Keystone, Copper Mountain, Tiger Run, etc. Unlimited licenses available; no booking cap; standard county safety/operations rules. Summit County Neighborhood Overlay Zone (NOZ): Everything outside ROZ (and outside town limits). Type I (primary residence of a Qualified Occupant) and Type II (non-primary residence). Type II is capped by river basin: Lower Blue 550; Upper Blue 590; Snake River 130; Ten Mile 20 (numbers updated annually). Type I is notcounted toward caps.
Lake	More restricted (fewer permits) in Community Housing Overlay. Not permitted in manufactured home communities. Community Housing Overlay covers 5 or 6 subdivisions near Leadville.
Jefferson	Wildlife hazard overlay
Boulder	Primary and Secondary Dwelling STRs permitted in all districts. Full-time vacation rentals not allowed in certain residential districts. Bed and Breakfasts not allowed in certain districts (though allowed in more districts than full-time STRs). No land use review for Primary Dwelling STRs. Secondary Dwelling can be eligible for a land use waiver, and certain vacation rentals on larger properties in some zones require land use review.
Douglas	Allowed in all zone districts. In Planned Developments, development must specifically allow such use.
Chaffee	Does not apply to approved Hospitality land uses in use table. Agrotourism uses require STR permit, but do not count toward maximum number of licenses per year. Historic vacation rentals in use as STRs for 50 years prior to 2022 are exempt.
Teller (proposed)	Use tiered overlay zones (four district types) to allow more and less restrictive options for different neighborhoods and areas of the county. Owner-occupant licenses unrestricted in all overlay zones. Caps on other license types depend on overlay zone and calculated as percentage of total housing units. Minimum overlay zone size: 100 properties.

Types of Licenses/Occupancy	
County	**Summary**
Summit	Type I License: Primary Resident/Occupant who is a Member of Workforce Maximum 35 bookings per year; Type II License: Max occupancy 2 per bedroom plus 2. Max 35 bookings per year. Resort License: Applies to properties within Resort Overlay Zone: a. Maximum occupancy at any time may not exceed the following, unless further restricted by an on-site wastewater treatment system (OWTS), and shall be in accordance with Section 3.3: Max occupancy 2 per bedroom plus 4 or 1 person per 200 sqft. i. Single family, duplex and townhome units: a) two (2) persons per bedroom plus four (4) additional occupants; OR b) 1 person per 200 square feet of living area, whichever allows for a greater occupancy. ii. Condominium units: a) two (2) persons per bedroom plus four (4) additional occupants, or two (2) persons per bedroom plus two (2) additional occupants in buildings with interior egress components less than 44 inches wide and without a sprinkler system; OR b) 1 person per 200 square feet of living area, whichever allows for a greater occupancy. When a condominium unit contains a County-approved lock-off room that meets the definition of a lock-off room set forth in Chapter 15 of the Development Code, the lock-off room shall be allowed a total of 4 occupants. iii. Properties requesting occupancy in excess of 19 must first obtain a Class 2 Conditional Use Permit through the Planning Department Max. one booking party at a time.
Lake	Primary License: Primary resident lives on site. No cap Standard License: Not a primary residence. Capped at 135 licenses. Septic Inspection/Occupancy. The maximum allowable occupancy shall be determined based on the septic inspection and posted inside the short-term rental, listed on the license and included in all marketing. Centralized Utilities/Occupancy. The occupancy limit for a short-term rental serviced by centralized sanitary waste and water distribution lines shall be calculated based on two (2) persons per legal bedroom plus two (2) additional persons (example: a two-bedroom home would be issued a license for an occupancy of up to six (6) persons).
Jefferson	Short-term rental license. No occupancy requirements.
Boulder	Vacation Rental or Secondary Dwelling Permit Primary Dwelling Permit
Douglas	Not exceed OWTS design. Not exceed 2 guests per bedroom.
Chaffee	Single license type. Max occupancy determined at time of licensing, determined by public health department.
Teller (proposed)	Type A: Full-Time Resident Type B: Seasonal Resident Type C: Vacation Rental Occupancy Limit: 2 people per legal bedroom plus 2 additional guests, with a maximum of 10 guests per unit.

Limit on Number of Permits

County	Summary
Summit	Caps set based on overlay and license type.
Lake	Maximum 135. Within Community Housing Overlay, max 19. No permits within a manufactured home community. Parcel License Maximum. There shall be no more than one (1) short-term rental license per parcel, except for a primary resident who may hold a Primary License for a properly permitted Accessory Dwelling Unit (ADU) and a Standard License for the main residence.
Jefferson	N/A
Boulder	The number of Vacation Rental Licenses available varies depending on the area of the county. The county has been divided into three areas. Vacation Rentals are not allowed in the Plains CCD. . Upper St. Vrain CCD and Bald Mountain CCD: 4% of total housing (194 and 83 total licenses, respectively) Waitlist.
Douglas	N/A
Chaffee	Maximum 310 licenses in county per year. Waiting list for additional applicants. BOCC may revise by Nov 1. The number of licenses available in the following year. Maximum number of licenses per ownership interest: May apply for one license per year. For a property with multiple dwelling units. One dwelling unit may be eligible.
Teller (proposed)	Yes: based on permit type (Resident-occupant, Seasonal Resident, Vacation Rental) and Overlay Zone.

Large Events

County	Summary
Summit	Only in Resort overlay zone: STRs with occupancy of 20 or more, or proposed deviation from occupancy parking or other standards: require a CUP for a short-term rental license.
Lake	Large Gathering. Short-term rentals shall not be used for hosting large gatherings, which shall mean a gathering of people that exceeds the maximum occupancy set forth in this Section.
Jefferson	N/A
Boulder	N/A
Douglas	N/A
Chaffee	“Event Hosting Prohibited. STRs shall not be used for hosting events, such as concerts or weddings. However, this subsection shall not be interpreted to limit agritourism uses that may also include short-term rentals”
Teller (proposed)	Short-term rentals shall not be used for hosting gatherings of people that exceed the maximum occupancy limit. Quiet hours: 10 PM–7 AM reference noise ordinance No outdoor amplified music A Short-Term Rental may not be marketed or used as a wedding venue or event center. Weddings, receptions, or similar private or public events, are prohibited, with the exception of those by-right events hosted by one or more of the individuals who reside on the property, or properties zoned agricultural that have a been granted a special use permit for such uses. Additional permitting may be required for special events. reference to event permits.

Renewals, Expiration	
County	**Summary**
Summit	A short-term vacation rental license shall expire on September 30 of the calendar year following the year of initial license issuance, or when title of the short-term vacation rental Property transfers to a new owner, whichever occurs first. Each change in ownership of a short-term vacation rental Property shall require a new license. An application for renewal of a short-term vacation rental license shall be submitted within the renewal period established by the Review Authority. i. A short-term vacation rental license which is not submitted for renewal during the established renewal period shall be considered expired. No rentals may occur when there is an open building permit or septic permit for an upgrade, remodel, or demolition. A Certificate of Completion or Certificate of Occupancy is required.
Lake	Annual renewal required by December 31. Renewal applications received after deadline considered on a first-come, first-served basis.
Jefferson	Not addressed.
Boulder	Two years. Renewal submitted 45 days before expiration. No violations exist on licensed premise. Non-transferrable.
Douglas	License valid for one year. Renewal application processed on same criteria as new application. Some application requirements only apply to the first year: OWTS permit, inspection reports from Building and Health Depts.
Chaffee	Valid for one year.
Teller (proposed)	Renewal application same as new application. Renewals processed before new applications. Waitlist once maximum number of permits issued.

Taxes

County	Summary
Summit	Sales tax paid directly to State. State forwards 2% to County. Lodging tax of 2% Property management companies remit sales tax on behalf of owner. Sales and lodging taxes remitted by platforms. Include sales tax license numbers of all platforms on application.
Lake	Requires a Sales Tax License. Copy of current and valid State of Colorado Sales Tax License in the name of the property owner or property management company. Or if utilizing Airbnb/Vrbo only, submit proof of Airbnb/Vrbo listing.
Jefferson	Once the short-term rental permit has been issued, the owner shall provide all rental dates to the Jefferson County Planning and Zoning Division. In turn, Planning and Zoning shall provide this information to the Jefferson County Assessor and the Colorado Department of Revenue. This report shall be filed quarterly.
Boulder	Sales Tax License. All Licensees will be required to remit all applicable taxes for the Licensed Premises, including state and local sales and use taxes. Applicant must provide one of the following: An individual sales tax license number issued to the Licensee or Local Manager from the State of Colorado Department of Revenue; OR Proof that the only platforms used to advertise and book the Licensed Premises remit taxes on behalf of the Licensee. Licensees may not advertise or book on web
Douglas	“The owner or Local Responsible Agent shall collect and remit all applicable local, state, and federal taxes on each Short-Term Rental Property.”
Chaffee	Applicant must show proof that unit is current on all assessed property taxes. Applicant must obtain any required sales and lodging tax licenses.
Teller (proposed)	Same as Boulder.

Other	
County	**Summary**
Summit	Responsible Agent must answer within 60 minutes, 24/7. require the license number in ads; requires platforms to show a valid number and remove violators. Hot tubs require augmentation
Lake	N/A
Jefferson	Liability: The owner at the time of issuance of a Short-Term Rental Permit and the person to whom the permit is issued shall be responsible for compliance with all the requirements set forth in this Zoning Resolution for the building, structure and/or activity covered by the permit. The property owner shall post the 24-hour local contact information as well as the Short-Term Renter Good Neighbor Brochure as created by the Planning and Zoning Division at a prominent location within the structure. In addition, the property owner shall provide each renter with a copy of the brochure at the time of occupancy.
Boulder	Wildfire Mitigation Team verifies: Wildfire Partners Assessment within 5 years Premise is Wildfire Partners Certified upon first renewal Must be re-certified every six years.
Douglas	Written Instructions must be made available to renters inside the residence. If Local Responsible Agent cannot be contacted or is unavailable, owner is deemed the Local Responsible Agent, unless an alternate Local Responsible Agent is identified on the application. Local Responsible Agent able to be on site within 2 hours at the request of the County. Failure shall be cause for suspension. Where more than one dwelling unit on a property, only one may be a STR. No RVs or Trailers to be used while property is used as an STR No guest may use an ATV on property or on county roads; no guest shall shoot a firearm for recreational purposes. Owner Liable: Compliance… shall be a nondelegable responsibility of the Owner…
Chaffee	Quiet hours between 10:00pm and 7:00am Local Agent must respond to complaints or violations of any applicable law, code or regulation regarding the property… regardless of source of complaint… within 24 hours and shall respond to emergencies within one hour of notice of such emergency. Agent shall notify the County in writing of all incidents and notifications within 24 hours of notice.
Teller (proposed)	Create a Short-Term Rental Advisory Board

STR Policy Matrix

Topic	Woodland Park (City)	Summit County (Uninc.)	Park County (Uninc.)	Colorado Springs (City)	Chaffee County (Uninc.)
Where allowed	Owner-occupied citywide; non-owner only in commercial zones (NC/CC/SC/CBD)	ROZ unlimited; NOZ capped by basin	Countywide if licensed; no caps/spacings	Owner-occ allowed; non-owner prohibited in SF zones; 500 ft buffer elsewhere	Countywide under cap: ≤6% of housing units or 310 licenses per year; resident priority; out-of-county must long-term rent for 3 years first
License types	City STR license; non-transferable.	ROZ, Type I (primary), Type II (non-primary).	County STR license; non-transferable.	Owner- vs non-owner-occupied permit; non-transferable.	STR license; non-transferable; priority for residents; waitlist.
Caps/density	Functional ban for non-owner in residential.	Basin caps on Type II; Type I exempt; ROZ unlimited.	No caps.	No citywide cap; 500 ft spacing.	Cap = 6% units or 310 max; resident priority; out-of-county restricted.
Booking limits	None specified.	NOZ: max 35 bookings/year; ROZ none.	None.	None.	Not specified; septic occupancy and residency rules control.
Occupancy	Posted max; code enforcement.	2/BR +2 unless OWTS lower; CUP for large.	≤OWTS capacity.	2/BR +2, max 15.	2 per bedroom (if septic).
Parking	Off-street required; plan.	Site standards; CUP for large.	No road parking; plan.	Driveway first; street if allowed.	Likely per county standards.
Local contact/ response	24/7 agent; ≤60-min.	24/7; ≤60-min.	Responsible agent; posted.	24/7; ≤60-min.	Local agent required; likely similar expectations.
Life-safety/ops	Detectors, Good Neighbor, license in ads.	Safety standards, well/hot-tub, platform display license.	Detectors/ extinguisher, no fires/ATV, posting.	No events, weekly trash, code compliance.	Standards per ordinance; site/ floor plans; agent; etc.
Application & fees	City license; annual.	ROZ/NOZ via Host Compliance.	$605; various docs.	$124.95; insurance; proof.	Subject to ordinance; resident priority; fee unspecified here.
Taxes	Business license; standard lodging tax.	Remit lodging; platforms display license.	Must collect and remit.	Platforms collect LART/sales; direct bookers get license.	Likely collect/ remit standard lodging/sales; county handles.
Transferability	Not transferable.	Not transferable (limited exceptions).	Not transferable.	Not transferable.	Not transferable.
Enforcement/ penalties	Code enforcement; ban enforcement.	Revocation; platform removal.	Fines $200→$1k; revocation.	Notices via Neighborhood Services.	Ordinance-based enforcement; cap, waitlist enforced.

Survey Analysis

The Teller County short-term rental survey consisted of 43 questions, and was open to the public from June 5 to October 1, 2025. The survey received 669 responses, which are analyzed below. In addition to the survey a series of six public meetings were held throughout the County.

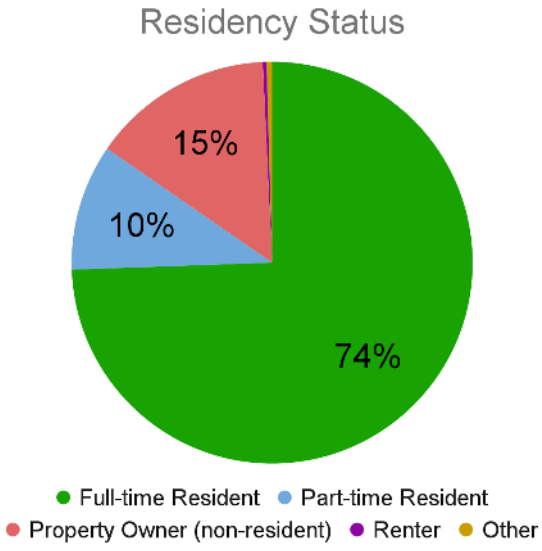
The ways in which the draft short-term rental regulation reflect the insights from this survey and public outreach events is summarized in the section titled, "Connecting Survey Results to Policy Recommendations."

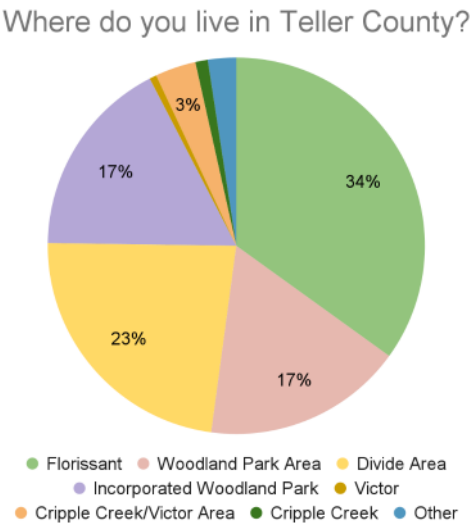
Teller County had a population of 24,631 living in 13,906 households in 2023. There were an estimated 3,059 vacant units with a vacancy rate of 22%. The Count population is expected to grow about 9% over 2023 levels in the next 15 years, with estimates by the State Demographer of the population reaching 25,999 by 2030 and 26,934 by 2040.

Who took the survey?

Teller County conducted an online survey that remained open from June 5 through September 30, 2025. Over that period 669 people took the survey, 74% of whom were full-time residents, and 45% of whom have lived in the County for over ten years. Responses came from all parts of the County, with the greatest representation (34%) coming from the Florissant area, followed by the unincorporated Divide area with 23%.

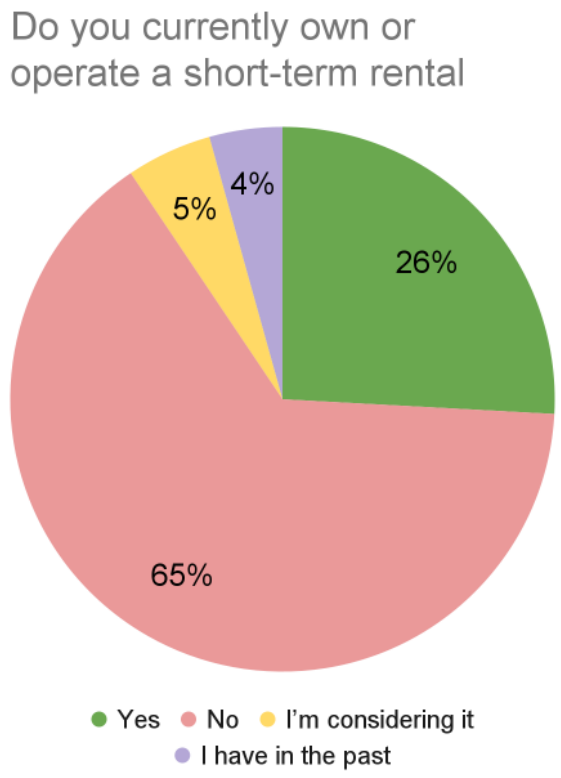
26-28% of survey respondents own or operate a Short-term rental (STR), which is similar to the vacancy rate of 22%, and an additional 4% have owned or operated one in the past. Among full-time residents, only 13% reported owning an STR, while that figure was 57% for part-time residents and 71% for non-resident property owners. Nearly half, 47%, of respondents reported being a neighbor to an STR. Nearly 8% of respondents were local business owners, 15% of





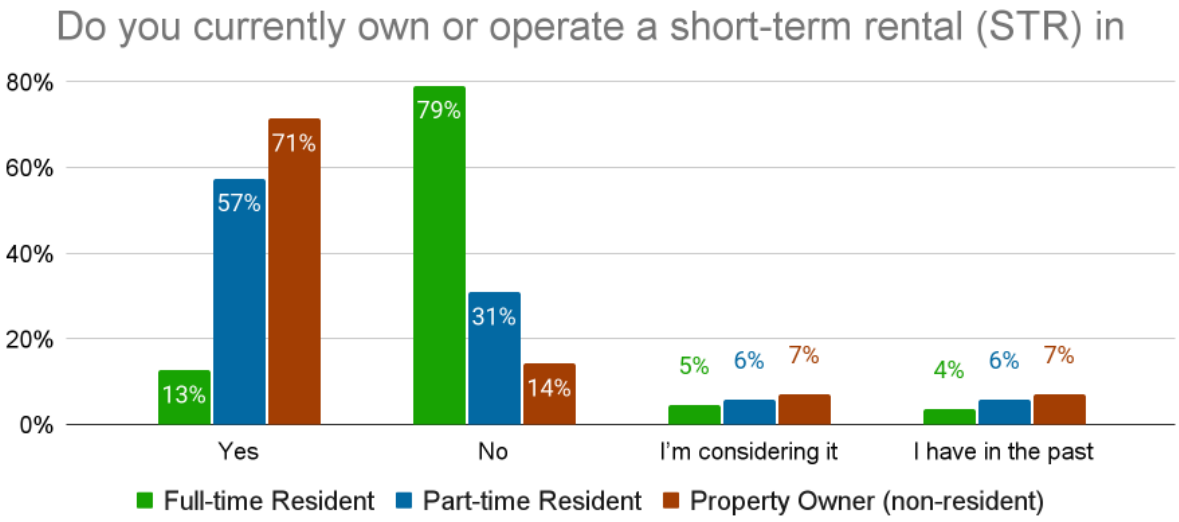
whom also owned an STR. Nearly half of respondents (47%) described themselves as a neighbor to an STR.

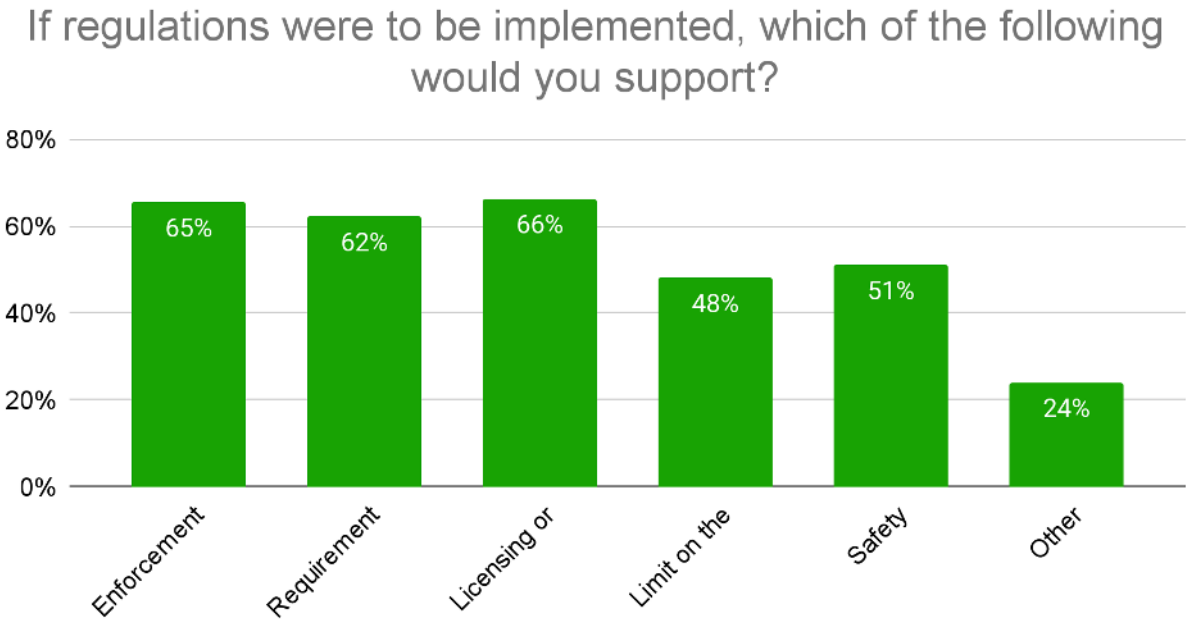
A significant portion of respondents, 38% used a well for their water supply, while nearly 12% were on the City of Woodland Park's water system and 10% of respondents were part of the Divide North/Poage water system; 6% relied on water deliveries and 5% were on the Florissant Water and Sanitation system.

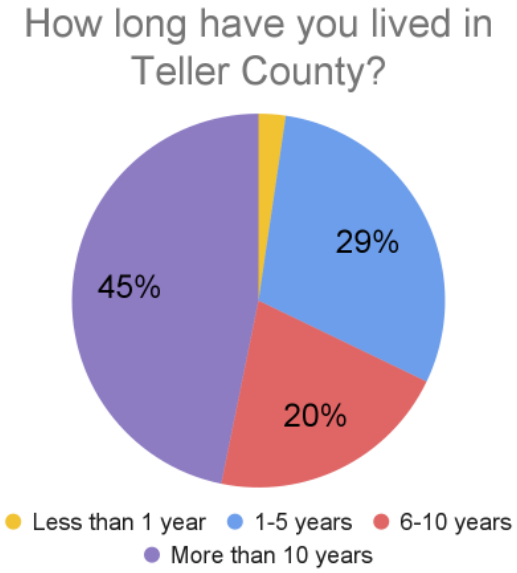


Survey respondents reported a diversity of occupations, with the most common being retired (37%). Other significant categories of occupation included construction, real estate, tourism/hospitality, business and finance, and healthcare. 31% of respondents were over 65 years old

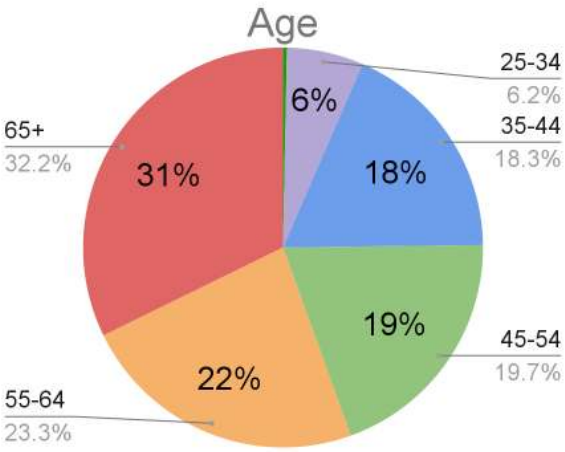
When asked if regulations were to be implemented, which of the following would you support, all types of regulation except limits on the number of STRs per area were selected by a majority of respondents. Support for limits on the number of STRs per area received a majority support from full-time residents (56%), strong support from people over 65 (72%), and strong support from people who do not own STRs (69%).







Groups that were underrepresented in the



Survey included renters and people aged under 25. Only two responses in each category makes statistical analyses of these groups insignificant. According to the State Demographer, 18% of Teller County's population are renters,and 5% of the county population is between 18 and 24 years old, which makes the underrepresentation of these group in the survey potentially significant.

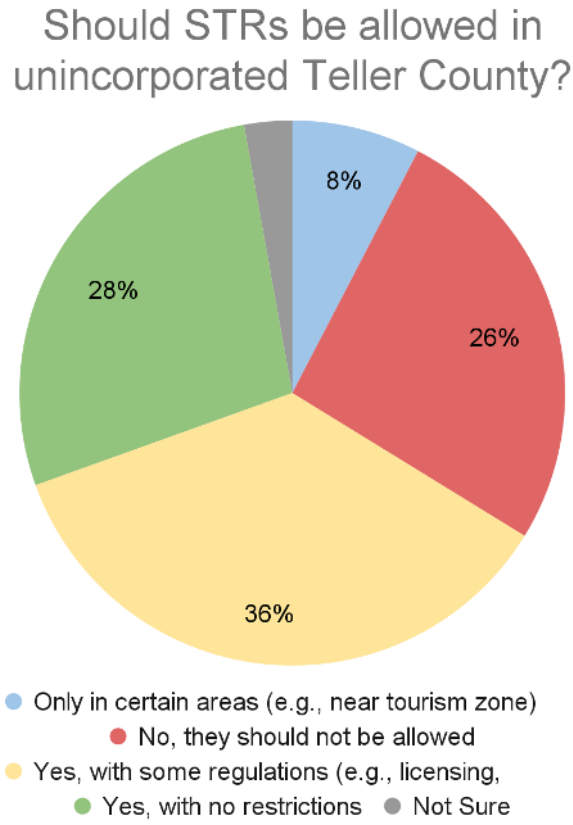
Findings

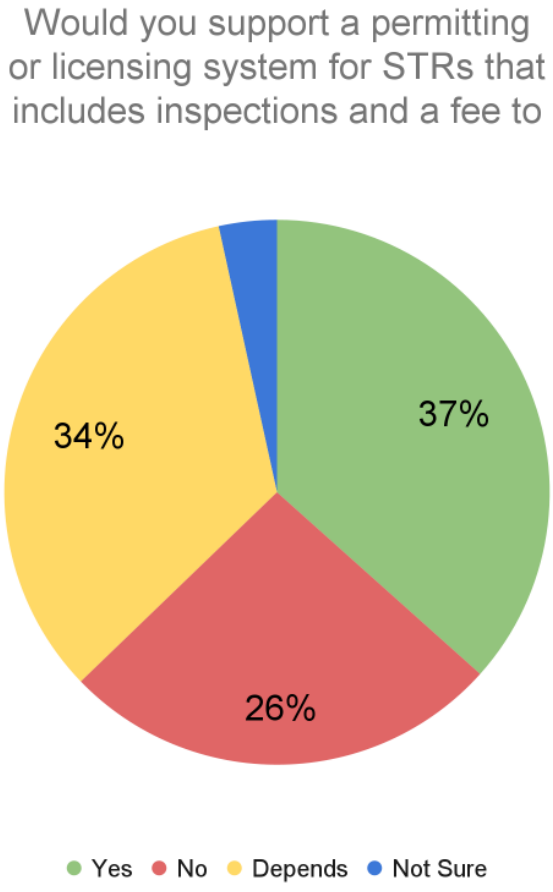
In general, Teller County residents support the implementation of some form of regulation of short-term rentals such as licensing. The degree of support for specific types of regulation varies depending on age, geography, whether or not people own or are neighbors to a short-term rental, and whether or not respondents were full-time residents of Teller County. Where survey respondents had a direct interest in a short-term rental property, they were less likely to support regulations and less likely to perceive a negative impact of short-term rentals on neighborhoods or on increasing housing costs. Likewise, full-time residents were significantly more supportive of all kinds of potential regulations than were part-time residents or non-resident property owners. Interestingly, younger respondents tended to be more likely to favor fewer regulations, while older audiences tended to favor more regulations.

When asked what the most important outcome of the current process of looking into how to regulate short-term rentals, protecting neighborhoods and rural quality of life was the most frequent response, followed by creating a clear, legal path for STR operation and ensuring fairness for all property owners.

To the question of whether respondents would support a permitting or licensing system for STRs that includes inspections and a fee to cover county costs, only 26% responded “no.” The same percentage also responded “no” to the question of whether STRs should be allowed in Teller County.

A majority of respondents supported all of the potential approaches to regulating STRs except limiting the number of STRs by area, which received only 48% support. However, this question received 56% support from full-time





residents, and a majority of residents of the unincorporated Divide area and incorporated Woodland Park (It also received strong support in Cripple Creek and Victor, but the sample sizes were too small for meaningful conclusions).

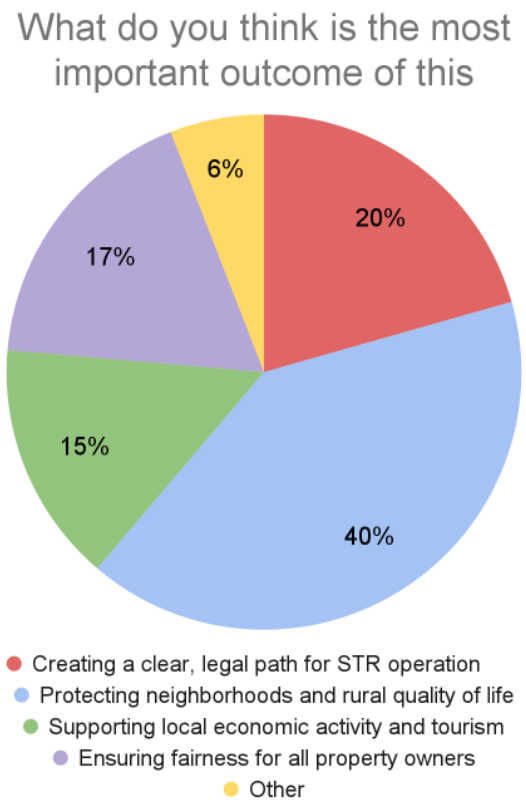
The majority of respondents found that short-term rentals had either a negative impact or no noticeable impact on neighborhood quality of life. However, respondents who own STRs or who are not full-time county residents were far less likely to perceive a negative impact than full-time residents or people who do not own STRs

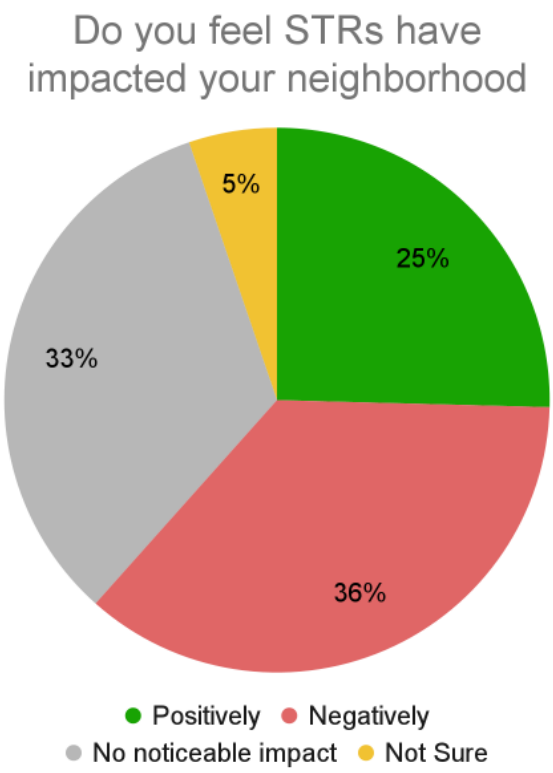
The survey included the option to add a narrative explanation to the question on the impact of STRs on quality of life which received 316 open-ended responses. Among those, there were some common themes among responses. Most frequent were comments related to parties and noise, followed by trash. Fire safety, traffic and wildlife were among the most frequently cited issues.

Other responses to the question "Do you feel STRs have impacted your neighborhood or quality of life?" include	**# of mentions**	**% of other responses**
Noise, party	94	29.7%
Trash garbage, junk	75	23.7%
Fire	60	19.0%
Traffic, speeding	54	17.1%
Housing	50	15.8%
Bear or wildlife	47	14.9%
Business	28	8.9%
Trespass	25	7.9%
Water	24	7.6%
Emergency, police, help	20	6.3%
Light	17	5.4%
ATV	14	4.4%
Tax	12	3.8%
Economy	12	3.8%
Income	11	3.5%
Damage	4	1.3%
Crime	3	0.9%

A sample of comments:

- How can you have a neighborhood without neighbors? You want neighbors who care about the neighborhood; not investors operating a commercial motel business next door in your residential neighborhood.





- I clean for STRs. I think they bring more business to our community and I enjoy those businesses being here as well.
- It has increased traffic, took away housing availability from people who need homes up here
- People on vacation are here to party and have a good time. Having a good time could possible catch the forests on fire and destroy people's homes. It is not clear that people from other areas understand the extreme fire potential in Teller. In addition people no longer follow suggestions and any fire requirements. Would property insurance rates drop if there were no STRs?
- Slight increase in noise when guests are partying, but there is enough separation that it is not overly obtrusive. If they were closer, it would be a bigger issue.
- There have been many complaints about guests ignoring association rules (which puts the association at greater risk of losing insurance coverage), trespassing, and theft.
- trash, noise, water consumption, parking, trespassing, feeding/chasing wildlife, loss of my right to enjoy my property
- We have had trespassers on our property, fireworks, fire, noisy, dogs running loose, lights on after hours, drunken parties, ignoring rules of subdivision, firearms, ATVs on our property, vehicles on our property, snow shoveled into our property, trees broken, speeds way beyond allowed.

- In five years we went from one legit B&B whose owners lived here and participated in the community to at least 6 airbnbs. Noise and traffic have reduced the peacefulness. Light pollution now reduces stargazing, forget seeing meteor showers or the Milky Way. Garbage, including food waste, now attracts bears. Tenants are rude and refuse to turn down music when asked.
- I own 2 short term rentals and it has been a very enjoyable job for me. I found many owners and managers were neglectful so I started a management company that is very detail focused and I have a team of cleaners, handymen, plows, electricians and plumbers who all help keep the properties running in proper order. We keep quiet hours, trash contained properly, and I have good relationships with the neighbors of these properties. It would dramatically change the life of the team I have if they were entirely banned.

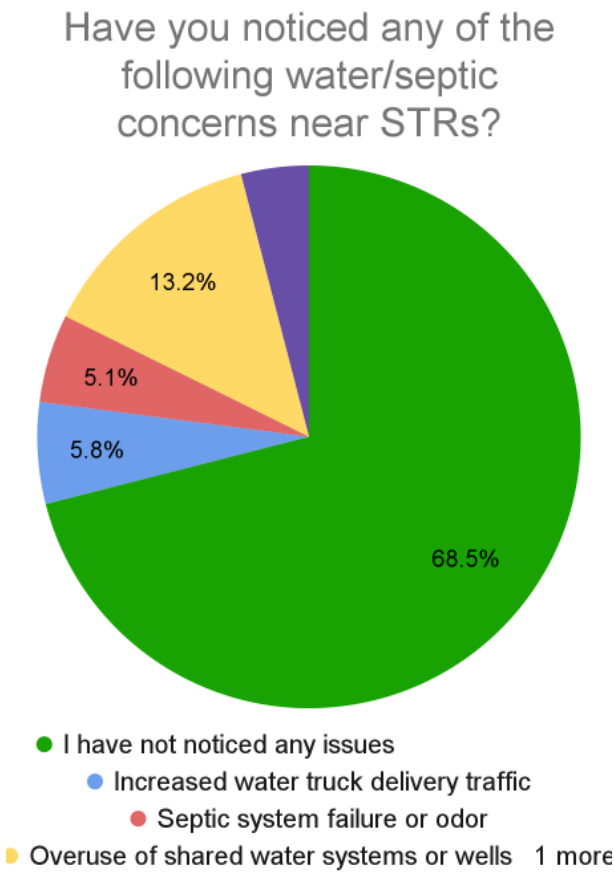
Experiences with STRs

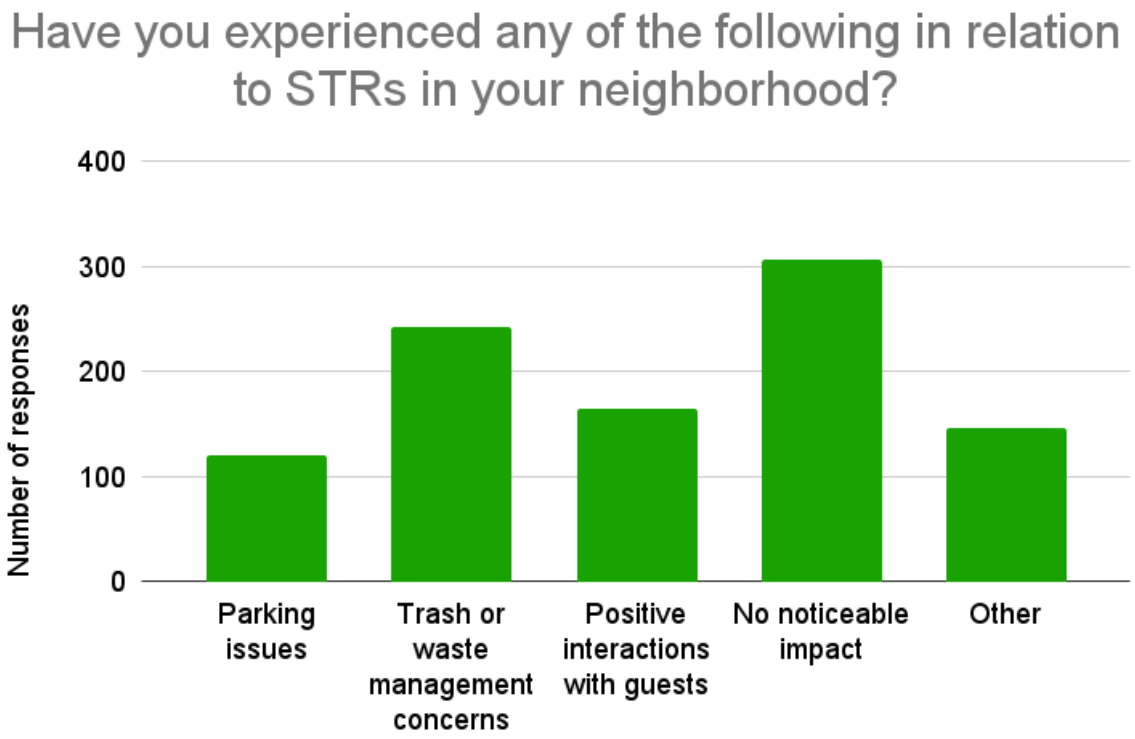
When asked if respondents have experienced any of the following in relation to STRs in your neighborhood, nearly half of respondents stated that STRs have no noticeable impact (46%), while 36% stated experiencing issues with trash and 34% with noise.

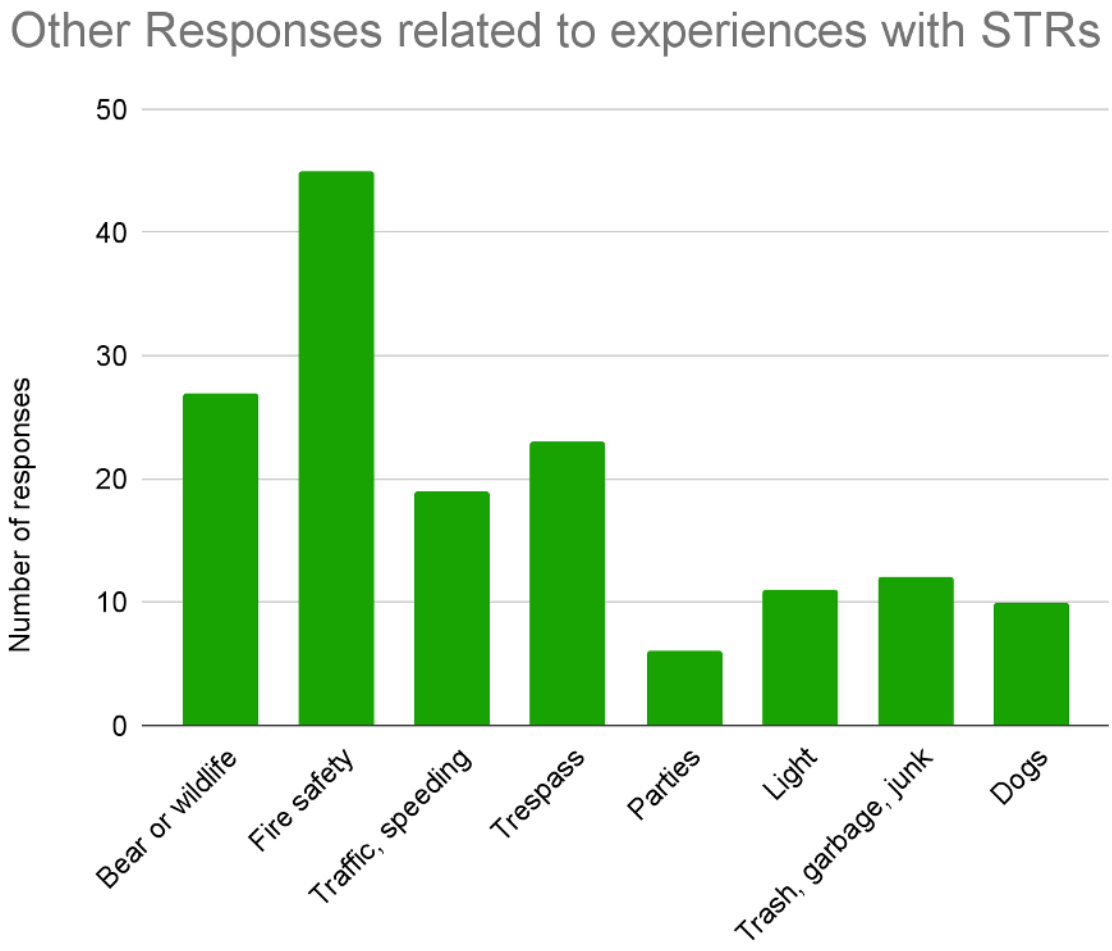
Among "Other" responses (146 responses, and included in 22% of all responses), fire risk was the most prevalent, followed by wildlife concerns, trespassing, and traffic. ATVs and light pollution were also important topics. Respondents over 65 were more likely to perceive noise and trash as key issues, while respondents under 45 were more likely to perceive no noticeable impact.

Septic

The vast majority of respondents (68%) reported not noticing any issues related to water and septic system. Overuse of wells or shared water systems was reported by 8% of respondents, and was most frequently reported in the Unincorporated Divide and Woodland Park areas, indicating that this issue may be more of a problem in these areas. Likewise, while there were relatively few reports of septic system failure, they were most prevalent in the unincorporated Divide area.

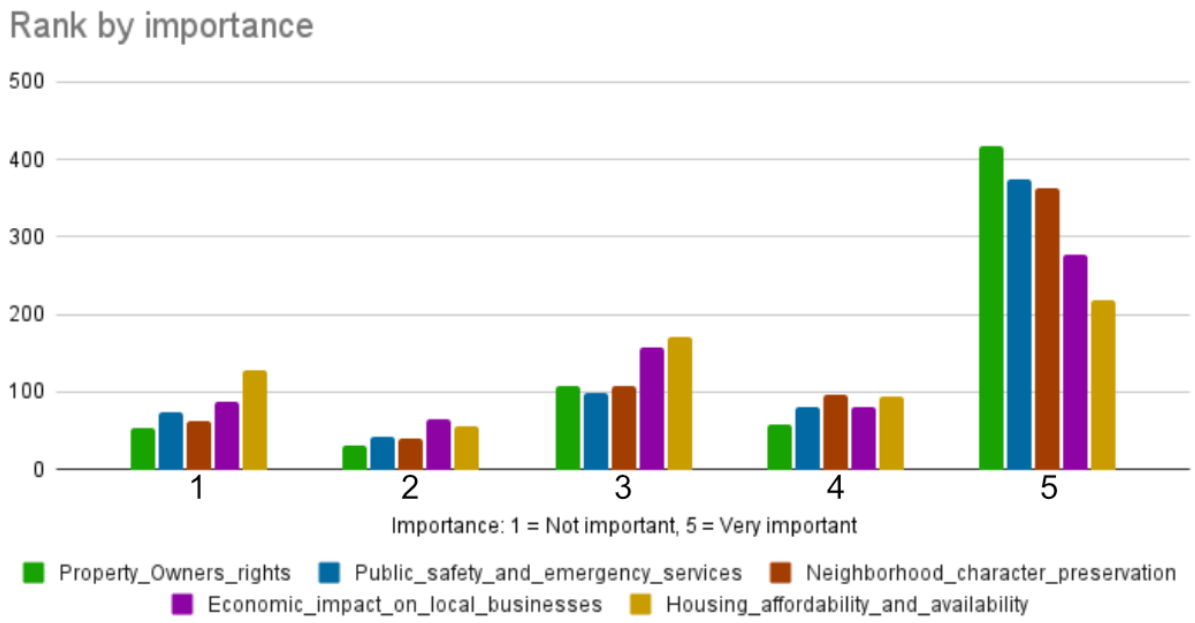



Have you experienced any of the following in relation to STRs in your neighborhood?
Number of responses
400
300
200
100
0
Parking issues
Trash or waste management concerns
Positive interactions with guests
No noticeable impact
Other


Other Responses related to experiences with STRs
Number of responses
50
40
30
20
10
0
Bear or wildlife
Fire safety
Traffic, speeding
Trespass
Parties
Light
Trash, garbage, junk
Dogs

Priorities

Respondents were asked to rank the following values in terms of their importance to STR policy decisions. While the average rankings are within a similar range of importance, with all considerations being considered important, property owners rights came out as the most important, while housing affordability was least.

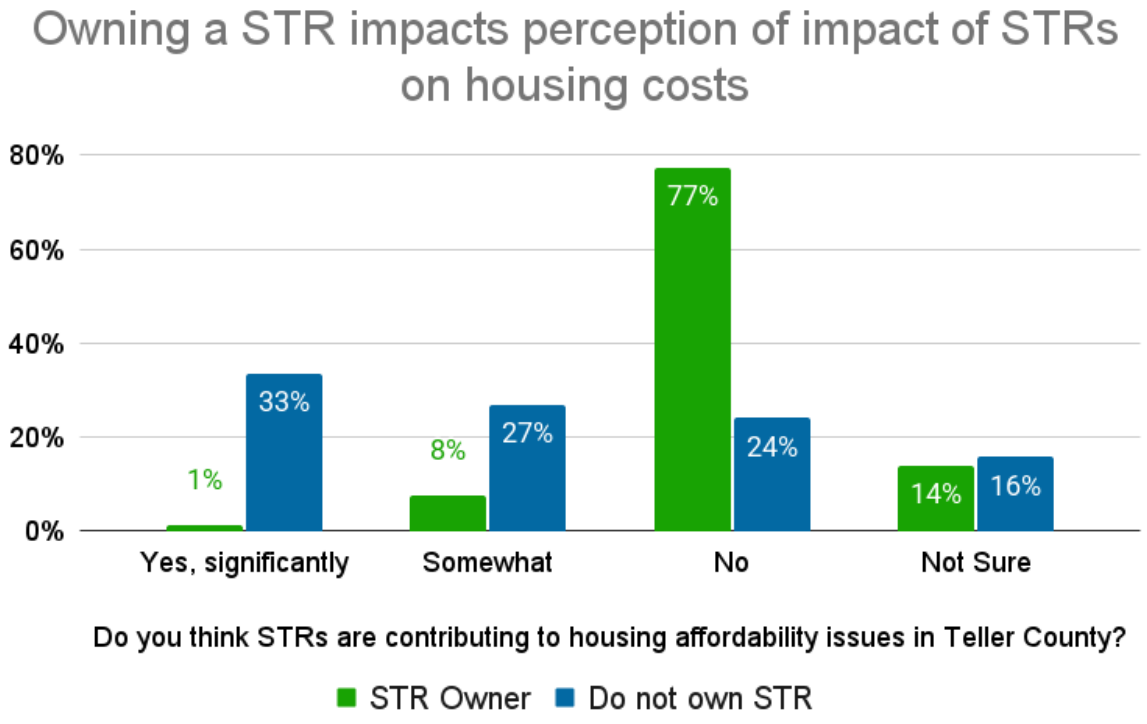


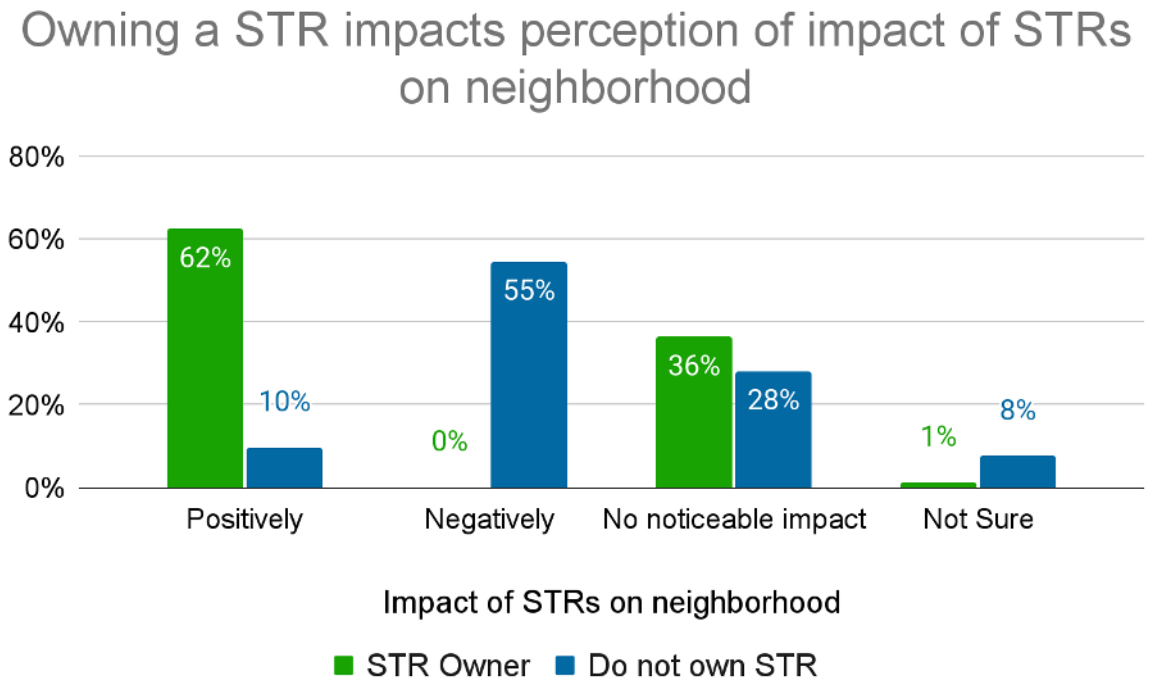
Average Scores 1=not important, 5=very important	
How important are the following considerations in STR policy decisions?	
Property Owners rights	4.13
Public safety and emergency services	3.96
Neighborhood character preservation	3.98
Economic impact on local businesses	3.59
Housing affordability and availability	3.32

Impact on Neighborhood	Total responses	Percent Total	STR Owner	Do not own STR	Considering owning STR	Have owned STR in past
Positively	170	25%	62%	10%	26%	38%
Negatiely	242	36%	0%	55%	6%	14%
No noticeable impact	222	33%	36%	28%	65%	52%
Not Sure	35	5%	1%	8%	0%	0%

STR Ownership Impacts Experience

Overall survey results show that a little over ⅓ of respondents had felt STRs had a negative impact on their neighborhood, but when filtered by whether the respondent owns an STR, that climbs to 55% for non-owners. No STR owner responded that STRs had a negative impact on neighborhoods. STR owners were far more likely than non-STR owners to perceive the impact of STRs on neighborhoods as positive (62% compared with 10%). STR owners have a strong bias to believe that STRs have a positive or neutral impact on neighborhoods, and to believe that STRs do not impact housing.



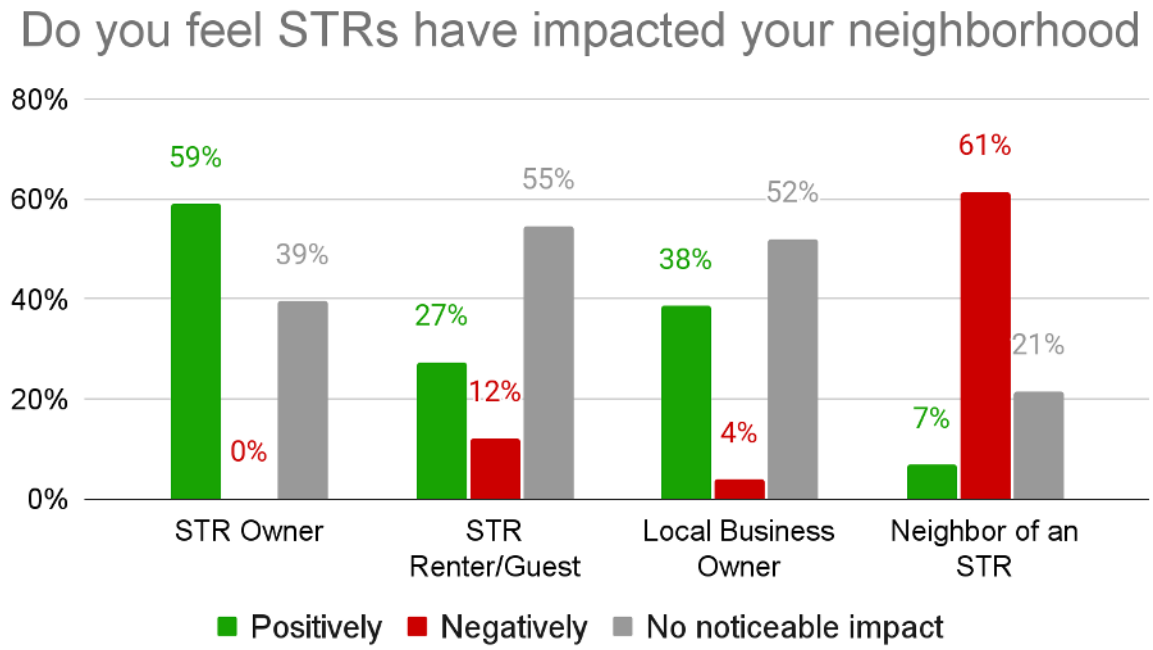


Over half of non-STR owners perceive at least some impact on housing. Local business owners were less likely to characterize the impact of STRs on neighborhoods as negative (4%) than neighbors of STRs were to characterize their impact as positive (7%).

Likewise, whether or not a respondent owns a short-term rental impacted the perception of whether STRs contribute to housing affordability issues in the County. Among STR owners, 77% said that STRs do not contribute to housing affordability issues, while 60% of those who do not own STRs felt that STRs had some impact on housing affordability. Those who responded that they are considering owning an STR responded similarly to STR owners, and past STR owners were somewhat more likely to feel that there is a connection.

STR Ownership and Relationship to STRs impacts perception of impact on neighborhood

The two charts above display the relationship between similar sets of questions. The first categorizes respondents based on their answer to the question, "Do you Own and STR?" while the second categorizes people based on the question, "What is your relationship to STRs?" and includes the option "local business owner," "Neighbor to an STR" and STR Renter/Guest. Both are responses to the question: "Do you feel STRs have impacted your neighborhood or quality of life?"



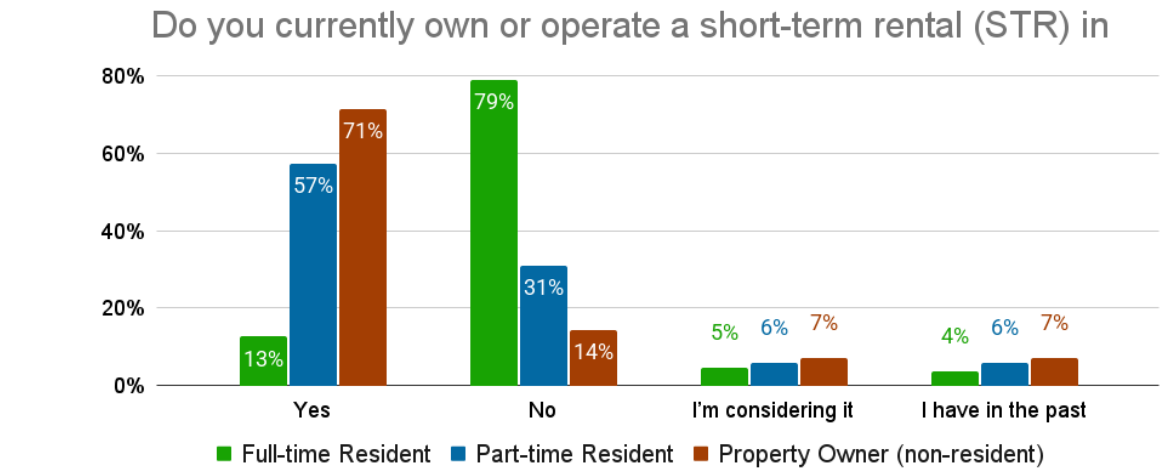
Residency Status Impacts Experience

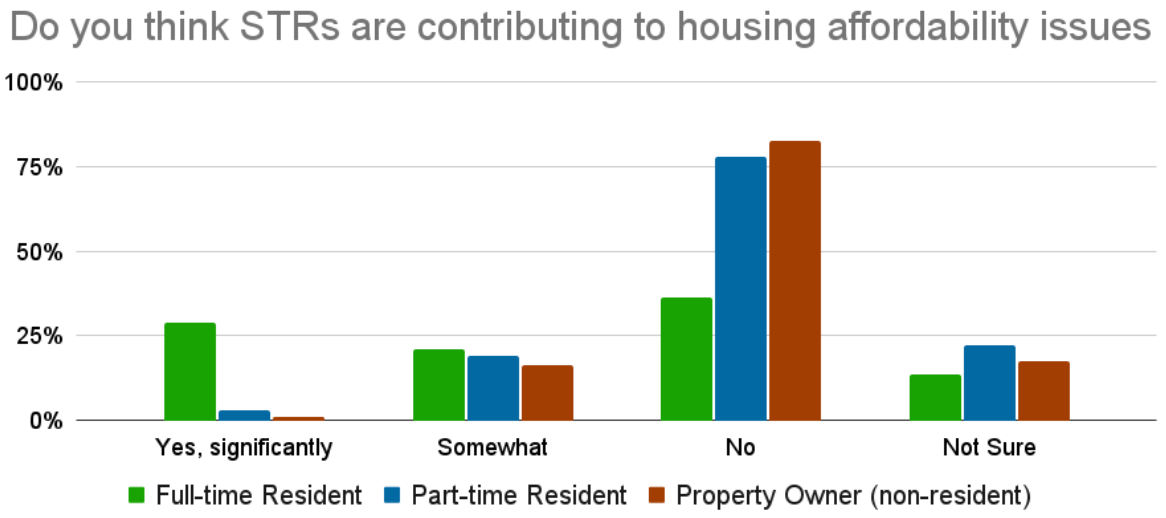
The longer people have lived in Teller County, the more likely they are to see a connection between housing prices and STRs. This is particularly true of people who have lived in Park County for over ten years. Part-time residents and non-resident property owners are far more likely to perceive no noticeable impact on neighborhoods than full-time residents, and are twice as likely to report positive interactions with guests. 46 % of full-time residents reported a negative impact of STRs on neighborhood life, while only 16% and 3% of part-time and non-resident property owners, respectively, reported a negative impact.

The overwhelming majority of full-time residents do not own an STR (79%), while the majority of respondents who are part-time residents (57%) or non-resident property owners (71%) own STRs. The majority (52%) of full-time residents are also long-time residents, having reported living in the County for over 10 years. People living in the County for over 10 years were more than twice as likely as people living in the County for 1-5 years to perceive increased noise and parking issues with STRs.

Full-time residents are more likely to perceive the impact of STRs on neighborhood life as negative, while non-resident property owners are exceedingly likely to perceive their impact as positive. Part-time residents are split between seeing no noticeable impact and a positive impact. The likelihood that a full-time resident and a non-resident property owner see no noticeable impact is similar.

Short-term rental regulations will impact full-time and part-time residents and non-resident property owners differently. Full-time residents will be more perceptive of and affected by the way STRs impact neighborhood character and quality of life by the impacts of guest behavior, while the impact on part-time residents and non-resident property owners will be greater in



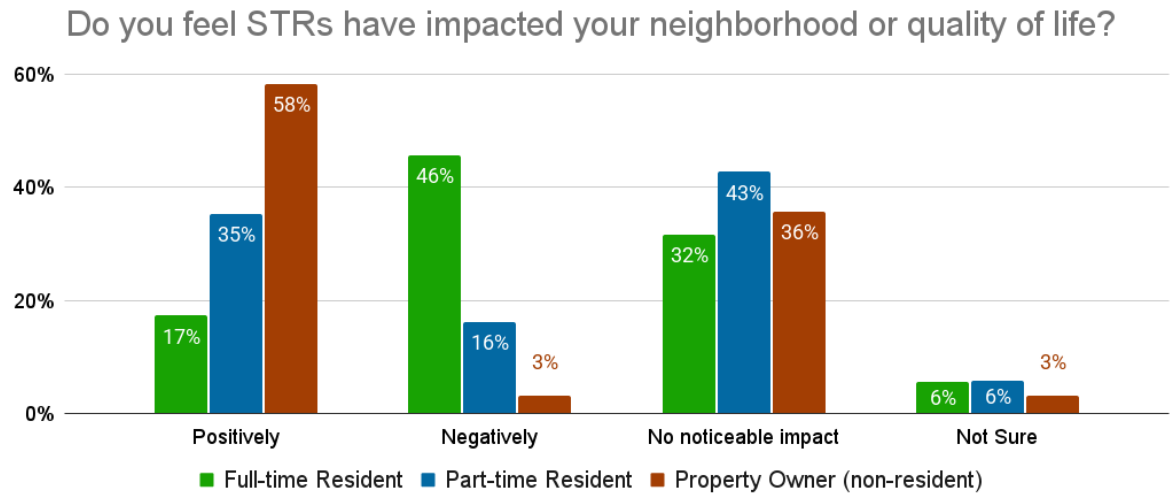


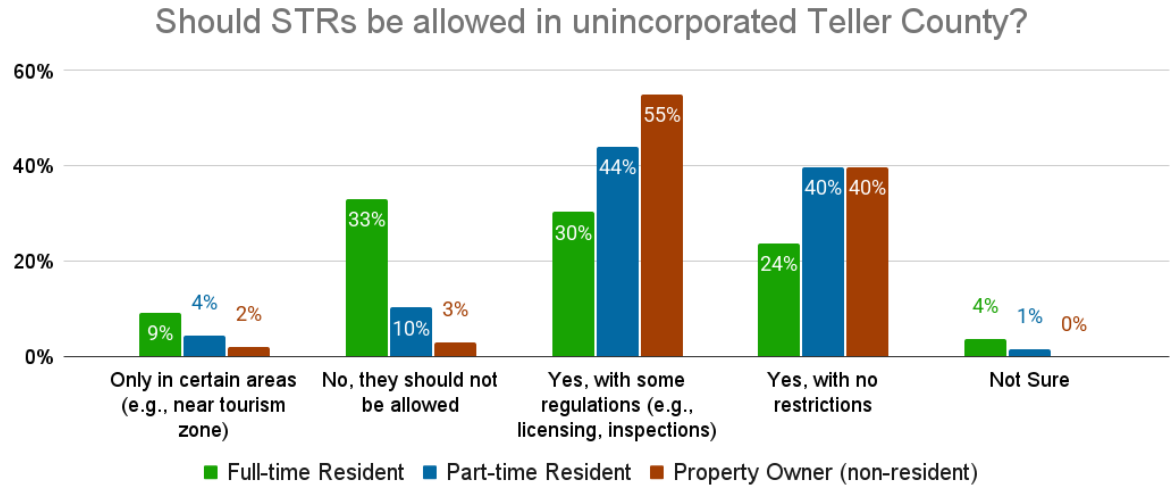
Should STRs be allowed in Teller County?					
	Only in certain areas (e.g., near tourism zone)	No, they should not be allowed	Yes, with some regulations (e.g., licensing, inspections)	Yes, with no restrictions	Not Sure
STR Owner	1%	0%	46%	52%	0%
STR Renter/ Guest	6%	12%	45%	33%	3%
Local Business Owner	6%	6%	48%	40%	0%
Neighbor of an STR	10%	42%	25%	13%	4%
Other	14%	31%	34%	16%	5%

terms of their economic interest and activity in the County. While placing caps on the number of STR permits may be done in a way as to not significantly reduce the total number of STRs, and the criteria for issuing licenses can be crafted so as not to make a great number of properties ineligible, it raises the possibility that a particular property may not receive a permit, or that the cost or inconvenience of the licensing process may be burdensome. STR owners appear to have a tendency to respond to the survey in accordance with their perceived economic interests. The economic impact of implementing a licensing system is nuanced and does not constitute an overall negative impact on STR operators. Limiting the total number of STR licenses and limiting supply, for example, may increase the price per night that licensed STRs can earn.

Non-resident property owners accounted for 15% of survey respondents, which is likely a fairly representative sample. In many cases, homes used as short-term rentals are classified as vacant by the Census and State Demographer, and the Teller County, the vacancy rate is 22%.

Full-time residents are more evenly split on if and how to allow short-term rentals should be allowed, with ⅓ stating that they should not be allowed (compared with 10% and 3% of part-time residents and non-resident property owners, respectively). Non-resident property owners were most likely to support allowing STRs with some restrictions, and part-time residents





overwhelmingly support allowing STRs and are split on whether that should be with or without restrictions.

Non-resident property owners are overwhelmingly likely to believe that STRs do not impact housing prices, followed by a strong tendency among part-time residents to respond in the same way. Full-time residents held more diverse views, with only 36% seeing no relationship.

Full-time residents support full range of regulations, while part-time residents and non-resident property owners show weaker support in most categories, though part-time residents still support noise restrictions. Support for licensing or registration requirements is equal among non-resident property owners and full-time residents.

Support for STR Regulations varies depending on relationship with STRs

Current and past owners, as well as people considering a STR are far more likely to support less or no regulation. Those who do not own an STR lean towards online reporting and routine inspections as methods of enforcement, while owners prefer complaint-driven enforcement only.

STR owners are most supportive of guest education, and nearly half support requiring property owner or manager to be available. Interestingly, only ⅕ of STR owners selected that they do not support any restrictions, suggesting that well-crafted restrictions on STRs will be received well across the community. Among those with experience owning STRs, but who do not currently own one, the strong support for requiring property owner or manager to be available indicates that it is an important consideration. Likewise, those with experience ranked guest education and limits on parking or guest capacity fairly highly, likely because these sorts of policies protect not only the interests of neighbors, but limit risks to the STR property itself.

A similar pattern can be seen with the related question of what types of STR rules or limitations would you support:

Owners of STRs are generally less supportive of the implementation of all types of regulations, although 50% support licensing and registration requirements. Among those who do not own or operate STRs, there is strong support for all categories of regulation. Interestingly, the only category to receive less than a majority of overall support is limiting STRs by location. When this question is looked at by different types of respondents, we find that it is supported by 66% of those who do not own STRs, 56% of full-time residents and 72% of people over 65. In response to a similar question, 69% of non-owners expressed support for limiting the number of STRs in a subdivision. About 30 open-ended comments mentioned concerns about compatibility between STRs and HOA rules or their impact on the character of their subdivisions or quality of life.

Local business owners (8% of respondents) were more likely than STR owners to oppose any restrictions, and were also more supportive of each type of requirement than STR owners. Neighbors of STRs were very likely to support all types of requirements on STRs, and only 7% opposed any regulations. There is a tendency of local business owners to view STRs as having either a positive or no noticeable impact on neighborhoods, similar to that of STR owners. The

If regulations were to be implemented, which of the following would you support?			Do you currently own or operate a short-term rental (STR) in Teller County?			
	Total	Percent total	Yes	No	I'm considering it	I have in the past
Enforcement of noise and occupancy limits	438	65%	42%	77%	47%	55%
Requirement of a local property manager or contact	416	62%	40%	73%	38%	62%
Licensing or registration requirments	444	66%	50%	76%	47%	48%
Limit on the number of STRs per area	322	48%	16%	66%	9%	24%
Safety inspections (e.g., fire, health)	342	51%	27%	65%	26%	21%
Other	160	24%	23%	25%	21%	24%

causes, however, may be different, as STRs owners and local businesses have different kinds of relationships with neighborhoods. While both stand to profit from tourists staying in STRs, the quality of life in a neighborhood generally benefits from successful local businesses that serve the neighborhood, even when located outside of it, while short-term rentals offer only the indirect benefit of supporting the local businesses that serve the neighborhoods in which they are located. The local business owner participates and is invested in the life of the community in a way that may not apply to the STR owner (only 15% of local business owners also reported owning an STR). This may partly explain why local business owners are generally more supportive of the various types of regulations than STR owners.

When it comes to enforcement, the divide between STR owners and those who do not own STRs is again apparent. Many of the "other" responses were either all of the above, or a combination of items in the list or a statement generally opposing STRs in residential neighborhoods. Among other suggestions not listed were: using software to scan listings to notify County of compliance, using fines, routine inspections, and self-regulation. One comment supported complaint-driven enforcement, but pointed out that it risks creating the perception of unfair or uneven enforcement of licensing requirements. Using software to be aware of existing short-term rentals across various platforms could help to make enforcement more thorough and even-handed. Another approach would be to require listing platforms to provide reports to the County detailing listings and bookings made in the County (this is a strategy currently used by counties in New York). This gives the County a tool to retroactively enforce licensing requirements on any unlicensed properties that made bookings in the previous quarter, and it can help the County ensure that all taxes have been properly assessed.

What enforcement methods do you support for STR compliance?			Do you currently own or operate a short-term rental (STR) in Teller County?			
	Total	Percent total	Yes	No	I'm considering it	I have in the past
Online reporting system	161	24%	16%	29%	6%	17%
Routine inspections	139	21%	8%	27%	6%	17%
None	121	18%	36%	9%	38%	31%
Complaint-driven enforcement only	133	20%	28%	15%	32%	21%
Neighbor verification (contact person available)	61	9%	5%	11%	12%	7%
Other	53	8%	8%	8%	0%	10%

Age impacts support

The median age in Teller County is 52.6 years old, with 28% of County residents over 65 years old (projected to increase to 36% by 2030). Only 6% of County residents are aged 18-24, and only two responses were collected from this age group.[1]

Support for each kind of limitation on STRs increased with age, with those over 65 years old most supportive of each type of limitation. Guest education requirements were supported by 72% of all survey respondents, (86% support by those over 65) and by a majority within each age group. Requiring a property owner or local manager to be available was supported by 67% of all respondents, and a majority of all respondents over 35 years old, while limits on parking or guest capacity were supported by 60% of all respondents and a majority of respondents over 45 years old. Younger respondents were generally less supportive of limitations on STRs.

Infrastructure Considerations

The community was rather divided on how infrastructure limitations should impact STR policy.

How should STR policies account for infrastructure limitations (e.g., roads, water, fire)?		
	Total Responses	% total
Limit occupancy based on septic or water capacity	144	22.00%
Restrict STRs in areas without shared infrastructure	108	16.00%
Require guest education (e.g., water limits, fire bans)	253	38.00%
No special considerations needed	143	21.00%
Other	21	3.00%

[1] Population Estimates from teh Office of the State Demographer.

Tax and Contributions

To the question, “Should STRs be required to contribute to funding for public services (e.g., fire, EMS, road maintenance)?” 60% of respondents said yes, through a licensing fee or lodging tax, while 30% said no.

Connecting Survey Results to Policy Recommendations and Considerations

Licensing for STRs: Survey responses support implementing a permitting or licensing system for STRs. Some of that support is qualified based on cost and rules. Survey respondents were very much in favor of allowing STRs in the County, with 26% opposing them altogether, while 28% think they should be allowed with no restrictions and 36% with some restrictions. To balance the diversity of positions, the following represent a number of ways the County could incorporate the expressed interests and preferences of residents and survey respondents into an approach to regulating STRs. Some parts of a proposed policy include technical details that are necessary to make the policy complete and workable, while others are connected to the survey. In many cases the survey reveals that public opinion is quite divided and elected officials will need to consider this in the approach they take to crafting a policy designed for Teller County.

The following list covers individual elements of the policy proposal and identifies how each connects with the results of the survey and public meetings.

- **Types of Licenses:** Survey results and community meetings indicate a preference for a more permissive approach for full-time County residents and a more restrictive approach for STRs as investments for non-local firms or individuals, or for people or firms who own multiple STRs. To this end, three types of licenses are proposed: Type A: Full-Time Resident; Type B: Seasonal Resident; and Type C: Vacation Rental. Additionally, a license maximum of up to three properties with the same ownership interest is proposed.

- **Overlay Zones:** Overlay zones allow the County to establish different caps on the number of each type of licenses in distinct parts of the County. Four categories of overlay zones are proposed ranging from very restrictive (only allowing STRs where the owner is a full-time occupant), to no limit on any type of STR permits and also allowing hotels and bed and breakfasts. The intermediate zones set caps on permits as a percentage of total housing stock. Where there is an HOA, the HOA may petition the Board of County Commissioners to change an overlay zone, and where there is no HOA, residents of an area must collect signatures and show community support to change an overlay zone.

48% of all respondents were in favor of limiting the number of STRs per area. To help the County understand support and opposition to this topic, there were significant differences in how full-time residents responded to this question compared with part-time or non-resident

property owners, and there was also a significant difference in responses based on whether respondents own STRs. A majority of full-time residents (56%), and people over 65 (72%) were in favor. Among those who do not own STRs (65% of total respondents) 66% were in favor of limiting the number of STRs per area and 69% on limiting the number in a subdivision or zone, compared with16% and 12% of STR owners. Only 13% of full-time residents own STRs, compared with 57% of part-time residents and 71% of non-resident property owners.

A frequent response in the open-ended questions is that STRs should be regulated like businesses and kept out of residential neighborhoods. If zoning is used to exclude or limit STRs in certain zones, special attention should be paid to how the character of those zones is described. Colorado Revised Statutes 29-35-103 and 402 permit community character and neighborhood character as criteria for an objective standard. Thus in using community character as part of a rationale for regulating STRs, the County should be sure to define the character of types of neighborhoods or zones using characteristics that would reasonably be understood to be impacted by the presence of STRs. Simply using Single-family as the adjective may not suffice, as this describes an architectural type which is not impacted by the presence or absence of STRs.

- **Tourism Economy:** Tourism is important to Teller County's economy, as is noted by many of the open-ended responses, and because there are few areas where hotels or bed and breakfasts are allowed based on zoning, STRs are one of the only ways to meet the demand for tourism. For this reason, in overlay zones where there are no limits on STRs, other types of tourist lodging should also be permitted by zoning. If this ordinance limits supply of guest lodging in the form of STRs, it should allow for other types of guest lodging to meet demand. Currently, hotels and motels are only allowed in C-1 and BC, which essentially limits their potential locations to downtown Divide and Florissant. Another approach would be to consider a hotel/motel overlay allowing them in areas such as Midland, adjacent to Cripple Creek, or other areas where they may be appropriate or desired.

- **Local Contact:** 67% of all respondents were in favor of requiring property owner or local manger to be available.

- **Annual Inspection:** Inspections of STRs for issues such as fire safety, occupancy, and compliance with relevant regulations came up at public meetings and in the survey. There were two survey questions where support for annual inspections was indicated. When asked if regulations were implemented, which types of regulations would you support, 51% of respondents selected annual inspections. Comparing the responses of STR owners and non-owners support levels were 27% and 65%, respectively. When asked which types of STR regulations people would support, 54% selected annual inspections, with 21% of STR owners and 71% of non-STR owners in support. In the question on enforcement, however, routine inspections were not a popular option as a method of enforcement (only 21% of respondents selected this). Therefore, inspections are recommended as part of the licensing process, and as a tool for enforcement when there is a complaint or reason to believe there is a violation of one of the terms of the license.

- **License Obligations:** Through the survey and community outreach, the conversation around what to require of STRs to mitigate some of the risks and nuisances, public concerns included mitigating noise, such as from parties, providing guest education on a variety of topics, including the use of ATVs, dealing with bears and wildlife, especially regarding trash, and the need for a local contact who can respond to complaints and emergencies. To this end, recommendations are to require signage posted in each STR that includes information such as on noise, large gatherings, bears, wildlife, trash, fire and emergency services, what to do if there's a blizzard, etc. Also, the ability for neighbors or the public to be able to know who to contact if there's an issue can be addressed by having a designated local contact as part of the application and to make this information public.

- **Enforcement:** The ability of the County to fairly and effectively enforce any regulations adopted was a recurring theme at meetings and in survey comments. To this end, to ensure compliance with this ordinance, the recommendation is to require both applicants for STR licenses and STR listing platforms to provide the County with records of all bookings made. This will help with ensuring that all appropriate taxes are paid, and it will help the County be able to have a fair and accurate way of knowing if, when, and where unlicensed listings/bookings are taking place.

- **Occupancy:** Occupancy includes the question of how many guests can occupy an STR and what rules might apply to the owner or primary resident to be present on-site or to reside in the County. Conversations at public meetings brought up related concerns about water usage, infrastructure, parking, large gatherings, noise and other nuisances. 65% of all respondents indicated support for limiting occupancy, including 42% of STR owners and 77% of non-owners. The recommendation is to limit occupancy to 2 people per legal bedroom plus 2 additional guests, with a maximum of 10 guests per unit, and to include that STRs shall not be used for hosting gatherings of people that exceed the maximum occupancy limit.

- **Parking:** Parking was a frequently expressed concern. To address this, the policy suggestion is to require that all guest parking must be accommodated on-site. Properties advertising occupancy of four (4) guests or more must provide at least one-half parking space per guest.

- **Fire Risk:** Fire risk was a key concern of residents. To this end, the recommendation is to require a fire-extinguisher on site, include fire mitigation as a consideration in inspections, and to include in guest education signage strict rules around outdoor fires.

- **STR Advisory Board:** One idea that was brought up in public meetings and in at least five open-ended responses is the idea of a system of self-regulation. To this end, the proposed regulation includes a STR advisory board toprovide guidance, community representation, mediation, and informed

recommendations to the BOCC regarding the implementation and updating of this ordinance.

- **Data and Mapping:** While a Public map or registration list of licensed STRs only garnered 44% support from survey respondents (60% among non-STR owners), the utility of such a map in helping neighbors find local contact information, and to be able to know whether an operating STR is licensed or not could help ensure complaints are accurate and first-addressed through the local contact rather than through County enforcement.

- **Implementation:** Given that there are a large number of existing STRs in the County, there was an interest expressed at public meetings to create a grace period for existing STRs to come into compliance. To this end, the policy proposal recommends a six-month period for property owners to come into compliance prior to enforcement of the terms of the ordinance.

Open-ended responses

309 open-ended comments were received (46% of respondents). There were a wide range fo types of comments, including specific suggestions for the kinds of policies people would like to see, personal anecdotes about experiences with STRs, and comments that generally supported or opposed STRs or specific policies.

Residents are polarized but there is general agreement on many points. The broad middle favors clear rules, fair enforcement, and predictable processes over blanket bans. A plurality supports allowing and managing via licensing, inspections, education, and enforcement. Three ideas draw consistent cross-faction support:

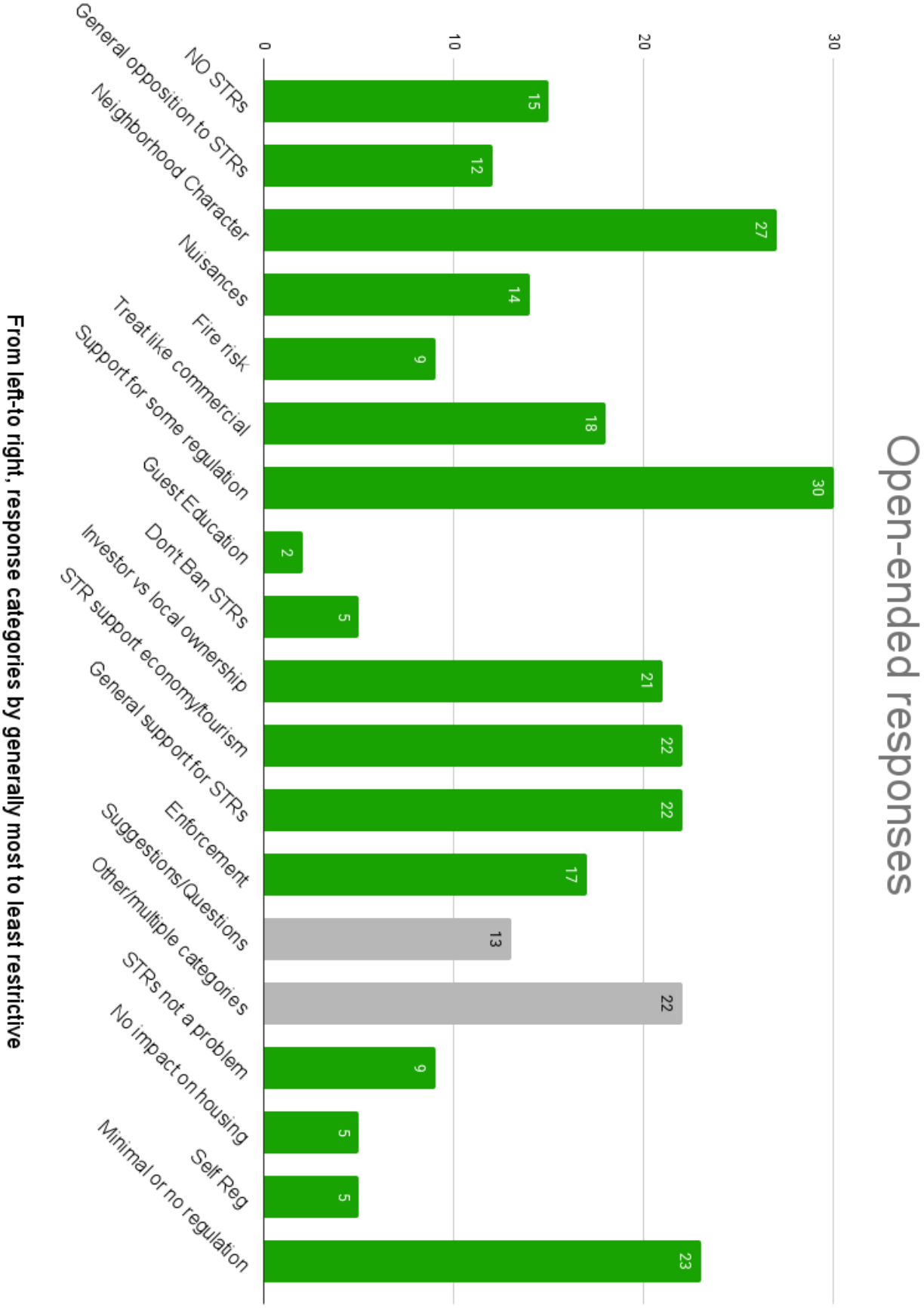
1. Licensing/registration with basic life-safety checks,
2. An effective enforcement mechanism, and
3. Targeted “good neighbor” standards (occupancy linked to septic, quiet hours, fire/bear education, trash management, local contact).

There is a significant bloc arguing STRs are “commercial/hotel-equivalent” and should be treated accordingly (CUPs, siting in commercial zones, or different taxation). At the same time, there is another a sizable bloc that views new rules as government overreach and prefers minimal regulation or addressing STRs using existing nuisance rules. Many respondents mentioned the importance of STRs to the local economy, while another theme was distinguishing between the impacts of local and non-local STR ownership.

The bar chart below breaks down the number of responses in each category. The categories are roughly ordered from most restrictive or more regulated on the left to least restrictive or minimally regulated on the right (recognizing variation within each category). Within each category, there are comments that transcend a single category and could easily be counted in two or more categories. An effort was made to categorize each comment where it made the most sense.

Open-Ended Response Contents

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From left-to right, response categories by generally most to least restrictive

Uncategorized comments and suggestions

Some comments could not be categorized. The first 34 comments are either dynamic comments that cover multiple topics and express nuanced points of views. Others simply do not fall into any other category.

1. How will you manage too many STR's in a concentrated area? Who decides who gets to keep operating an STR and who doesn't?

2. As a long-term member of the Woodland Park City Council, and involved as such through our addressing the STR challenges, this is not an easy fix. I am happy to share any information that would be helpful for you in your endeavor. We created a pretty good set of enforcement and restriction policies but our community would not have it. As you know, STRs in residential zones without the home being a primary residence of the home AND owner being present during the STR stay were banned in Woodland Park.

   Enforcement is questionable in my view. Neighbors are now the adversary in the neighborhood policing STRs as if that is up to them. You can only imagine the problems that can create. Good luck! Kellie Case, Mayor, City of Woodland Park

3. I am writing to share my perspective on short-term rentals (STRs) in Teller County and how they have positively impacted both my family and the community. My wife and I own a STR in the Tranquil Acres area, and I hope you will consider the following points as you evaluate potential regulations:

   3.1. 1. Fairness in Services and Taxes – We pay county property taxes like everyone else, yet in Tranquil Acres we receive no road and bridge services. STRs help ensure that property owners like us still contribute to the local economy while receiving minimal county infrastructure support.

   3.2. 2. Neighborhood Appearance – STRs must remain clean, well-maintained, and presentable if they are to attract guests. This standard of upkeep helps elevate the appearance of the entire neighborhood, which benefits everyone.

   3.3. 3. Local Economic Benefit – Visitors who stay at STRs bring new money into the county by dining at local restaurants, shopping in stores, and enjoying outdoor activities. This supports small businesses and helps our local economy thrive.

   3.4. 4. Community Services – Recently, the Ute Pass ambulance service enacted a sales tax. Every STR guest contributes directly

to funding this critical emergency service, ensuring our community is better equipped and supported.

In short, STRs bring tangible benefits to Teller County—from supporting small businesses and essential services to keeping neighborhoods clean and welcoming. We urge you to consider these positive impacts before moving forward with restrictive regulations.

4. "Additional Comments: Short-term rentals (STRs) promote housingaffordability indirectly by driving job growth (higher incomes) and generating tax revenue (which supports city-funded affordable housing initiatives). Unfortunately, it seems the city and county are pursuing affordability by suppressing housing demand, making the area less desirable to live in or limiting job opportunities. This approach reduces affordability not by lowering costs, but by discouraging growth, which undermines how capitalism works. The county has raised concerns about rising costs but appears to misunderstand how these are covered. Increased costs are offset many times over through higher sales tax revenue, property transactions, tourism spending, and increased housing values. The real financial concern should be how the county will cover fixed costs once STRs are eliminated and this tax income disappears. On safety:the county has expressed concerns about reaching guests during fires or snow emergencies. However, outdated methods are being reliedupon. Colorado already participates in IPAWS and WEA, which allow geo-targeted wireless alerts. These tools can address safety concerns for both residents and STR guests, eliminating the need for STR-specific restrictions. On neighborhoods: STRs generally increase neighborhood value. To operate successfully, STRs must maintain clean grounds, upgraded homes, and overall quality standards, improving the appearance and value of communities. The largest issue is historical precedent. For over 100 years, STRs have been openly allowed and an entire ecosystem has grown around them. While slowing future growth may be reasonable, dismantling the existing ecosystem will cause long-term harm to the economy. It will lower housing values through reduced demand and higher inventory, while also forcing higher taxes to make up for lost STR-related revenue, further burdening homeowners. Many of us are prepared to challenge the county in court, just as we have with the city. We also have individuals ready to testify that the county previously confirmed STRs were legal and that any restrictions would include a grandfathering clause. Finally, I encourage you to carefully consider public input. At recent meetings (though no roll call was taken), over 90% of attendees were STR owners, not full-time residents, suggesting that residents themselves do not feel strongly opposed. I wish you the best in making these decisions, and hope they are made with both fairness and long-term economic health in mind."

5. "We live and have an STR on our property and we enjoy hosting our responsible guests, and they enjoy being able to stay in the mountains (not in a hotel). Below im going to make some points on the concerns: Emergency Safety: STR guests are undocumented in the county’s emergency alert system (Peak Alerts), making evacuation and response more difficult. - This is not an STR concern but a county wide issue. How do you get these messages to people camping in the woods, passing through on the highway, staying at a hotel? Water and Septic Systems: Increased and unpredictable usage can overwhelm private wells, cisterns, and septic systems. Many STRs operate in areas with no municipal-level infrastructure or water delivery challenges. - This is another null point. If there was not an STR operating, a family would likely live in the residence and would use MORE water and sewer/ septic since they would be there 100% of

the time. STR's are not occupied full time. Infrastructure Stress: Most STRs are in unincorporated areas served by rural roads, limited fire protection, and minimal code enforcement resources. Higher occupancy and turnover can increase traffic, trash, and service demands. - Again, I dont agree with this point. As noted earlier, a full time family will also need to use these same roads. If the point is made about increased traffic or service demands, ill counter and say that these people if they are traveling are buying gas, food and other supplies which is already taxed. Housing Availability: With 12–14% of single-family homes operating as STRs, fewer properties are available for long-term renters, which worsens Teller County's workforce housing shortage and drives up rental prices. - Banning or limiting STR's is not going lower property values. Take a look at Woodland park or other communities. It will however take away rights of people, take away tax revenue and jobs. Property Tax Fairness: STR use can increase property valuations in nearby areas. Without a licensing system, the Assessor cannot accurately account for STRs, potentially shifting the tax burden to full-time residents. - STR owners pay taxe just like every other property owner. I dont understand how any shift of tax burden is happening. Plus, they should be happy if their property values are increasing as their own investment is doing well. Enforcement Burden: The County has a backlog of code enforcement complaints and limited capacity to respond. Without STR registration, consistent enforcement of health, safety, and land use codes is difficult. - We also have a backlog of code enforcement complaints on full time residents. I drive through my neighborhood daily and look at the trashed and run down properties that have already been reported to the county and there has been no action. When i drive by STR's rarely do i see trash and abandoned vehicles all over the place. Id argue that STR' properties are typically much cleaner than full time residents. Before we come up with something elsle to enforce lets work on what codes are already in place that are not being properly managed. Neighborhood Compatibility: Some STRs are used as event venues (e.g., weddings, reunions) without proper permits. Repeated events increase noise, parking, and impact to neighbors and roads. - I could see this being an issue and would be interested in some fair requirements for lager gatherings. Wildlife and Trash Issues: Guests unfamiliar with local conditions may leave trash unsecured, endangering wildlife and increasing nuisance encounters. - The Property manager should be responsible for educating guests on this issue. However, I will say that it is also an issue with full time residents also. Maybe bear proof containers should be required for all as to not pick on a group. Fire Risk: Many guests are unaware of fire bans or how quickly wildfire conditions can change. - The Property manager should be responsible for educating guests on this issue. We do not allow our STR' guests to have any open fires besides a propane fire pit. OHV Misuse: Off-highway vehicle use is restricted on county roads, but visitors often don't know or follow local laws. - Post some signs. This is also an issue with full time residents. Public Services Usage: STR guests may use emergency and EMS services at higher rates, but do not contribute directly to their funding. Some residents report lower insurance reimbursements and fear higher premiums due to nearby STRs. - Why is this limited to STR's? What about those camping? In closing, i understand that there are people that dont like STR's however most of the arguments above are either void as a full time resident would be causing similar impacts or should not be aimed at STR's as we have lots of visitors to the area the stay in campgrounds, in the forest etc. which happen to cause the same or even worse issues (littering, unattended fires, trespassing, ATV's on roadways etc."

6. While I have used STRs in other areas when visiting with multiple couples and the convenience cannot be denied, having a non local owner and STRs not

being subjected to the same lodging tax as hotels, B&Bs, etc., is unfair and creates issues. Especially with possible impacts to our wildlife and fire mitigation (or lack there of). Additionally, it takes available housing away from people in the area and in a rural area, where housing is somewhat limited, that is impactful.

7. Property owners should have rights and be able to rent their home for any length of time. However, licensing would be okay, as well as education of guests given our unique wildlife and wildfire conditions. The market for housing as well as STR demands will take care of themselves. A lot of businesses depend on STRs for income.

8. Short-Term Rentals (STRs) have become an important part of the local economy in Teller County, providing supplemental income for homeowners and supporting tourism-driven businesses throughout the region. Recent public concerns suggest that STRs contribute to infrastructure strain, housing shortages, and emergency service challenges. However, a closer examination of economic data, regional trends, and regulatory solutions indicates that STRs are not the root cause of these issues and should not be disproportionately restricted.

Addressing Key Concerns

8.1. 1. Housing Prices and Inventory

Concern: STRs are driving up home prices and reducing long-term rental availability.

Response:

Home prices across Teller County—and indeed, much of the U.S.—have increased due to broader market factors including high interest rates, inflation, supply chain delays, and labor shortages. STRs represent approximately 12–14% of single-family homes, a proportion that is too small to significantly impact housing availability or prices.

Additionally:

8.2. Inventory remains high in Teller County, with many homes sitting on the market due to decreased buyer demand caused by elevated interest rates, not due to STR conversions.

8.3. Many STR homes are vacation properties or second homes that would not otherwise be available as long-term rentals.

Conclusion: STRs are being unfairly blamed for housing market trends driven by national economic forces.

2. Emergency Services and EMS Usage

Concern: STR guests increase demand for emergency services but don’t contribute to their funding.

Response:

While STR guests may occasionally use EMS, so do other tourists, second-home

owners, and temporary visitors. Teller County recently passed a 1% sales tax increase, and tourism—including STR activity—is a primary contributor to this revenue. STR guests also pay lodging taxes, sales taxes, and contribute through local spending, helping fund public services.

Furthermore:

8.4. Emergency services are provided regardless of residency status.

8.5. Most guests are respectful and no more likely to call 911 than full-time residents.

Conclusion: STRs contribute to the funding of emergency services through tax revenue and tourism spending.

3. Emergency Alerts (Peak Alerts)

Concern: STR guests are not included in the Peak Alerts emergency notification system.

Response:

This concern is valid but easily addressed through regulation—not restriction. STR owners or platforms can be required to:

8.6. Inform guests of the Peak Alerts system upon booking or arrival.

8.7. Include emergency sign-up information in the rental home and check-in materials.

Conclusion: This is a solvable issue that does not justify limiting STRs.

4. Water, Septic, and Infrastructure Stress

Concern: Unpredictable usage by STR guests stresses rural infrastructure and water systems.

Response:

These concerns are not unique to STRs. Holiday traffic, second homeowners, and seasonal visitors have similar impacts. With proper oversight, these issues can be managed through:

8.8. STR registration and occupancy limits.

8.9. Required septic and water capacity documentation.

8.10. Guest guidelines and trash management requirements.

Conclusion: Reasonable regulation—not prohibition—can ensure infrastructure protection.

5. Property Tax Fairness and Licensing

Concern: STRs may increase surrounding property values and shift tax burdens.

Response:

Most major STR platforms already collect and remit local taxes automatically. Licensing can help improve data accuracy, but it is important to recognize that STRs do pay into the tax system, and their financial contributions are meaningful to the county budget.

Conclusion: Implementing fair licensing and registration is appropriate but does not justify strict limitations or bans.

6. Neighborhood Compatibility and Events

Concern: STRs used as event venues (e.g., weddings) disrupt neighborhoods.

Response:

This concern should be addressed separately from traditional STR use. Most STRs are used by families, couples, and small groups. A minority of properties may be used for events, and those should be subject to:

8.11. Special event permits.

8.12. Noise, parking, and occupancy regulations.

Conclusion: Event-based STRs should be distinguished from regular short-term lodging in policy discussions.

7. Wildlife, Trash, Fire Risk, and OHV Use

Concern: STR guests are unfamiliar with local conditions and may create risk.

Response:

These are legitimate concerns but are best addressed through education and clear regulations, including:

8.13. Mandatory fire ban signage.

8.14. Guest instructions on wildlife safety and trash disposal.

8.15. Clear OHV usage rules provided to guests in rental materials.

Conclusion: Education and enforcement—not STR bans—are the most effective tools.

Positive Contributions of STRs

8.16. Tourism Revenue: STRs drive significant spending in local restaurants, shops, and attractions.

8.17. Supplemental Income: They allow residents to afford their homes or cover rising costs.

8.18. Job Support: STRs indirectly support jobs in cleaning, maintenance, hospitality, and local services.

8.19. Sales & Lodging Taxes: STRs generate recurring public revenue with minimal public investment.

Recommendations

To address concerns while preserving the benefits of STRs, we propose the following:

8.20. Mandatory STR Registration: To ensure health, safety, and tax compliance.

8.21. Occupancy Limits and Infrastructure Guidelines: Tailored to each property's septic and access.

8.22. Guest Education Requirements: Fire bans, trash control, wildlife protection, and emergency alert info.

8.23. Event Use Distinction: Differentiate STRs used for lodging versus those used for commercial events.

8.24. Dedicated Complaint Line: Streamline neighbor and enforcement feedback.

Conclusion

Short-Term Rentals are not the primary cause of Teller County's infrastructure strain, housing costs, or emergency service challenges. These issues stem largely from broader economic trends and growth pressures affecting all of Colorado and much of the country.

Rather than restricting or penalizing STRs, the county should focus on common-sense regulation, enforcement, and guest education to mitigate impacts while preserving the economic and community benefits STRs provide.

We respectfully urge the county to adopt a balanced, fair, and data-informed approach to STR regulation—one that preserves homeowner rights, supports the local economy, and protects public resources through targeted policy, not broad restrictions.

9. You should talk to Kip Wiley with the city. As predicted it is going terrible for Woodland Park, major funding shortages now, no people to enforce the code, businesses seeing major drops in revenue. I know some of this is the current economy. However a person presented to city council when they had meetings and crunched the numbers and said it would be a 2 Million dollar loss of tax revenue. I think the county needs to really look at the financial impact especially now with the economy getting worse. STR's also provides jobs in our community. Majority of STR are not renting full time, ours are 50% at best. This actually results in less water usage and septic load. However education is key as well. As an STR owner I completely support some kind of yearly fee to have one, banning corporate companies from owning them and allowing proven abusers to loose the privilege . If emergency service usage is a concern we should ban camping in the forest/atv riding since this is a major load on our system. The renters do contribute by paying sales tax, this was the major point

of the recent UPRAD tax. However the tax and business revenue are substantial to our community. I regularly get comments from people staying that tell me without str they would not visit because a hotel stay is way too expensive. I believe a balance can be reached.

10. Limit the total number of days available for rent in a year. Say 30 days total. This protects homeowners in supplemental income but discourages homes owned for business purposes.

11. In addition to routine inspections, need some type of licensing and tracking system to include complaints, violations and first responder calls to be published on a quarterly basis.

12. I think best practice would be to start with the least amount of regulations and give time to analyze the effectiveness of those regulations before then deciding if increased regulations are necessary. Starting with a heavy hand could be counterproductive and divisive, as we have seen in Woodland Park city limits.

13. Short term rentals that are less than 50% occupancy should be exempt or have more lenient regulations. Some of us actually utilize our home for leisure, engaging in the local economy and community, but can only do so by recovering some of our costs by renting our home part of the time. Homes that are more than 50% STR cross a threshold of more of a lodging operation and should be held to those higher standard.

14. Type of Communication with owner of neighbors have an issue. Have STR owner / Mgr contact neighbors NEAR the STR.

15. after 15 + years of Managing,on average 20 STRs, i can count the number of neighbor complaints on 1 hand. i think if neighbors have a problem, lets have a documented a online reporting method. This way the true measurement of the nbr of complaints and the complaint type, could bring things into prospective.

16. Tax should be collected on income to offset the increase cost of infrastructure.

17. We have two str close to us. One of them is wonderful, the couple from Kansas is very responsible and accessible. We share phone numbers and communicate regularly. The other is not accessible, you can only reach them when there is a problem by finding them on Airbnb and messaging them. And they are anonymous, we don’t know who they are.

18. I think there is a reasonable solution to make sure there are not too many short-term rentals but at the same time, we cannot violate the rights of existing property owners by restricting a right we have enjoyed thus far. In other words, if any kind of enforcement or limitations come in place, there should be a grandfathering process, at a minimum.

19. There are not easy answers especially because so many STRs are already well established--without rules or regulations. Also there are other issues contributing to housing problems.

20. I have heard that many people who are opposed to STRs have been filing multiple complaints or filling out surveys like this very one multiple times in

hopes to negatively impact results and deceive you. Makes me sad that my rights as a homeowner were taken from me and I haven't even done anything to deserve it. Such a shame. Hope the city can find the money to make up for the tax loss.

21. Educate these city people renting out their second homes in rural areas.

22. "This survey follows a usuall tract of reinforcing the solutions that you would desire. Most of these ""Problems"" indicated would be no differece for a longterm rental (LTR) such as county services, water and sanitiation, traffic and enforcment ect, ect. In the over 35 years we have lived in Teller County, we have had both LTR and STR., but moved to STR because of th hassels of dealing with the Teller Couinty renter, evicction laws, collections of unpaid rent and damages, and on and on and on."

23. Attention to the rundown properties would be more important to me

24. Teller county is driven by uneducated older neighbors that complain about everything whether it impacts them or not. I moved to the mountains to get away from people, yet we were forced to get a permanent restraining order against one neighbor that complains because he can.

25. STR are hard to manage without a lot of government interference and not sure need a lot of gov't oversight

26. More data needs to be provided that is objective so that good decisions can be made.

27. Let's settle this issue once and for all. Why do have to keep debating this?

28. Something not being listed in a zoning designation doesn't mean illegal. It sounds like you have a lot of emotional people writing these questions which is deeply concerning. Please make decisions based on actual facts.

29. I would like to encourage that all decisions remain constitutional. If neighborhoods want to have an hoa that includes str restrictions, that is their right. This should not be on the government/city/county level.

30. This seems like just another great opportunity for revenue generating.

31. Private property rights should be important to everyone.

32. Teller county is not about impinging on peoples rights. This impinges on property owners rights.

33. Teller County should not be converting to California, where our individual rights are being slowly stripped from us through government policies. Please find a happy medium that supports these rights.

34. Those who would give up essential Liberty, to purchase a little temporary Safety, deserve neither Liberty nor Safety.

Support for Some Regulation

The following 30 comments expressed support for some type of regulation. In some cases the support is expressed for a limited or specific kind of regulation, in others support is more broad or general. In general, these comments indicate support for allowing STRs along with the enforcement of some basic standards. An additional two comments below specifically advocate for guest education.

35. I support common sense plans to manage STR growth in the area, as I believe STRs are an important part of economic growth in these areas, and there are fair paths forward so that everybody (owners/hosts, support personnel, locals, businesses) all "win." I own and operate a STR in unincorporated Teller Co., just outside the town of Cripple Creek. I am an experienced "Superhost" with other rental properties, and am very careful to limit guest capacity, maintain the property, carefully monitor septic and well capacity, impose and enforce rules (no fires, no noise), get to know my neighbors, and generally ensure that my rental maintains the original character of the area. Through my operation alone, I regularly employ the services of 4-8 people, and drive my guests to multiple local businesses in town (through my guidebooks and recommendations). I know of many in Cripple Creek who regularly struggle to find work, and STRs serve an important role in providing steady income opportunities (eg cleaning, handyman work), as well as ensuring local businesses receive foot traffic and revenue. I support smart regulation that will allow responsible hosts to continue to operate, and to continue maximizing our revenue so that those earned dollars can flow from guests to business owners and other hard-working local individuals. An outright ban on STRs, or restrictive and prescriptive operating requirements, would take away all of these potential benefits. Teller County has much to offer, and I invested here for its natural beauty and untouched, down-home, friendly character. As an STR owner, I hope that I can continue offering a home that allows guests to experience these benefits, while ensuring that we all work together to grow — but preserve — the things that make Teller unique.

36. As long as the number of occupants in the rental don't exceed the max limit of septic/water usage, there is no real additional impact. If the same number of people lived there full time, the usage would be the same. STR's actually reduce that usage because they are not occupied year round. County services wouldn't be impacted any more or less due to having a STR, no more than regular residents would. As long as the well is used for household purposes, it complies with state laws whether it's a full time/part time residence or an STR. Property owners have the right to reasonably use their homes as they wish, but STR owners do need to monitor the noise/trash/fires of their guests so that the neighbors aren't bothered or endangered. We support STR endeavors, people have different reasons for opening up their homes to make extra money. We have worked for years to get ours in place, we would be happy to register the business- but deserve to be 'Grandfathered In" should regulations change.

37. "I've been an owner of a STR since 2020 in the City limits of Cripple Creek. Previously I did long term rental and had very negative experiences with tenants destroying the property. After a total we decided to go STR. We have never had a negative experience. 🙏 I feel all STR ….Vrbo's, Airbnb's, Evolve, should be regulated…… Inspections , pay accommodations taxes, purchase a yearly

business license. Why should anyone operating a business be exempt from this?"

38. "A vacation rental can be properly managed with systems in place. - A manager within 30 minutes of the property that is available for issues. - Noise monitoring devices: these monitor noise, number of people in property, and have smoke sensors - We post signs with house rules, we have a no outdoor fire policy with zero tolerance. There are precautions to be taken to prevent issues with neighbors and community."

39. We have so many diverse neighborhoods that a one-size-fits-all set of regulations will not be practical to enforce. However, the problems created by STR's have got to be addressed, especially with the wildfire danger and insurance problems we are facing. We live in Teller County to be away from the city - STR's bring problems to our county that we are not prepared to handle yet.

40. As I mentioned above, real factual data is needed before a policy or regulation can be drafted. This information will then be the premise for the discussion and consideration of a policy or regulation. In addition, the development of any policy or regulation is only the first step. Step two is implementation, and if this is going to be at the county-level, consideration needs to be given to the additional resources needed for implementation. Step three is enforcement, while many municipalities have STR regulations, the concern is always with implementation. White papers have been written outlining how STR regulations are difficult to enforce. So instead of doing what everyone else is doing and creating this problem, perhaps we think differently here in Teller County.

41. I believe in private property rights as long as the use of that property does not result in health/safety impacts or detract from the value and enjoyment of other people's private property. I believe STRs can contribute to economic development and individual income if they are properly regulated.

42. "Many travelers today actively choose short-term rentals over hotels. Even mainstream hotels often feel overpriced and undersized, especially for families or groups. Most hotel rooms do not offer kitchens, multiple bedrooms, outdoor space, or the privacy visitors want. Short-term rentals allow people to cook their own meals, gather together under one roof, and enjoy amenities like patios, decks, or grills, making longer stays feasible and affordable for middle-class visitors. This demand matters to Teller County's economy. Short-term rentals bring tourists who spend money locally, support restaurants and shops, and create jobs in cleaning, maintenance, and hospitality. They also generate lodging-tax revenue that the County can earmark for priorities such as emergency services and affordable housing. Reasonable guardrails work better than bans. A well-designed regulatory framework that includes registration, enforcing noise regulations, and escalating penalties for violations can protect neighborhoods while allowing short-term rentals to operate responsibly. A blanket ban could reduce visitor spending, shrink tax revenues, and flood the for-sale housing market with investor properties, which would depress values for existing homeowners. STR bans reduce overnight visitor capacity (especially in the more rural areas of Teller county with limited hotels). A straight ban gives big supply gains but risks market collapse, lost tax revenue, and litigation; but by creating regulation, it preserves revenue and stability while still protecting housing. Many short-term rental owners are eager to collaborate with the county commissioners to develop regulations that create positive outcomes and benefits for all stakeholders."

43. One of the things I've always valued about being a property owner in Teller County is the honoring of property owner rights. For property owners, like myself, that are invested in the well-being of the neighborhood, and the economic well-being of the businesses and various service providers throughout the county, such as contractors, handyman, house cleaners, etc, I highly urge the county to find reasonable ways to oversee and license short term rentals, but do not completely eliminate them like the city of Woodland Park did. The lack of willingness in Woodland Park to create a reasonable licensing and oversight program, and instead, to fully remove short term rentals, will likely have negative impact on the local economy, especially for small businesses and service providers that were directly connected to the short term rental community. I understand and fully believe that there were plenty of bad actors in the mix, especially homes that were managed by multi national conglomerates that are not invested in the community and don't care about the neighborhoods that they are part of, but that is not representative of all short term rentals and local property owners like myself. Thoughtful and reasonable regulation and oversight is the right path forward. It benefits, property owners like myself, while also helping full-time residents have peace of mind, knowing that there is a system that help support both of them and the short term rental community.

44. I have noticed comments regarding people having issues with STR's as their neighbors. Most comments are supportive and in favor due to the fact that rental occupancy rates are around 1/3 of the year in Teller County for the most part. STR's have to maintain the highest standards in order to be competitive. Owners need to fix and repair anything not working asap and keep their properties in tip top shape in order to compete. Most just use STR's to offset operating costs in order for them to enjoy their own properties when they'd like to stay in them. With long term rentals, you cannot control how they keep the outdoors. Less control with property use with the long term contracts and you cannot control with the same rules you apply to STR occupants such as outdoor fires, parking, noise limitations, and occupancy limitations, not to mention the additional insurance that these properties are required to carry. A rental is a rental whether is STR or LTR, but there is less of an impact on the environment and roads with STR's vs LTR's. Due to only 1/3 year occupancies on average comes less people, less wear and tear on the roads, less use of water resources, less use of water treatment resources. With tourism comes increased revenue to the county and the local businesses will be appreciative of that as well. Please start of small with regulations. I agree a starting point to be fair to all would be something simple. Maybe trough licensing fees and inspections. Lets start small and see how it goes. Most people agree that their STR neighbors are a better deal than getting stuck with long term renters for perhaps years on end with higher potential for trash and junk to accumulate outside their properties. This is a vacation destination. If more affordable housing is needed, it's not going to come from the rents that will be charged by forcing owners into long term contracts and if forced to sell who can really afford it anymore today. Affordable housing today is going to come in the form of apartments and multi-unit dwellings all of which aren't suitable for all areas of Teller County.

45. We would be happy to be licensed and/or inspected! For years, we rented a cabin in CME for anniversaries and birthdays and were fortunate to purchase our own in Indian Creek that we can share with others. Many people have many complaints about many things but we strive to support the local economy, improve our land, and share the region's beauty with folks from all over!

46. If short-term rentals do not fully become banned, we would like get them zone limitations. Also the property owner should be on site at all times.!! Just like a hotel they should be treated like a hotel we are taking the brunt of everything from their bad tenants to their bad actions from well water issues Not Having the water& strain on our roads that puts wear and tear on our vehicles strain resources on EMS systems that we pay for as full-time residence also us full-time residents are being impacted by higher property, taxes, and insurance due to the short term rentals I believe these short-term rentals need to pay more a lot more, actually in taxes and lodging taxes. Honestly, they should be operated just like a hotel. Also, there should be limits in certain subdivisions on how many there can be. And if they've had many complaints, they should be closed down or violations. They should be closed down like a hotel or a restaurant.

47. "It would not be fair or reasonable to force an immediate end to all short term rentals, but a policy similar to what Woodland Park uses would be helpful with owners given a grace period to convert to long term renting or selling the property. Since STRs are not permitted under the current LUR, STR owners should have been responsible business owners in having a risk plan regarding their investment. In other words, they should have already considered what they would do if regulations change. This should not be a "do little" or "do nothing" situation just because the problem was left unaddressed for years. Use of water, emergency services, waste management, and sound/light pollution must be addressed. Tourists aren't known for being considerate of others and every day can be a party when you live next to a STR. What is normal behavior for someone at home is not necessarily how they behave on vacation. Also give additional consideration to STRs on property that cannot be accessed from a county or state maintained road. My neighborhood is dealing with this. We have multiple STRs but we're on a private dirt road. How fair (or legal?) is it to all of the other property owners to have the constant traffic from guests going across their property? This includes ATVs and dirt bikes zipping by at all hours. Why is it ok for my driveway be the turnaround spot for guests staying in the STR across from me? Why is it ok for STR owners to impose on neighbors to help their guest when the guest gets stuck in the snow or mud? We try to resolve issues politely but sometimes matters escalate due to STR owners who believe their business interests come first."

48. When done right, licensing for STRs is very successful. It outlines a clear path for how to get a permit, and helps it from not getting out of control like what Jefferson county is dealing with. That being said too, you have to operate in that good middle ground-not favoring one side too heavily-making STR license so hard to get because all a lot of requirements that make it so much of a headache and driving tourism away and making the licensing cost extremely high that prices people out of being able to make some money, but also don't make is too relaxed (everyone can get a license as long as you apply) then that can lead to a big imbalance. Keep it a simple cost for the licensing that covers the county cost to oversee this, do yearly inspections to insure safety rules are being followed, and consider a percentage cap on licenses based on population size to keep the market balanced.

49. We have held an STR in another county for a short time and we used an STR once. We're not against them. We are against unmonitored, undisciplined, uneducated renting and use. We think they should be fairly, but strongly regulated.

50. If STR's are going to continue to be allowed, subdivision/neighborhood communication would be helpful . Example -- Who is the property caretaker/ manager? And how do we contact him/her when we notice a problem? Example -- trash can problem, noise problem, irresponsible behavior problem

51. "I have a permanent residence and str here. It's important to note the value we provide to cleaners and local services. Our cleaner is a mom of children in Woodland Park schools that can stay home most days due to our cleaning opportunity. Still, strs should not be allowed free reign. Same with long term neighbors though. If anyone is neglectful of standards like trash or noise, equal accountability and application of laws should be applied. Thank you"

52. STR's need some form of regulations or the long-term outcome to nighborhoods will be disasterous.

53. STRs have many negative impacts with very little upside. They are costly endeavors for communities in more ways than one. I would rather see another lodge or hotel to provide tourist lodging. The revenue generated there benefits our community more than STRs.

54. License should be required and limited in number and to those following rules with annual renewal if does not exceed a reasonable number of complaints. There should be a large fine with liens filed for non-payment when unlicensed STR's are reported with one warning before fining property owner. STR license applications should include proof (photos to match required description of rental space) of CO2 and Smoke alarms in bedrooms, kitchens and living rooms (not bathrooms). Application descriptions must match online advertisements such as AIRBNB, VRBO for license to be renewed. Occupancy permitted should match the description of property and be no more than the average for the neighborhood. No events should be permitted.

55. "Property Rights is the rally cry of the STR owners. However, it's not only about their property rights. Everyone has property right, not just STR owners. Teller County and Woodland Park are Zoned communities. You already have no property rights to do anything you want to on your personal property. Operating a commerical STR motel business in a residential neighborhood is no a property right...it's currently against the law and should remain so. Grandfathering in current STRs and/or restricting the number of STRs in a specific area means that you will have STRs in an area ""forever"". That's what STR owners want but not what residents want. You can assume the STR owners will have an abnomal number of survey responses for their numbers. The citizens may not engage as much until any proposed restriction ""force"" them to live with commercial STR motel businesses in their neighborhoods. Of course, STR restriction could be quite different from those put into law in Woodland Park and still be effective and what the County wants and needs. An STR on a 5 acre lot is quite different than on right next door, only a few feet away."

56. It would be a shame to see Teller County take the same path as Woodland Park has. The outcome of that process harmed many while a select few vocal people celebrated. My family has been here 6 generations and it’s always the people who came in in the last 20 years who are sure the Teller County and Woodland Park they moved to was the ideal size. Regulation and education are wonderful. Overly restrictive use laws are not.

57. As an STR operator in another area considering operating in Teller County, I fully support trash management, having guests that are respectful of noise

ordinances, and have guests pay a lodging tax to make sure that this provides a benefit to the local community. Our intent is always to work with the community in a way that benefits everyone and relies on respect for all homeowners - including our own ability to use our home and our land that we own in the way that we please, so long as not disruptive to others (which we are not).

58. I don't think we should stop people using their property how they would like. There are basic rules you can put in place to protect and ensure quality of life for the neighbors without stopping someone from using their assets as they wish.

59. I recently visited an STR that a family member had rented in California. It was a beautiful home and in a quiet neighborhood. We were there for a wedding and spent most of our time at the wedding venue, so it was quiet at the house most of the time. I think STRs can be nice, but there needs to be some way to stop a situation if it gets noisy or is bothering neighbors. Also water usage is a problem where we live, so some way to control that would be helpful for our water district. We can ask them to be careful, and then charge the property owner if the usage is high.

60. We are lucky to have permanent neighbors around us, but from talking to other people in Teller County and comments on "Nextdoor Neighbor" it seems that have a limit on STRs and some type of enforcement and regulation is important. What do other counties and cities do to handle the problems associated with STRs?

61. STRs allow me to support my family financially and still be able to take care of my husband who is a disabled vet. I get to make my own schedule that works around him and his needs. I do think there should be rules and regulations put in place to protect the people that live up here full time and the community that we all share. I see both sides of the argument and think we need a compromise and to work together. Having access to a properly manager or owner would be beneficial because if they don't know what's going on, they can't address the problem.

62. I think STRs should be allowed, with restrictions to the number in any given area and should be licensed, inspected and properly managed. I have enjoyed staying in vacation rentals in different locations in the state and elsewhere. I would hate to see Teller County ban them outright.

63. I have no problem with a limited number, under a controlled circumstance and a taxed system (to cover increased cost of road maintenance and enforced regulation).

64. I have personally utilized STRs in many locations including here in Colorado and they all have their business licenses prominently displayed. Also, STRs should be required to carry liability insurance in case of fires and other potential problems.

Support for guest Education

65. While I respect the right to homeowner rights, I don't think permanent residents should be secondary in priority to people who are making money off of their property and may be there little to never in any given year. I always worry from

week to week, sometimes day to day, who my new neighbors will be through the summer and fall (mainly). Some come in during the off season and are completely unprepared for bad weather or other conditions. I have no idea if they have a way to be notified if there are evacuation orders that would put them in danger. I don't feel like it should be my worry or responsibility to look out for them if something goes sideways or they get stuck, or can't shovel themselves out in a snowstorm (which has happened). I don't mind being a good neighbor, but these folks are strangers and while they may be perfectly nice people, they are not my responsibility, but I feel like they may become so if they don't have the capacity to take care of themselves in mountain conditions.

66. STR owners are responsible for educating guests about mountain living-Fire danger, smoking outside, grilling, garbage storage, voices carry through the forest, respect for people that live in the area full time. Thanks

Neighborhood Character and Quality of life

The following 27 responses relate to how STRs impact neighborhood character or quality life. Many of the responses reference the impact on the residential quality of neighborhoods, while others focus on specific concerns about noise, parking, trash, late-night activity.

67. They should not be allowed in subdivisions where the majority of the property is single family dwellings and there are no rules governing them. Seems to me that they create a nuisance. Renters drive fast on our dirt roads and create dust and road maintenance which the county cannot get to grade the roads in a timely manner. They have outside fires which causes increased fire department calls. There are increased call to our EMS services because of the high altitude.

68. Purchased my home in 2001. For the last 5 years I have a STR very close next door. My quality of life and my peaceful home are destroyed due to the STR. I get the strangest "guests" next door. They have no regard for the neighbors. Partying late outside on a Thursday, I and many others work. Then it starts again on Friday. I have pics of picking up trash 4 times and polite conversations with the owner. I now have bears. His solution was a big blue commercial dumpster that I now have to look at from my deck. I can see 4 from my deck. I have had to mark property lines as they drive and park on my property. The use of water is ridiculous. These are single family homes, not designed for 12 people in a 2 or 3 bdrm home. Some have hotubs, I have never seen a water delivery truck, more water from the wells. Feeding the deer and chasing the new baby fawns. Disregard for fire danger. I am not the only neighbor, we all have had enough.....

69. I have 2 short term rentals on either side of me. They ruin the peace in the summer and keep me up at night.

70. STRs have ruined quiet rural and small town neighborhoods! We moved here for beauty, quiet, and peaceful living. Are about to leave Colorado for lack of decent laws and regulations that are not followed by leadership! Big disappointment.

71. I chose to live in a covenant controlled community (CME) to protect us from abuses. However, there are no rules or protection from STR's and temporary "city" folk that do not care and may engage in loud parties etc.

72. Thank you so much for this. I love this community because despite all of our differences, we are united by our willingness to work hard to care for this land and each other. The way I see it, STRs are businesses that capitalize off the fact that their neighbors are deeply invested in the community and will shoulder the burden of negligent STR owners because they don't want to see their neighborhood destroyed. Because STRs are financially motivated to prioritize the whims of transient guests over the needs of the community and to keep costs as low as possible by avoiding investing in the property, they are by nature in direct opposition to the priorities of the people who have to live next to them.

73. We do not want STR's in our neighborhood. We have lived in our home for 37 years and have watched neighbors change many times throughout the years. We have been steady and experienced both STR's and bad neighbors but also have great ones. When people come and go they aren't affected as much by the STR's. Currently we don't know if there are any though we know that our street does not have any though there may be some behind us in other areas. When we did have the STR's there was not way of contacting the owner so the party went on and we were told later there was damage to the property. When people buy homes they want to feel safe. It is not safe not knowing your neighbors. We know our neighbors, some more than others but we know our surroundings and feel secure.

74. We retired to Woodland Park and the next door str has been a problem since day one.. and I feel like it's lowering property values if we ever want to sell

75. I have "never had a positive experience with STRs" in my neighborhood previously STRs break down the entire quality of life of a neighborhood. Additionally they negatively impact housing affordability and home equity within a neighborhood

76. Ban any commercial activity in residential communities!

77. Strs are an investment business…family neighborhoods are not zoned as such. We had drugs and sex deals taking place next door along with other things breaking our covenant rules and peace of Teller county.

78. It seems like there is a lot of absentee landlords of these locations that have little to no concern about the quality of life for the full-time residents and are most concerned about turning a quick buck

79. "As a long time Teller County resident, I have unfortunately witnessed how terribly the STR's have impacted not only our community but our traffic and tranquility of life. Our neighborhoods use to be peaceful places to relax at night and on weekends. Now we are kept up at all hours of the night due to raucous parties and our weekends are filled with curious individuals/the short term renters peering through our windows. To make matters worse, our travel time from Divide to Victor has dramatically increased as we now have to contend with bumper to bumper traffic of short term renters. Our quality of life and our traffic was never this bad before these short term rentals came to our area. We moved to Teller County from Park County many years ago to flee from the STR's there. Now, we are contending with the same problem here as the STR greed has hit Teller County."

80. We live in Holiday Hills and with the 2 STR's we have beside us now, along with the many others in our neighborhood has drastically changed our neighborhood for the worse. There is no longer a community feel to it and a lot

more bear activity because the guests and some owners don't deal with the trash properly. Because our Colorado winters can be hard, especially in this neighborhood we really need permanent neighbors that can help each other. We no longer have that. The last two homes that have sold are now STRs.

81. I have lived in previous tourism areas with and without STRs. The neighborhood quality of life is definitely better in areas without STRs. One area I lived in enacted STRs and it was found after several years the neighborhood quality of life had improved and the hotel industry was doing better without over saturating tourism.

82. Once we cross the 'tipping point' in STR saturation, neighborhoods and our rural quality of life can never be restored

83. The citizens have ALREADY voiced their concerns by VOTING to restrict STR's to properly zoned areas. STR's have already caused property damage as a result of police activity and guests speeding away from police. Someone could be killed or injured from someone who has no bonds to a community and does not understand our fire danger, care about our wildlife, and the unique character of our county. STR's also can bring a criminal element to our county, in a time when dangerous gangs are roaming our nation. Permanent residents, more affordable housing, lower taxes, a safe community and RESIDENTS who take pride in our communities is of far more value than short term guests. Perhaps if more guests are desired additional vacation facilities might be added such as cabins that are rented in a properly zoned area with staff on the property. Out of state owners of property should never be allowed to run an STR in our county, especially in residential neighborhoods.

84. I live here this is my neighborhood. It is not Disney World. 3 kids on private property staying at a STR tried to start a fire on an adjacent property only to be stoped by one of my neighbors. Wind was justing at 20 mph. Also gunfire late at night and dogs barking. Go home. I moved here to get away from city slickers.

85. Neighborhood has changed feeling and attitudes, respect, and walking , cycling, etc. negatively

86. In the last two years, we have had several STR's arrive in the neighborhood. It is destroying our local neighborhood and has continued to cause multiple problems. As a county resident, I am severely restricted if I would like to build an accessory dwelling unit on my property. However, non-residents can operate a lodging facility with little to no oversight.The STR's need to go.

87. It's been hard to watch our neighbors lose their privacy and personal peace in the land and home that they paid for because an abb was built so close to their property line!

88. We moved up here for the quiet...

89. STRs not only adversely impact me as their neighbor, they adversely impact the private, rural, quiet, peaceful character of the county.

90. I would like to have a safe, quiet and relaxed neighborhood where people and wildlife are respected.

91. Too many unknown people in my neighborhood, who also use recreational facilities that are property owner restricted. This causes multiple HOA

violations and headaches for our HOA Board members and property owners. Also, increased presence of predators because of the trash issues, causing danger to domestic pets and humans.

92. We've had a few tenants that were agreeable, but the vast majority make it much less peaceful. Also, concern for safety in the neighborhood.

93. STRs negatively impact the ambiance, safety, and integrity of the neighborhoods that many of us have sought out to raise our families in. Also, STRs have a negative impact on our home value. Having STRs as neighbors is devaluing when selling a property.

Investor vs Local Ownership

The following 21 comments expressed opinions that distinguished between investor and local ownership of STRs. Generally, people felt that distant hosts were less accountable and less invested in the community .

94. Allowing non residents to buy STR's with no oversight and restrictions allows them to exploit out beautiful area.

95. "As stated above, large corporations that own STR's should be banned as they have no real interest in the impact on Teller County. Small couple owned businesses have a vested interest interest because it's their large investment. Like mine, our house will eventually be our home where we retire. We have a vested interest in keeping it clean and be responsible to our neighbors as eventually, we will be living there. A a peace officer, I do checks through public information, on who is renting from me. I have once denied someone because they violated the rules before even checking in. I think the majority of STR owners are responsible and don't want to be a burden. Colorado is a beautiful state and should be shared responsibly. If you ban or put severe restrictions, it will cost people their livelihood and cause quite the economic mess. Teller county is one of the few conservative counties left. That's why people like to visit your county instead of an hour and a half North. Thanks, Steve & Reneigh Johnson Steve & Nay's Getaways LLC"

96. consideration should be taken for owners who live on site.

97. Currently many STR's operating within Teller County are owned by out-of-state buyers. These owners have little or no interest in the quality of life for actual Teller County citizens, voters, tax payers due to the fact that STR's are so financially lucrative that the County's residential housing is wrongly impacted by greed for profit instead of quality of homeownership and family enhancement. After all, if a property owner can realize a profit of $200 to $400 for a night's stay -- instead of leasing/renting for a monthly fee to a permanent tenant, most owners see the only money and not the value of bringing up a neighborhood or class of citizens.

98. Don't allow the real estate investors in Teller County to ruin our small town atmosphere for the profit of a select few.

99. "From what I'VE seen, the problem seems to be having STR's owned by out of state investors, with no accountability. They may leave a list of rules, like not feeding the wildlife, or securing their trash,, but the property management

company may not have the time or interest in educating the temporary residents on the WHY of these rules, and if the bears get into the trash, no one is sure who should clean it up. If the home owner is local and works WITH the STR renters and neighbors, I think they could work out."

100. I want the STR to be how it was always intended back when Airbnb first started. It was for a family who owned a cabin in Colorado but rented it out when they weren't using it. They didn't buy more than one, they didn't turn it into a real estate domination of STR's. It was meant for a family to rent it out and help pay the bills on the cabin. This is why I want a limit of 1 STR per person or family. And no corporations coming in and buying 15 of them and running a giant business. I enjoy that I help employ 1 cleaner, 1 plumber, and one electrical guy just for my one little cabin. Makes me feel good to give them work so they can make a living in rural Colorado.

101. If you limit STRs to only be owned by a local property owner, this will possibly lower the amount of STRs that are in Teller County.

102. Limit corporations from owning STRs. Do not punish small family business opportunities. Cap STR owners number of homes, not how many total. I.e. cap me to owning 3 homes with STR license. If you cap number per area, one person will end up owning an entire area.

103. "Owner should have only one STR in County. Owner should be at least a part time occupant (e.g., 3 months per year) of the property."

104. Owners should be local to the county, no out of state owners.

105. Please don't let the casinos' drive to force out competition succeed. As individuals, we can't fight the big corporations, and our county should not let money from the big corporations determine the outcome of our county. We need our beloved Teller County to protect the small independent property owners.. .all of them...fairly. This can be a win-win for everyone if open minds and hearts prevail.

106. PLEASE NO STRESS. No matter the prize or size of a house or property it is all negative! Have heard too many horror stories. If a private investment firm buys a property, thet do not care about the neighborhood

107. "Regarding the ranking question: ""How important are the following considerations in STR policy decisions/ Property owners' rights"" : this question took me a moment because I assumed you are referring to the STR owners' property rights, but I I think the full-time property owners' rights should take precedence over the property rights of individuals running mini hotels in residential neighborhoods. Final thought, I am truly concerned about the added risk of a potential major wildfire due to the non-stop flow of temporary STR ""guests"" in and out of our neighborhoods."

108. Short term rentals should only be allowed if owner is present on site or with in the neighborhood. Short terms should not be owned by non residents from other states or cities. Must be present and available during occupancy of guests. It shouldn't be on the local police or services to manage their properties.

109. STR's in Teller county should be more of a local owner, operators type of thing. Let locals have one or two so that we can continue to afford to live in this beautiful area we call home. Add strong restrictions to the out of county, out of state folks that don't have the connection to the community. Keep in mind that

str's provide a valuable service for vacationers to not be crammed into small hotel rooms or cabins in towns and overly populated areas.

110. STRs have some economic benefit, however out of state or investor owned properties have no considerations for the neighbors these properties effect. Residents have to tolerate the lack of respect for local laws, ordinances and noise and trash exceed what the county has been able to, or willing to enforce. The constant scattered trash and blocked right of ways due to over capacity renting is a huge burden to those of us residents that must love next to these nuisance properties. As a resident, I do not see any benefit to allowing STRs to my neighborhood.

111. STRs should be limited to homes where the owner resides and is present. Only then is the argument “it’s my property, I should be free to do what I want”, is valid. Under this condition only, should neighbors be expected to deal with it.

112. "We see a lack of respect from guests for wildlife, fire safety, and peaceful tranquility that brought us to a rural community. Investors near us do nothing for fire safety, fire mitigation, securing trash, or keeping noise and light pollution down. I would support giving investors a 12 month period to wind down their business and decide what to do with their properties so they can complete their reservations."

113. "We've worked for a non profit for 20 years and having a small vacation rent apartment was going to allow a bit more financial income so we can have a bit more freedom in retirement. What doesn't seem good for any neighborhood is for corporations to buy up homes for rentals. Single family owners should have the freedom to use their property investment for their own benefit."

114. Weed out the bad ones, the bad out of state owners, the ones that harm there neighborhood and support and celebrate the owns that improve Teller county!

Short-Term Rentals support the local economy or tourism

The following 22 comments relate to the importance of STRs on the local economy and tourism. These comments are generally in favor of allowing STRs in the County. Some state clear opposition to a ban on STRs, while others hint at support for differing levels of regulation.

115. Woodland Park has always been a tourist destination. Limiting housing options for tourist would be a mistake. The impact STR on survey is misleading. The impact on community services is the opposite of what's stated in the survey.

116. I am very concerned that the elimination of STRs will hurt small businesses. There must be compromise! Driving through Woodland Park has become very discouraging. Vacant building after vacant building indicates an unhealthy and dying economy.

117. If you allow restrictions on STR, the county will suffer. The amount of money that comes in from tourism is extremely high and helps fund small businesses.

I hope you do not restrict STR in teller county. You will find small businesses will lose out

118. The economy of Teller county is dependent on tourism. Think of all the cleaners, maintenance, trades, etc that benefit from the extra work that STRs provide. For example, my 2 homes in teller provided more than $50,000 in income to house cleaners and skilled labor trades in the last year. Many STRs do the same. Additionally, there is not enough hotel rooms in teller to support, and frankly, many visitors don't want to stay in hotels. They are overpriced, crowded, not clean, and don't provide the flexibility many families need while traveling. For example, I am a father of 3 and especially when traveling with my kids, we need a kitchen and space to spread out. Hotels don't provide this. STRs do. Don't let lobbying of big hotel groups (like the cripple creek casinos) push STRs out. That would complete bankrupt my family and many others like us. As an STR owner and frequent user, I am all for sensible regulation. Giant conglomerate STR groups (like Evolve and Vacasa) are ruining it for the rest of us. They represent property owners who live thousands of miles away, and they don't take care of places. If you ever have stayed in an STR managed by one of these large entities, you know what I mean. These entities don't care about communities, they care about making money. My wife and I care about both. Of course we want to earn a living, but we care about our neighbors (which we know many of), and are quick to respond when issues arise. Like most divisive issues, the dissenting negative voices are often the loudest, but don't ignore people like my family and I. We want to be part of the solution, not the problem.

119. "STRs are only temporarily inhabited, so put a smaller strain on community water or safety services. But they also allow a vehicle for tourism. I wouldn't stay at any of the hotels in Woodland park and I'd ever stay at a casino. So if STRs aren't an option, I'd spend my tourism dollars elsewhere, another county entirely"

120. If you really need some more taxes to help out then go ahead and put appropriate fees on STRs to recover but don’t add a bunch of unnecessary regulations and inspections to just increase your own liability and self- worth. All the extra admin will offset the new income you generate. STRs are adding value to the local economy. Most of these homes are not candidates for monthly rentals and will just be taken out of service.

121. I wanted to share that I learned guests who come to my short term rentals will start their search in Colorado Springs. Then my properties in teller county will come up in their search. This bring their money for gas, groceries, restaurants and more being spent in teller county. This is not just about it a place to stay it is about bringing new visitors to the area. I hope you consider all the areas this may affect. Thank you!

122. We have 4 STR by us and have never had any problems. STR’s bring tax dollars to our community and help our local businesses.

123. "We are constantly surprised by how many families we see coming from all over. I’d hate to see the tourism reduced because folks don’t have the choice to easily gather together. We have wonderful people visit - and tell others about the area! I also really appreciate our local service businesses that we regularly support : cleaners, landscapers, HVAC, handyman, snow plows, etc. There are many that rely on strs for their employment. We all rely heavily on our reviews and that means keeping our properties updated, well maintained, extra clean and being respectful of others. (Honestly, long term rentals don’t have the same

drive - we have had those too). Truly, we love to host and share our love for the area. While we live in the Springs, we work and go to church in Teller County. It's a beautiful place that we want to show off as best as possible."

124. I understand that there might be a few STRs in the area that have excessive noise or too many occupants and that's why you have noise ordinances to enforce. In my previous experience with STRs many of the homes are in better condition and stimulate the economy. Just drive through Spring Valley and look at the trash some of these locals have around their property. We've lived in Colorado for over 50 years and some of these homeowners are a much greater risk to safety than an STR. Often times the septic and water are being used less as these STRs are not rented out each and every day like a homeowner would use the property. From a safety standpoint, I believe the majority of the fires in the area were created by locals and I have heard no evidence to suggest these were caused by STRs. I've got friends whose livelihood is supported by STRs and I would hate to see them out of business along with local restaurants such as McGintys. Ultimately, I want the right to determine how to utilize my property and would hate to see the value go down by the enforcements.

125. If you choose to ban STR's in teller county, I would estimate 25-30% of the businesses here will close, and teller count will struggle to stay viable. I own a retail store in Woodland Park, and roughly 50% of my customers are tourists. The combination of tariffs/economy and woodland park's ban on str's means that since April my business is down now more than 30% from last year. At this rate I cannot survive. And as others like me begin to fail, local employment opportunities will dry up, sales taxes will dry up, and we'll all suffer. Woodland park made a huge mistake banning STR's, and unfortunately they're going to realize it about a year from now. Please do not make the same mistake across the entire county.

126. We had STRs in the county for many years, averaging 14 weeks per year rented, pretty much mid-May through mid-September. Off-summer rentals were mostly Thanksgiving, Christmas, and Valentines. Financially, we broke even. We paid our taxes to the county and the state . We since moved on to long term rentals. STRs are not money makers. STRs are vital to Teller County tourism.

127. This is how people survive here. Cleaners, managers, and small business owners. The tourism helps promote and protect our communities well being. We need less government involvement and more freedom for people to make decisions about their own properties. Having family visit us, they need somewhere to stay. And guess what? My family was just here and infused a lot of money into teller county.

128. People have made huge investments in these properties and in many cases it is a critical part of their retirement plans. We spent over $100,000 do a complete makeover on the property we purchased. Most of that money went into the local economy benefiting carpenters, plumbers, electricians, flooring, kitchen cabinets, furnishings, etc. Without STR's being part of the picture we could never have afforded to do that. In nearly 4 years we have had only one instance of an open fire that was due to our own and our guest ignorance of the regulations.

129. I have started and operated a cleaning business in Teller county for STRs for the past 3 years. That is my sole source of income for my family. STRs are providing places for guests to stay while traveling in the area. Which is bringing revenue for the local areas. The guests most of the time buy groceries,

souvenirs, eat out, and do attractions while in the area. The property owners pay property taxes, insurance, and bought the home from the area which has and continues to put money into the community and resources. Owners should be able to do what they want with their homes that they worked hard for. Not everyone can work a 9-5 job and if STRs were eliminated from Teller county it would make a big impact on numerous businesses and family's. The owners of the STRs pay for water, wells, septic, handyman services, cleaning companies, etc. which are all local and put money back into the community.

130. "This "survey" is extremely bias and has been clearly constructed to show an inaccurate representation of data by forcing people into choosing regulations on some of these questions. (Clearly the author of this survey is already in favor of STR regulations or it would have been constructed in a neutral manner to represent an accurate type of data collection.) - I am a data scientist by trade and work in the federal government space. Beyond the general complaint of this survey, Teller County benefits from STRs on an economic level alone. Tourism is a main source of income for the area and many residents depend on the STR market for jobs and customers for their goods. Many STRs, including my own, have taken steps to ensure that local resources and people are purchased and hired to show that we are doing our best to support the local economy and people. We even have locals who come and stay for their own quick get-a-ways. If you remove or hinder STRs the people looking to stay in the area for tourism will stay at hotels that do not put money back in the economy - it is siphoned off to corporate head quarters. If the spirit of Teller County is to help its residents then a discussion of how to we intersect activity that boosts the local economy and ensures residents are seeing benefits of this boost. When you cut or hinder STRs you are hurting people who care about teller county which is why they decided to purchase property. While I am passionate about this attempt to go after STRs, my real concern here is the lack of acknowledgment of the need to grow the economy in Teller County. Without STRs or tourism what will be the life blood for the residents there? What brings in new generations of families? Teller County is beautiful but without a strong economy it will be over showed by mountains that are embracing their tourism."

131. Ultimately, the loss/ban of STRs in Teller County will have a detrimental impact on the local economy and create hardship for local businesses and individuals due to the loss of revenue.

132. STRs provide a needed tourism and economic benefit to our area. I couldn't imagine visiting a tourism area without the option of an STR. I think every guest should be informed of Fire bans and good neighbor policies and be warned of fines if they break those rules. We have so many great STR managers that the good ones shouldn't be thrown out with the bad ones.

133. The amount of revenue that can be generated from short term rentals if they're properly licensed and permitted so that taxes can be collected is smart for Teller County. Those HOA's that don't allow short-term rentals need to enforce their bylaws.

134. We feel like if STRS are completely banned in Teller County, it will greatly affect the economy and the livelihood of many people. Some people put their life savings into these businesses and it would be a drastic loss to lose their business. I think some regulations would be good and valuable. But we do pay taxes and already contribute to public services. We go to great efforts to be considerate of our neighbors.

135. STR are important for the economy of Teller County. Get rid of them and people will stop coming here.

136. STRs have a place in supporting and generating revenue for the county, however they need to be controlled, registered and good neighbors

General opposition to STRs

This group of responses expresses general opposition to short-term rentals, and is followed by a sub-category of responses that expresses advocates for a ban on STRs.

137. I prefer to see seasonal rentals instead of STRs. Nothing under 30 days.

138. Str owners seem to be in it for money and little else. They are causing havoc in neighborhoods with random strangers. People in neighborhoods didn't buy next to a hotel and shouldn't have to live with one opening next door. Many houses are used as str rentals which pushes out locals because housing isn't available. Str rentals are a burden on water, septic, public services (ambulance, fire, etc). Str renters have no respect for the neighborhoods in many cases and it shows. If teller county needs more hotels/motels then build them and keep str rentals out of neighborhoods (key word neighbor).

139. I would like to see STRs kept to a minimum and be outide of neightborhood areas. Possilby a lot size (acerage) requrement and distance requirement from neighboring dwellings.

140. "1) Local STR contact - Not helpful, but it looks good on paper. Hosts all know how to get around it if they want to. 2) Rule enforcement - Neighbors have to do all the work to document and report, then do it all again next week or next month. Local emergency services should be reserved for assisting local emergencies. Not tourists who are not prepared for storms or for monitoring noise violations. It never ends until the STR is closed. 3) Fire safety - Understated danger. Absentee owners do not fire mitigate. One investor told me, ""the fire risk is something I'm willing to accept. I'm insured, so what does it matter?"" They literally have cords of wood stacked against their home and no fire mitigation done since they purchased years ago. Their guests are even less invested in fire safety. 4) Community water - Will always be strained when a home's linens are all washed and home is deep-cleaned 2-3 times per week. City guests do not have incentive to follow water conscious behavior because it's not their home. They are ""getting their money's worth."" Hot tubs - refilled weekly rather than once every 4 months. That is hundreds of gallons of water each time, each property. 5) Investors take. They take our natural resources, our human resources, and they take our peace and quiet. Investors take, but they do not give back to our small communities. A few investors and a few local businesses (cleaners, snow plow operators, and restaurants) profit, but the rest of us suffer the burden they cause."

141. Do not know of any STRs in our neighborhood right now (Aspen Village) but based on issues with some long term rentals, we're very concerned about our quality of life degrading if a STR started next door. They don't belong in rural Teller - let the renters go to the cities.

142. I bought a home in a rural neighborhood to get away from the general public, to know my neighbors and feel safe. Please do not take that away from me. My tax dollars should not go up to provide the needed additional resources so someone can make money off of their home. If they do not want to live there, they should sell it to someone who does and will cherish our rural way of life and not use it as a business.

143. We have one in our backyard and hate it.

144. I absolutely hate having STR's close to my property. My fire insurance and property taxes are high enough that I have considered moving out of Teller, which I love. The fire danger to myself, my property and my family is alarming. Add to it drunks, trash and wildlife issues, shooting randomly, fireworks, dogs roaming free..... it all adds up to an infringement on my rights, and the STR owners don't care one bit.

145. I have been a resident of Teller County for over 20 years and I have watched this county go downhill on greed based decisions. The "college" which overburdened our housing system, the grift system for county road repair (I don't know who is doing the contracts but there must be kickbacks with the horrible job they do, especially in October of 2023 approximately on Teller 1, with the gravel that was horribly put down and not properly sealed that it damaged my vehicle numerous times and had to be immediately redone within less than a year which was an unnecessary expense to the county if it had been done properly the first time), the 500 home subdivision being/already built in Divide (stress on our rural infrastructure and overpopulating the natural area we live here for), and now the rampant amount of STR's being permitted. My personal opinion as a long term resident is NO STR's at all, and if greed is what permits them (even though I don't believe in regulations) they should be have so many fees, fines and restrictions that no one wants to have one).

146. "Large fines for Owners and quests that break the rules of civilized conduct: noice, garbage, parking, etc County liens against the Owner/property. Restricted number of STRs in any 20 mile radius, for sanctity of neighbors and property values"

147. The increased cost of housing has mostly been the covid bump, individuals from all over the country looking for rural living and the Charis population in Teller County

148. Please support the community already here and allow us to have fair access to housing not based off the availability or lack thereof thanks to STRs. We want to live here. We want to work here. We want to contribute. But we can’t if there isn’t even housing open for us, and the housing that is open is priced competitively because of limited options. Maybe one day when the locals are secure and the workforce is secure, we can consider supporting STRs. This just isn’t the time.

No STRs

These 15 responses advocate for not allowing STRs in the County at all.

149. "BAN STR TOTALLY IN TELLER COUNTY ! ! ! THEY ARE ONLY HELPFUL CASH COWS FOR THE STR OWNERS.. AND ARE A

DETRIMENT TO THE REST OF THE ENTIRE COMMUNITY AND NEGATIVELY IMPACT OUR BUSINESSES WHO DO DESERVE GUESTS TO STAY AT THEIR COMMERCIAL FACILITIES... NOT NEGATIVELY IMPACTING QUIET RURAL NEIGHBORHOODS, and detrimentally affecting first responders. WE DON""T WANT THEM WE DON""T WANT THEM WE DON""T WANT THEM IN TELLER COUNTY ! ! ! ! BAN THEM AND LET STR PEOPLE GO ELSEWHERE ! ! ! IF people want to visit here... they can still use the OTHER commercial services available and please SPARE THE RESIDENTS THE GRIEF/AGGRAVATION ! ! ! AGAIN, WE DO NOT WANT STR's IN TELLER COUNTY ! ! !"

150. I just want them all banned they have caused so many problems & even puts a strain on our already existing system. From police to Our firefighters & EMS & destroying the value of our community's & also our roads they caused fires & destroyed our homes & even harm wildlife & starting bon fires not knowing anything about the community rules & even if host of STR they still don't listen to there rules

151. Please just vote them out!!! I have one on each side of me! Garbage all over from bears is a huge problem and the noise!!! I don't feel safe in my own home! Please END THEM!

152. Please just out law them! We moved here for mountain living not too have hotels next to us!

153. These are our homes, not a vacation destination for folks with more money than sense. I was wager that most of the folks who own homes in Teller County are here to get away from the front range, traffic, crime, etc. The last thing we need are folks who book a STR for a few days and treat it like a frat house, trashing the area, partying all night, riding ORVs on the roads ignoring any and all rules, etc. TCSO does not have the personnel to cover the entire county for violations. I am a very hard NO on any STR's. WP and CC have plenty of hotel rooms if folks want to stay here. Mueller and the Pike NF has plenty of camping areas. No need for anyone to rent out a house except greed by the owner of said house.

154. Do not allow STR's

155. This survey appears to be a waste of time. The questions are obviously bias toward allowing STRs when its clear that the community DOES NOT WANT THEM HERE!

156. STRs are a nuisance and we would like to see them removed from Teller County. I have maintained that I do not care what you do with your property, but do it in an area that is zoned for STRs and NOT in neighborhoods where people have spent (in some cases) good money to live, work and raise families. In our case, we bought our dream home in Spring Valley only to have an obnoxious (out of town owners of course) build a house with a "revolving door"made specifically for STRs, right across the street. HOMES…NOT HOTELS!! This STR specifically (as well as many others) advertise that they are a hotel/lodging.

157. This was a very poorly written survey. Answer available could be all of the above but I had to chose. We had a STR neighbor start a HUGE bonfire. Education is ridiculous -- who does that for the 3 day weekend in the mountains?? and they can not appreciate the danger. It all looks green. We don't need this. Respect rural and ranch life. Leave the animals alone. Dogs chase etc.

Noisy. Trash. Water wasted. More fires, accidents, crime, search and rescue cost more than the taxpayer benefit. DO NOT ALLOW STR!!! all over the world they have ruined cities, neighborhoods and the lifestyle of the voters.

158. We do not need str's in Teller County. They create too many issues that are negative and lower our property values.

159. Teller county should enforce the current regulations and prohibit STR's. Owners of STR's can rent their property to people who will be residents of teller county and contribute to the community.

160. I think STRs should be banned or severely restricted in our area. They have changed the face of Teller County and our neighborhoods to the detriment of our children, community and wellbeing. I do not understand having a "zoned" county when many of us are stuck living in business districts masquerading as neighborhoods. The traffic on my dead-end road is ridiculous. STR renters go and come at a far higher rate than most residents, they arrive consistently at odd hours and slam their doors at a rate that is mind-boggling. They constantly have more cars than seems reasonable blocking our narrow dirt road more often than reasonable. I consistently ask renters to pick up pet waste, not harass wildlife, not trespass on my property, take pictures of my home and child, and on and on. I wanted to live in a neighborhood with neighbors in a community not a business district.

161. STR owners are ruining our area because they do not care about our way of life here.

162. STR,s are second, third, or fourth homes to their owners. They are a source of income, not a home they live in and take care of. The burden of all the distasteful behavior of short term renters falls on the neighbors who have made an investment in their property and their neighborhood. Unless the owners live on site, STR's should not be allowed, period. They are too disruptive, too dangerous regarding fire risk. They also cause a shortage of available rental properties for workers who actually provide services to Teller County residents.

163. No STRS

Nuisances associated with STRs

The following 14 comments relate to nuisances associated with STRs. These reflect certain rural risks such as wildfire, wildlife, trash, and dark-sky concerns. Of particular concern is the need for operational standards, including occupancy tied to septic, parking plan, quiet hours, bear-proof trash, fire rules posted, event use prohibited without permit

164. two years ago 3 bears were euthanized by Dept/Wildlife due to very poor trash handling by owner of STR & guests

165. STRs violate the property rights of neighbors to peacefully enjoy their residential homes. STRs are motels, without the neon signs, they only belong in business or commercial zones. STRs will add to the risk of a wildfire in Teller county. We need to reduce wildfire risk, not add to it. No to STRs!

166. Guests of STR do not respect our lakes, and neighbors

167. The STR people come out for few days are loud, drunk, rude start fires.

168. "Supposedly they aren't allowed in my neighborhood, but they are still here and nothing is done. Tourists are riding motorbikes up and down the street, have loud cars, start fires, set off fireworks - and NOTHING is enforced here. There is a happy medium between ""being free to do what I want"" and ""Maintaining peace and safety"" and I highly suggest WP & TC find it FAST. This area was touristy before STRs were even a thing, and it will continue to be so. They don't need to exist at all."

169. As a board member of our community HOA, I can verify that a substantial number of complaints received involve STRs. Renters are often not aware of community covenants (or simply don't care). Absentee owners cannot immediately correct problems. Permanent residents do not like the increased traffic. Water usage (obviously a precious resource) is often excessive in STRs, putting a burden on our privately owned and managed system.

170. I've used STRs when visiting cities, they are generally preferable to hotels. But the difference is that hotels are regulated, STRs are not. As a result having STRs in the neighborhood can bring issues, particularly in the remote locations of the county such as NE Teller where we rarely see the county sherif.

171. Should have same regs for long term rentals. There is zero enforcement of ATVs on rural residential roads and I have a near miss at least once a week. TCSO visibility is non existent in subdivisions

172. We have three STRs in our neighborhood and have problems wit unsecured trash, oblivious drivers

173. STR undermine community, put an undo burden on the community and emergency response personnel, and huge burden on water supply

174. Require bear-proof garbage disposal options.

175. People that own STR are not your neighbor they have people that you don’t know coming in and out and they don’t care about the area. It’s just money to them. The people that live here have to put about with the trash, the trespassers the fire danger from these STR. When there’s a problem there are not contacts readily available.

176. An STR owner should not be able to make a profit from their renters use of others private lands and private amenities.

177. People (STR customers) think that Highland Meadows Subdivision is public property, tenants walk indiscriminately on others properties. during winter tenants will take snow sleds and trespass. many visitors don't speak English. Chinese, Hispanics rent 2 wheel drive vehicles for wintertime visits and we tow them out of the ditches. if a tenant burns the area down, they will just rent in another area next time. guests have nothing invested in our neighborhood.

Fire Risk

In addition to the nuisances mentioned above, an additional nine comments were made specifically pertaining to fire risk. Comments include suggestions for communicating burn bans, peak alerts and safety precautions.

178. Homeowners insurance has more than doubled in the last five years. Require ALL homeowners and property land owners to mitigate their land. Require them to remove debris on their property in all areas of Teller County. If any inspections are needed, it should be focused in this area to help mitigate fire risk across the board. I have taken active measures to mitigate my STR properties for fire mitigation. In addition, I make my guests completely aware of rules within communities and current fire flag status in the county.

179. Mt biggest concern is that in our area wildfires are a major issues. When the present proposed STR near us becomes operational (I think it will be a version of Air BNB) It's very possible thst 99% of the visitors will be careful- but it takes just one careless renter to cause a wildfire. Further, short term visitors may very well think that there are no neighbors living near and will seek to use the dwelling as a party venue- causing great upheaval to the neighborhood. Our area is so serene that we can hear casual conversation from the homeowners several miles away in the adjoining ridges.

180. The property owners don't want to hear any complaints or concerns from the property owners around the STR property. If there is a fire and the tenants of the STR is the ones that cause the fire, are they willing to pay for everyone's property loss along with the loss of life that could come with that.

181. Fire mitigation is the number one concern for the county commissioners! If the county would enforce fire mitigation on all private properties including vacant lots, fire risk will go down and affordable insurance would be more available for everyone, including business owners.

182. Please stop allowing STRs to endanger homes in the area. If a renter does something not allowed there is no penalty and there needs to be a hefty fine. People have changed and they will start a campfire for their samores if they want to regardless of fire bans. Tell me the safety of home owners and tax payers does not matter if the kids want to roast marshmallows over an open campfire.

183. Please keep Teller County Government small. As an STR owner we also live locally and love the flexibility to come spend time in Teller when our house is available. We are all for guest education and have taken steps to remove our fire pit and not allow guests to have a fire regardless of fire restrictions. That is probably the biggest risk/concern for our County at the moment.

184. My concern is that there were STR near me and the renters had fires - they were unaware of the fire bans. We were not able to locate or contact the owner with our concerns.

185. Although I don't have airbnbs directly adjacent to my property, I can see how it would negatively affect the health and safely of my neighborhood. We have wildlife and drought conditions most of the time.

186. My biggest concerns related to STRs in the county are the impact to local services like fire and emergency and the potential for uneducated guests to make poor decisions about fires and wildlife. Some regulation to ensure these businesses are supporting our local services via a licensing or lodging tax and taking responsibility for the actions of their guests is not only warranted but prudent.

Treat STRs like a commercial business

These 18 responses relate to neighborhood character and generally advocate for a separation of STRs from neighborhoods, or the zoning, treatment, or taxation of STRs as commercial businesses. These comments overlap with those categorized in the neighborhood character section, as the argument for treating STRs as commercial is often connected with protecting the neighborhood character of residential neighborhoods, while others are focused on concerns about fairness in taxation.

187. STR's are commercial properties and should not be allowed in residential areas. Please adopt a similar ordinance that Woodland Park voters approved.

188. We have long allowed B&B in residential zones as a conditional use. An Owner-occupied STR looks like a B&B from a community impact perspective, so owner-occupied STR should be allowed in the same zones as a B&B. Non-owner-occupied STRs have no full time host onsite to help guests comply with the "good neighbor" rules. They should be restricted to business zones where there is less impact to permanent full-time residents. This is the same as used by Woodland Park and Colorado Springs, creating continuity across the region.

189. STRs are a business so should be restricted to commercial zones and be subject to the same regulations and taxation as motels.

190. Teller county is losing money because many of the STR's are not permitted and/or licensed as a commercial entity. These businesses are a commercial entity and therefore need to be either eliminated or taxed as a commercial entity. Rural communities cannot regulate the STR infestation in their communities. As of now, Teller County Land Use Regulations state that there cannot be any STR's in a residential community. it needs to be enforced to the fullest extent. Many subdivision covenants clearly state that there will be no commercial businesses in the community. In conclusion, the Teller County Commissioners need to honor the Land Use Regulations and make the STR's live in a commercial area zoned for this endeavor.

191. Since STRs are businesses, they should be in zoned business areas separate from residential ateas.

192. In our subdivision, Colorado Mountain Estates, there is a high concentration of STRs and realtors state in their listings that they are ok. Not all are bad but we have many problems associated with the STRs. Also, STRs operate as a business but get residential tax rates, pay no lodging taxes and increase the potential for fires and other problems.

193. I would support limiting STRs to narrowly defined areas. If STRs are going to be in rural, primarily residential areas, must have serious limits on #, spacing, and # of guests of STRs combined with robust enforcement.

194. If STR's are allowed they need to be taxed as any other business would be taxed for a commercial operation.

195. I have never seen the need for people to rent houses in neighborhoods where people live. There are plenty of motels, hotels and B&Bs. I want a neighborhood to live in not a commercial area.

196. STR properties should be taxed at commercial rates, not residential rates. Placing the burden of STRs on the neighborhoods in order to support tourism

is a fundamental violation of zoning principles separating commercial from residential uses. Who speaks for the property rights of those living near STRs? They bought into a zoned residential area and lodging businesses have never been allowed there. Allowing this prohibited use in residential areas for so many years lands squarely at the feet of Teller county officials.

197. I would like to see licensing and taxing as a business on all STRs, which should include yearly inspections. I would also like to see them limited in number in each subdivision. They need to be registered/licensed so everyone knows where they are. If there is an evacuation, that is extremely important. Also, the size of the septic should determine the number of occupants. Too many STRs are stressing our wells and septics.

198. I am not concerned about a STR taxing the water/sanitation/roads more, because a full time resident would be taxing those systems as well. I am concerned that just like any business it should be licensed and regulated appropriately to ensure the safety and health of those staying in the STR (working fire alarm/carbon monoxide detector, or functioning septic system) or those living next to a STR (STR operators should be required to maintain a liability policy to cover damages incurred to residents by their renters). I am very concerned with visitors not being aware of burn bans, being bear aware, leaving things out that would attract the wildlife, or nuisance behavior (partying/loud noises before or after certain times).

199. We are extremely happy with the county's decision to review STRs in county and are hopeful that a decision will be made to have them removed and follow Woodland Parks lead. They are a nuisance and we have witnessed first hand the irresponsible actions of guests and owners. They should only be allowed in zoned areas away from residential neighborhoods where people work, live, raise families and seek privacy.

200. Short term rentals are hotels and should be treated as such. They are not suitable in residential neighborhoods. B&Bs have owner occupancy and do not have the same impacts on neighbors and neighborhoods as rentals where the owner isn't present. We have a process for B&Bs. The fact that STRs are totally unregulated is not consistent with our land use regulations. Commercial uses (excluding No Impact Home Businesses) are not appropriate in residential zones. STRs should, at least, require a Conditional Use Permit. STRs are not event venues, which also require permits.

201. As mentioned above, I believe short term rentals should be taxed as commercial property. I own a commercial office building in Woodland Park city limits and pay $9300 a year in property tax. It's not fair that these short term rentals run like a hotel and they are not paying commercial tax, they really do add to diminishing quality of life in our rural community.

202. Restrict STR's from rural areas in Teller County as they cannot be controlled or regulated to a degree that the county would want.

203. These rentals are making many issues for communities. We didn't buy next to a hotel but that's the crap we deal with. Lots of problems in my neighborhood from them. If you want to run a hotel then buy one and quit screwing up nice neighborhoods with crap nightly rentals

204. "STR's are a business and should only be allowed in Commercial Zones. Residents, whether in a city/town, or on Agricultural property, make substantial

investments in their homes/properties, and should not have STR's forced upon them and their "neighborhoods"."

Enforcement

The following 17 comments relate to enforcement. They express a range of views, including the impression that existing rules are not enforced, concerns that new regulations would not be enforced and a desire for fairness if new rules are put in place.

205. It is not fair to put rules on every property owner when only a few cause problems. Deal with the problem makers, and stay out of everyone else's business.

206. The vast majority of residents in Woodland Park voted to significantly restrict STRs, lets make sure that we enforce the new regulations to give the citizens what they wanted and passed into regulation.

207. Believe that laws already exist to address problems of STR's they just need to be enforced.

208. We do not want to be the enforcers of regulations, confrontations may occur, we need public officials dedicated to the task at hand

209. I am all for preserving neighborhood integrity and respecting neighbors (after all we live in a neighborhood), but never at the expense of individual property rights. There should be some reasonable regulations put into place with an enforcement structure like fines and a 3 strikes per year you're out rule or something.

210. There are already rules regarding noise, parking, fires, trash storage etc in most areas/neighborhoods....ENFORCE THEM - whether its a permanent resident or STR guests. "more rules" isn't the answer, just enforce the ones that already exist.

211. "Create a LEGITIMATE, proof-driven (not "my grumpy neighbor hates me and filed a fake complaint") 3-strikes-you're-out policy for repeat offenders who show no care for the property, neighbors, and nature. My property is clean, quiet, dark (respecting dark sky) and maintained. I have never received a complaint from my neighbors."

212. It is interesting that Teller County does not allow STR, but does not have the means to enforce the regulation. One thing you add to your research is to require information about regulations, fire bans, wildlife, OHV, etc. be included when homes are sold and closed, like association bylaws.

213. If str users are causing issues/violations ticket/fine them and the home owner. It will incentivize the homeowner to enforce rules to keep renters on their best behavior and pay for the program to respond to complaints.

214. STRs are disruptive and no amount of regulating will make them not so. It will only increase police and, possibly, fire traffic in our neighborhoods. Teller County should add an employee whose job it is to search the air bnb, etc. sites for addresses in Teller and report them to the site and send out warning letters

of impending fines. This would be far more cost-effective than allowing, but regulating, STRs and facing possibly fighting a fire in our neighborhood and losing structures. These homeowners can still make money from their property by long-term renting.

215. Inspections aren't going to happen in evenings and weekends when noise and inconsiderate activities occur the most.

216. Treat everyone the same. Don't condemn all STR owners for the behaviors from some STR owners and/or their guests. Locals can be noisy, rude, keep unkept properties, etc., too. Treat both the same if an issue arises - creating exceptions is unfairly and unjustly targeting a specific group. STR guests love to visit Colorado and appreciate the opportunity to come here and experience Colorado and its fantastic locals. We should be proud to be a part of something good.

217. If there is a problem, it can be reported. Just like any longer term renter or property owner. It's no different than anyone living in the neighborhood—disturbances should be dealt with on a case by case basis.

218. As a board member of an HOA in Teller County, it is frustrating to try and stop a STR once it started up. I have had conversations with other HOAs in Teller County who share the same frustration. By the time someone recognizes that a STR is operating in their neighborhood, two more have started up. Then instead of dealing with one, you have multiples. Our HOA board is a voluntary, unpaid position. We don't have a deep pocket; a legal fund set aside for the legal fees that are incurred to enforce the HOA covenants. The STR property owners know that we are financially strapped. They keep operating their STR because the enforcement fines allowed by the state are so low and their profit margin is so high, that they ignore violation letters. Without a county wide restriction and enforcements that impact the STR property owners bottom line the voice of homeowners in an HOA that has voted not to allow STRs, we are silenced.

219. Knowing that Teller County already has a LRU that does not allow STRs and is not being enforced is very frustrating.

220. Major problem is person that owns property has some else renting out or managing the property. We have no idea without searching the sights who is renting it out or who is managing that location. So when you want to let them know the person they rented to is doing something. You can't find a number or all you get is a 1-800 I don't care number. Also a clear set of expectations should be expected no different then renting a a hotel room or a camp site.

221. I actually support all four enforcement choices.

General support for STRs

The following 22 comments express general support for allowing short-term rentals in the County. Many of these comments overlap with other categories in some way while expressing the general sentiment that STRs should be allowed to operate in Teller County.

222. In order to afford our property we rely on STRs

223. Tourists are a part of Colorado life. They should be given more of a choice than a hotel/motel. It is incumbent on the STR owner to vet the renters and educate them on the rules and regulations in exchange for the privilege of visiting our

state. Renters have to understand that renting in the mountains does not give them the right to be loud, fire weapons, have outdoor concerts, etc. I believe they do not think they are bothering anyone because houses are so far apart, but noise levels are more important here than in the cities and they need to understand that (i.e., STR owner). As far as a burden on resources, renters are no different than a similar size family living on the property permanently, probably less so.

224. Don't let a few squeaky wheels make the rules for everyone. We live in an amazing place and we can share it. Make sure you have good data and make data based decisions.

225. STR's provide an alternative to hotels where a family can all stay together, cook their own meals, spend quality time together. They provide income to the county as guests shop, eat out, buy groceries, do tourist activities.

226. "The cost of property ownership will not be reduced by banning or regulating STR's in Teller County. Nor will the cost of rent for long term renters. The cost of property, property taxes, and insurance in Teller County are very high. Thus the cost to long term renters would be very high as well. I am currently paying property taxes on my property, plus usage taxes collected by VRBO and AIRBNB, that go to Teller County to cover public services. The guests that come to my STR are bringing revenue into the County. They spend money at local stores, gas stations, casinos, tourist attractions and restaurants which brings in more taxes and supports the local economy."

227. "The revenue into the community as well as the individual Owner are a benefit. Properties usually stay cleaner inside as well as maintained outside. All systems functioning in order to even be able to rent it out. Kind of self regulating. Limitations on parking/noise/amount of people per rental so there is no miss use is most important. I see only a small portion of homeowners turn their homes into short term rentals. In the case that there would be properties purchased to create a short term rental is where some limitations could be applied. I see that long-term rentals and midterm rentals are more destructive to the interior and exterior of properties as well as the in-frequency of property manager inspection etc. Thus, detrimental to a neighborhood/Community. Weekly, monthly, seasonally renting is usually a contractual and there are regulations already within that for the owner to comply with."

228. This state has become so over regulated…sales taxes are down, because less tourist, less places to stay, not everyone want to only stay in cripple creek or Woodland park, the only two places with hotels….

229. Currently in Woodland Park we have a surplus of homes on the market now. If there were a housing crisis this wouldn't be the case. As a property owner, I feel I should have a right to utilize my home part time and share with the tourists as well. It helps the local economy. The occupancy rates of STR's in Teller County is actually low comparatively speaking to other areas in Colorado that can also offer close proximity to ski resorts. People who stay in Teller County come for the cooler summer, mountain atmosphere and all the tourists attractions offered in the area. Without tourism there will be significant economic impact. Forcing homeowners into long term rental agreements is not the solution. I would no longer be able to come stay in my home every other month anymore. I could not control what the tenant leaves outside for all to see on my property. Who knows how many junk cars would be parked outside. What if they had a dog that barked incessantly and I had to deal with complaints from neighbors. Better off

to allow STR's. They come they go, occupancy rates are low so less wear and tear on the roads vs a 12 month occupancy. As far as EMS and road maintenance is concerned, I already pay for that through my property taxes. Having STR's is a win when compared to the environmental impact of a long term rental contract.

230. STRs do not cause increase in housing affordability nearly as much as vacant second home ownership!!! STRs already bring in significant tax to the county due to commercial property values vs residential property values

231. "Teller County must evolve with the times—and short-term rentals are a crucial part of that. Younger generations, particularly Millennials and Gen Z, are navigating a vastly different economic landscape than Baby Boomers did. They're often balancing student loans, childcare, multiple jobs, and rising housing costs. For many, hosting on Airbnb or Vrbo is not a luxury—it's a lifeline that helps them afford to live, work, and raise families in the communities they love. Short-term rentals also cater to modern travel preferences. Today's travelers value unique, local experiences that traditional hotels can't offer. Whether it's visiting family, exploring Colorado's outdoors, or working remotely for a few weeks, people of all ages are looking for flexible, home-style accommodations. Meanwhile, some opposition—often from older residents—stems from a desire to preserve the status quo. But progress isn't about erasing community values; it's about adapting them to support a more inclusive, sustainable future. Responsible regulation—not outright bans—can ensure that short-term rentals benefit hosts, guests, and neighbors alike. It's time for Teller County to embrace policies that reflect today's economy, support working families, and welcome responsible tourism—not resist change for comfort's sake."

232. I have a 126 acre property in unincorporated Woodland Park that has 2 houses on it, each on their own septic system and private water wells, and I've run an STR on the ranch for 5 years. I personally manage the property and I approve and interact with each guest 100% of the time. I'm a hands-on manager and I my properties are on a premier property status with my listing services and I maintain a 5 star review with all our guests. My property shares a border with the national forest and the water treatment plant and my other property line is bounded by HWY 67 so my property is very private and the STR activity, which is mainly in the summer months, doesn't negatively impact neighboring property owners. Regarding county services, my houses are mainly empty, aside from the summer short-term rentals, so I'd argue that my particular operation of a STR is less of a strain on county services than if I had someone living permanently in the houses 12 months out of the year.

233. I owned a rental in Woodland Park and had positive feedback from guests. Many guests commented that they had never heard of Woodland Park, but thought it was beautiful and supported the local businesses and restaurants. This is a positive impact on housing and businesses for Teller County.

234. We also use our cabin ourselves and have talked with our neighbors. We have had no complaints and have good rapport with the neighbors.

235. We want to operate lawfully and eagerly await your decision! We hope to sell our tiny cabin and buy something we can retire to in 10ish years, but are holding off until we learn more about the STR regulations. I believe we support the local economy to a greater extent than our neighbors who keep their properties vacant - to reiterate, we have a local property manager, two cleaners, one snowplow

operator, two handymen, local water delivery (for hot tub, we can't fill using our well due to POA), a local bread baker delivers every Monday, we have a plant caretaker, a local photographer, a videographer, a chimneysweep, an insurance agent out of WP, and a neighbor does dirt work for us when needed.

236. There is a wide spectrum of folks residing in our area. We lived here for roughly two years before converting to STR. There are a few other STRs nearby. Most are not. The STRs generally are some of the best maintained properties. Additionally, we as STR owners have made a point of always hiring local wherever possible to ensure we are contributing to the local economy. Everyone has been lovely. We personally have invested thousands in working with almost exclusively local businesses. I think it safely be said that STRs are a net economic boon to the area as most guests visit the surrounding towns and stores and spend money there and we vend with several local businesses. We were notified of this survey by teller county by a handful of our vendors, all local residents, who are concerned about the loss of income they've experienced after Woodland Park's ordinances and are very concerned if that were to be county policy. Overall, we love Teller county — we want to see it thrive. Tourism, like most mountain communities, is already an income center for the area, and that isn't likely to change. We're pretty agreeable to sensible regulations that balance the rights of property owners, availability of county resources, safety and emergency services, and the economic opportunities of full time residents so long as those measures are not essentially punitive in nature or a kind of knee-jerk scapegoating measure.

237. As I mentioned above, many of these homes are second homes that won't be rented full time to others. Having people in otherwise vacant neighborhoods during the shoulder seasons is fantastic. It actually brings life to the neighborhoods and helps fuel the local businesses who already struggle in the off season.

238. "Property owners have rights and STRs bring great tourism dollars to Teller County If guests create issues, then issue a fine. Mandating education in the STR about fire is a great idea."

239. We have had nothing but positive experiences with our guests and do a great job of educating them. They come to Teller County to get away from the hustle and bustle of the city life and enjoy the outdoors. I believe the type of guests that this area attracts are ideal, unlike guests who may be attracted to bigger cities. Our guests come, follow the rules, and patronize our local businesses and attractions. They also get to experience the beauty of Teller County, a very underrated section of the state.

240. We are residents of CO Springs and like to visit Teller County, but we rarely stay the night due to the ban on STRs. We just go to other counties that allow it. We'd love to see some legal alternatives to hotels/motels in your area for our family to stay.

241. I have a tiny house for my family to use for getaways. When we aren't there I rent it out as a STR. The ability to do this was one of the reasons I bought in Teller County and my family has a real connection to the area due to the time we have spent there enjoying the beauty of the region. We have upgraded our home and provide wonderful getaways for other families that bring money into the community. I am friendly with my neighbors and they all have my phone number if there are any issues- there have not been any issues. I proactively message guests when bears are out of hibernation and tell them all the

precautions they need to take. I truly care about my Teller County community and am part of a wonderful group of neighbors. I should be able to rent out my private property to cover some of my costs as long as I am a good neighbor, which I am. Thank you so much for your survey.

242. We purchased a property in rural Divide. We are there part time (30%) as our second residence and use it as STR (70%) with a local property manager when not there. The ability to use as STR was a primary factor in deciding to purchase in Teller county. I understand the cons (strain on local services and infrastructure) and the pros (tourism, STR attraction for property buyers) but also see where STRs are 12% - 15%. That seems low to me but I do not know what the ideal percentage range should be or what level should require county intervention requiring laws and regulation. I also understand that adding laws and regulations will require resources at the county to manage, regulate and track.

243. STRs have been given an unjust and poor reputation in Woodland Park city. STRs provide many people with income and the city with revenue in the form of taxes. Woodland Park has harmed owners, managers, cleaners, maintenance personnel and local businesses with their law. The noise issue is highly exaggerated. I spoke with a STR manager who manages 40-50 properties in Teller/El Paso for 10 years and he told me that he has only been called for noise 4-5 times in 10 years. Which he took care of promptly. There are good managers whose properties never have an issue. Additionally, while looking on social media, the outcry from anti-STR people often mentions "greed" and people "lining their pockets." This tells me that it's not an issue with the existence of STR but rather the envy of other residents. There is hardly any money made with an STR after all costs. I think it would be a mistake to ban STR from rural Teller County. Limit the amount of licenses. Make sure the homes are compliant. But ALLOW tourism to succeed and patronize local businesses.

Don’t ban STRs

Related to the statements of general support above, an additional five comments express an opposition to a ban on STRs.

244. My family and I own an STR just outside of Cripple Creek. We love Taylor County and we love area and people that live there. Without the ability to rent out our home when we are not using it, we would not be able to afford it. I would love teller County and hope that we can make cherish memories with our kids and let the outcome of this process still allows us to do that.

245. I'm just an honest tax-payer trying to make a living by supplimenting my income with my own home as a STR. Please don't take that away.

246. The STR ban is unconstitutional, and I think the city knows that. I think that is why their legal argument is that STRs were not allowed in the first place, despite the prior licensing and tax collection rules. We're in support of grandfathering prior STRs, reasonable restrictions/regulation, and not issuing any new STR licenses. We plant to retire to Woodland Park in 8 years, and that plan is relying on STR use until then, in order to pay off the property.

247. I would bet that if STRs are banned, houses would be no more affordable than before, at least not noticeably. When one buys a property they shouldn’t be

regulated to death over what they can do with it as long as they are following codes and ordinances

248. Our area is a gem that is almost impossible to find anymore. I love it but hope others can experience it as well. While I do not currently own a STR, I would like the option kept open in case I need to use in the future (to sell our property there would break my heart). Required visitor education is a MUST and should be what we are doing for permanent residents/long-term renters (no one has mentioned that). Also, much of the burdens mentioned should be the responsibility of STR property owners

STRs are not a problem

As a sub-category of general support for STRs, another nine comments argue that STRs are not a problem.

249. "I don't think the county actually incurs significant extra burden from STRs. We're not an urban center where there is massive tourism and substantial housing affordability impacts from the huge STR market. Road and EMS impact is likely minimal; in fact elderly homeowners in the area probably use EMS as much or more than local tourists... We've never had a fire risk started by an STR lodger as far as I'm aware, and a local could just as easily be out of touch with fire regulations as a renter--we need better public communication (signs on roads) for such things. We use a wells and septic, so our water use impact isn't going to be any different for visitors vs. homeowners--in fact, STR rented house will be occupied less often than a home owner, and STR renters will be out and about during the day and using the property water itself less and in the area consuming tourism services more. This feels more like the county becoming more onerous and less desirable by increasing regulation in an area that people choose to live in precisely because they want less regulation."

250. From the 11 "Key Concerns" bullet points, it seems like this is a veiled attempt to ban STR's, much like Woodland Park did, after the fact and with perhaps questionable legal counsel. While SOME of the concerns may have SOME validity, over-regulation is bad for everyone. My personal opinion of the STR impact on County services is minimal impact. In the nearly 2 years that we have owned our property, there has been one noise complaint (from a neighbor who called us; we called the guests; problem solved), and one visitor slid off the road into the ditch two houses from our property; a neighbor was able to pull them out. The Sheriff Department was called, but it was handled without further effort by County services. We have permanent Fire Ban signs posted, emergency numbers posted, Quiet Hours posted, and Woodland Park's good neighbor policy posted in the home. The platforms we use (AirBnb & VRBO) have specific rules prohibiting parties and other undesirable events. The vehicular traffic is usually not more than a local family with kids, each driving to work, school, grocery store, out for dinner, etc and back home, and the fact is that the home is not occupied 100% of the time so there is zero impact to roads and services during those times. The STR benefit to the local economy should not be underestimated! STRs attract out-of-town visitors, leading to increased spending at local restaurants, shops, and attractions, benefiting the overall economy. Not to mention the joy of extended families getting together, and introducing folks to this hidden gem. Of note; we found out about Teller County in 2023 while renting an AirBnb in Woodland Park for a week while acclimating for our Pikes Peak summit attempt. 3 months later, after researching

the local City and County regulations, we purchased our home in the County. It would be very disappointing to have the rug pulled out from under us after such a significant investment.

251. "My STR provides jobs to several people. Weekly water delivery from local small business, frequent cleaning by local small business, and hot tub maintenance from elderly veteran couple. Guests are educated about fire safety, and no fires are allowed on the property. Guests occupancy limits are strictly enforced to prevent water & septic overwhelm. Guests are educated on the precious nature of water as well. If my home were to be converted to a long term rental, the PITI (principal, interest, taxes, and insurance) is over $3500 per month. Most would not consider this to be affordable housing. Thank you for asking these important questions and taking my response into consideration."

252. I truly don't believe the majority of str's in the community are causing whatever prompted this survey or community meetings to take place. Maybe there are some bad actors but we have the community in mind while renting our home.

253. Most sensible STR owners would want to maintain their property in order to attract additional customers. A great many of the complaints in my area is unsecured garbage, fires during restricted periods, over the top noise late at night and OTV use on county neighborhood roads. All of which has been done by year round residents as well as renters.

254. My taxes already support local EMS, police and road maintenance. Adding an additional tax is double dipping. STR's are occupied less than a full time residence.

255. We have STR on both sides of our property. There is no difference between whether there are renters there or whether the permanent residents are there. We rent out a bedroom when we are out of town. We limit the number of people who can rent and don't feel that we have had any negative impact.

256. "Complaint-driven enforcement on ALL resident violations. I have a few STRs around use that are great and occasionally have a bad guest that parks in the road or screws up trash pick up. I'd like to be able to address that with an outreach. However, I also have full time resident neighbors. Most of these full timers are good, and a few park all over and abuse noise rules like they own the neighborhood. Plus off leash dogs from regular neighbors is a nightmare with our kids out riding bikes. Whether STR, long term renter, or resident, ONE STANDARD for all levels the playing field while being respectful to each group."

257. There is such a small % of STR that I dont think its necessary for the county to get involved.

No Impact on Housing

Related to the comments above, an additional five comments express the opinion that STRs do not have a significant impact on housing.

258. I do not believe that STR's are contributing to the housing shortage as much as people make out that they are. If I have a property that I have listed as an STR that appraises for $1 million I will not be renting that out as an affordable

housing option no matter what. And it will also not go on the market as an affordable housing option. Also the whole STR debate ignores the impact that Charis and their housing short has had on the community. The city of Woodland Park missed its opportunity to solve some of these housing shortage issues by backing down on requiring Charis to build their own housing for students as they had promised when they first developed their campus in this community. Hamstringing local residence from investing in property and using that as another source of income only hurts our community and punishes local citizens who are invested in the community in many ways. I think that some regulations could be good but being too strict on regulations could hurt tourism and also hurt STR owners who are also invested permanent residence of Teller County.

259. "50 houses went on the market when WP banned STR's. There is not a housing issue. Many homes in my neighborhood are vacant second homes most of the year. STR's bring people and tourism dollars into the community especially in the winter when businesses struggle to survive."

260. "Don't criminalize current owners but expect them to register moving forward, cap at current levels, prevent people building new houses for the purpose of str use, imcentivise NON STUDENT HOUSING. Long term rental pricing is driven up more by Charis than by strs. We all know that's true."

261. Please keep in mind that full-home rentals (63% on Airbnb, and almost 100% on VRBO) tend to be expensive/premium properties. If they were converted from short-term to long-term rentals, they would not be affordable for local workers. So, restricting these types of rentals would DEFINITELY hurt the local economy and the investor, but would not help with local housing shortages.

262. "Stating that short-term rentals are the driver of high utility cost and housing affordability are a false accusations. When renders are staying in the home they are not using the same amount of utilities as a long-term living resident would. Short-term renters use less utilities which is a fact-driven statement. I'm also not aware of any significant data to show a strain on public services such as police department or fire. When it comes to housing affordability, the amount of homes that are used as a short-term rental are fractional compared to long-term rentals. We have more sitting inventory right now than we have had in about 10 years. There are several factors that are playing into housing affordability however short-term rentals are often the one. Not looking to be argumentative just wanting to state a couple points. Thank you for taking the time to read and gather the information!"

Minimal or No Regulations

The following 28 responses express a general opposition to regulating STRs, or in some cases regulating anything at all. The last five responses support the idea that STRs should be self-regulated.

263. Please allow me to determine the best use of my property. Long term residents are just as guilty of all the things people are complaining about the STRs. On one adjacent property, we have long term (2+ years) crappy neighbors whose trash blows into our acreage, their kids come through the fence and damage our property. They are constantly shooting guns God only knows in what direction

and racing around on ATVs. The other adjacent property has STRs and no issues. You really can't legislate being a good neighbor.

264. Restricting property owner rights to how they use their property is not American. This is a liberal mentality that government knows best. Allow STRs and monitor them and consider the economic impact of killing tourism and impact to businesses who pay alot of taxes.

265. Existing laws and other regulations should suffice to address issues that arise with STRs; adding additional rules and costs are unnecessary. What is needed is the active enforcement of the existing laws, however, I would support having a requirement for a local contact person for the STR.

266. The home owner has the ultimate responsibility.

267. "Rural property owners already pay taxes to Support Fire and County EMS services. If additional taxes put on STR, that would be double taxation which is not allowed Property owners have the right to do what they will with their own parcels. I see more difficulty with long-term renters who are obnoxious. Don’t take care of the property and there’s nothing that the property owner can do about it. Rural properties and Teller County are generally farther out from community services such as employment, shopping, etc., and therefore are more difficult to obtain a long-term tenant. The only provision I agree with Wood be requiring a local or on-site property manager to maintain and monitor the activity of an STR."

268. The county and government need to keep their nose outta other peoples business and out of peoples pockets any more than they already are. Property owners pay taxes - let them be

269. Government should have no right to tell people what they can do with their property and homes!

270. "No government regulation! Too much big government and we don't want to become Denver. STRs are benefiting the county. Clean properties, safer than vacant homes, creating jobs and driving taxes!"

271. Let property owners choose what to do with their property

272. STR is indistinguishable from LTR from a legal perspective and should be regulated and taxed accordingly. It is ludicrous to enforce extra regulations for shorter term rentals and it is equally ludicrous to fail to enforce existing regulations that already apply to LTRs.

273. "My biggest comment is a property owner is just that, ""the owner"" and should be left to their privacy. Issues at hand.... water is at the owner's cost/ responsibility, Character preservation... might improve some properties due to required upkeep, Economic impact on local businesses... hotels are few and other businesses could use the added income travelers bring, Housing affordability and availability... housing in most of these homes are not affordable even at a monthly rate / no matter, Public safety and emergency services... This should not be a burden on ER services as a resident still counts as one person so serving the same the cost is the property owner responsibility."

274. The government should keep their nose out of what property owners do with the property they own.

275. STRs should be treated like any other residence. We seem to be criminalizing STRs while turning a blind eye to the issues associated with long term renters or invalids that do not maintain their properties. I lived next to a drug operation and across the street from a fire hazard. I'm fine with living next to people on vacation.

276. "I'm a property owner in Teller County, and while I don't plan to use my property as a short-term rental, I fully support the right of others to do so. STRs help bring in tourism, support local businesses, and generate tax revenue, which benefits the broader community. I don't believe strict limitations are necessary. People should be able to use their property in ways that are lawful and beneficial, and short-term rentals are both. The county's role should focus on making sure taxes are collected properly. Using tax dollars to heavily enforce additional restrictions only adds a burden the county is unlikely to sustain and diverts resources from more pressing priorities."

277. We don't need more government telling us what to do with our property. We need owners to be responsible and respectful to the communities.

278. There is already more than enough goverment regulation with building codes that changes annually and local government interferring with local economic activity. More regulation will not solve problems. With increased proposed regulation, it will make everything more expensive. Reduce regulations, not increase them.

279. Whether you like it or not, that is their property and they are allowed to use it for whatever means they wish. This survey is incredibly biased.

280. Quit regulating the public. Percentage, wise, there are many more short. Term rentals that have no issues at all and haven't for quite a long time. The people that have issues should be dealt with independently as an individual and leave everybody else alone!!! It starts regulating, and they get worse through year after year. Then you get all kinds of fees and those do nothing. But increase, everybody has had enough of the bureaucracy, and they know all it does is get worse. I'm very much opposed. Do any regulation any impact fees? Any additional taxing any additional regulating

281. I do not have an STR but I do live in unincorporated Teller County. If I want to use my residence as an STR then I should be able to without regs. I pay taxes. It's my land and my decision. How will this be enforced if the trash ordinance (unsightly property), and the prohibiting long term living in RVs have not been enforced? Let's not make laws we cannot enforce. Do not over regulate Teller County!

282. I feel STR restrictions are a violation of property rights. As long as they are being used in a residential capacity (families living in homes for any period of time- short or long term) and then are complying with all current good-neighbor laws for quiet enjoyment there should be no further government overreach on a person allowing guests into their home, STR or otherwise. The property owner already pays property taxes to cover the same "emergency service" expenses as their neighbors. It is good to encourage all STR owners to educate their guests on local laws and safety practices.

283. I truly believe it is disgusting to take away property rights from tax payers. If someone wants to rent out their property it is their right to do so. Whomever is for restricting property rights, is not in support of the people of Teller County.

284. If I choose to rent out a room in my home, that should be my right as a home-owner. The kids are gone and I have extra room in my home. There is no additional impact to water, roads, or any other services, than when I had a house-full of teenagers. I do not believe we need the type of big brother government overreach that much of this survey is leaning towards. Nor do I believe we need to spend county funds (our tax money) on managing and policing STRs in private homes.

285. Over regulation is a huge concern. Common sense rules and managment are appropriate. I resent government interference in my property ownership.

Self-Regulation of STRs

286. A self-regulating STR owner's organization would be a good system to oversee STR's, and this organization would communicate with the county.

287. A self-regulatory organization will ensure that concerned parties can work together to solve problems without growing county government.

288. I would support a self regulating STR owners organization to set and enforce standards in Teller.

289. STR owners are mandated to collect taxes. The alleged fact that Teller County doesn't appropriate those available funds represent mismanagement and a gross disservice to the residents of the County. Even asking the question if I favor fees to cover county costs for managing STR regulatory compliance and enforcement is negligent—when a readily available funding source as continuous cash flow in the form of existing mandatory taxation for the county is shocking. Teller County should allow an SRO form a regulating body to essentially triage and manage STR issues.

290. STR owners should band together and create a situation where they hold each other accountable, so that government intervention is not necessary.

Comments on the Survey

Among the 13 comments, were some reflecting on the survey itself. Among these, there are six critical and 7 neutral or thanks responses.

291. This was a joke and a waste of time. We all know what the outcome will be. NOTHING WILL GET DONE OR BE ENFORCED BECAUSE THIS IS TELLER COUNTY. WE DO NOT ENFORCE THE LAW AND RULES WE HAVE NOW. RECKLESS DRIVERS RULE THE ROADS, THE BUILDING DEPT IS CLUELESS WHEN IT COME TO THEIR OWN WRITTEN POLICY.

292. This was a terrible survey. The survey should have open fields asking for input on the problems. Once all the problems are captured, and the magnitude of the problems are understood, then solutions should be considered for the specific problems. I feel this survey is misleading and it implies there are issues and it will get people to give solutions to non existing problems.

293. "I feel this survey is biased against STR's. A good survey would gather specific issues on specific properties so that the data is clear and it can be determined if there is only one specific issue, an issue for just one neighborhood or if it is a county wide issue. The based on the findings, work to find a solution. This survey is asking for solutions before a problem is even documented, which will lead to improper solutions to imagined problems."

294. This survey seems to lean more negative, especially in the formatting of the questions. On the topic of revenue for the county, there's not a single question that addresses this. The amount of tourism that comes into Teller County has to be providing a meaningful amount of tax revenue, including property taxes on short-term rentals. The demand for housing in Teller County, both as rentals, and for primary residences has driven the price up in the county, which intern increases the taxable base, which intern increases tax revenue for the county. Additionally, the county receives sales tax through third parties like VRBO and Airbnb. It would be really helpful in these meetings if the positive financial economic impact was shared. I have lived in or near Teller County, most of my life, including rural parts of the county as well as right in the middle of Woodland Park. The cost of living has always been on the higher side, however, completely banning short-term rentals from the county would be catastrophically detrimental to many families like mine. Additionally, that would likely cause a surge in homes to go on the market. Which would drive down property values for everyone, not just short term rental owners. Also, another consideration, is that well maintained short-term rentals are likely in better condition from a maintenance and care standpoint than primary residence is, because as a rental, we are incentivized to keep our property and tiptop shape so that people want to pay to rent it, and want to return. Compare that to the mini dilapidated homes throughout the county, or lots, where people are essentially squatting in campers and other temporary type.

295. I must say that this survey and the specific wording of its questions and answer options are biased quite strongly as negative towards STRs.

296. I think in many of your questions you only allow one answer , but a couple may apply.

297. Thank you for considering this matter!

298. Thank you for this opportunity to voice my thoughts on this subject.

299. Thank you for allowing the community to give our opinion.

300. n/a

301. None

302. No

303. Na

Duplicate Responses

Each of the following responses were received twice.

304. "STRs are already taxed at full homeowner rates. They already pay for their share of emergency, county and educational support. Also, STR homes are

maintained better than most long term residents because of the nature of the business. If STRs need to be licensed, taxed and/or inspected then ALL investment properties- short or long term need to be included"

305. "STR's are better maintained and less trashy than most long term residents. According to the US Census Bureau in 2024 there are 14043 housing units (13,346*) homes in Teller County. 82.2% are owner occupied. That leaves 2,375 homes for short or long term rentals. According to VRBO there are roughly 300+ vacation homes available in Teller County. Airbnb has 500 listed, (some are rooms being rented in a home). Even at 800 that leaves at least 1,575 long term rental homes in Teller County. With 800 STR's that's around 6%. How is the county estimating 12-14%?"

306. "Increase burden on emergency services? STRs are already taxed at full homeowner rates. The owners already pay their share of emergency, county and educational support. Like ALL properties in Teller County. DUI arrests make up 25% of total arrests within Teller County. It seems to me the bars and breweries in Teller County are placing a higher burden and risk of life on emergency services than STRs."

Community Outreach Meetings

Teller County Short-Term Rental Community Meeting Format

Meetings Held:

Florissant • Divide • Woodland Park • Cripple Creek • Victor • Online Session

Total Attendance: [Insert Final Count]

Overview

Each community meeting followed a consistent structure designed to provide information, encourage open dialogue, and collect actionable feedback from residents, property owners, and stakeholders. The format balanced education, conversation, and participatory mapping, ensuring that all attendees had multiple ways to share their perspectives and contribute to the development of countywide short-term rental (STR) policy recommendations.

1. Welcome and Introduction

Each meeting began with opening remarks from the Teller County Commissioners and introduction of the consultant and facilitation team.

Commissioners outlined the intent of the STR engagement process: to collect community input to help develop fair, effective, and enforceable STR policies that balance property rights with community well-being.

The introductions included:

- Teller County Commissioners and County staff
- The consulting and facilitation team (Electra Johnson Design + Planning and partners)
- An overview of the process timeline and how public feedback would be used to shape draft policy recommendations

This introduction established a tone of collaboration, mutual respect, and shared responsibility for the outcome.

2. Presentation

A short 10–15 minute presentation followed, providing participants with background and context on STRs in Teller County and the broader region. Topics included:

- The current state of STR activity (number, distribution, and growth trends)
- Key concerns raised by residents such as noise, parking, enforcement, and loss of

neighborhood character

- Economic benefits including tourism, property reinvestment, and homeowner income generation
- Regulatory approaches used by surrounding counties and municipalities, highlighting effective models and lessons learned

The presentation established a shared understanding of the issues and policy landscape before discussion began.

3. Interactive Feedback Tools

Multiple feedback stations were available throughout the room to encourage a variety of input methods:

- Comment Baskets: For participants to leave written thoughts at any time during the meeting.
- Community Maps: Large maps where attendees marked where they lived, providing a visual reference of representation and proximity to STRs.
- Policy Matrix Boards: Displays summarizing STR regulations from other Colorado communities. Participants marked which policy elements they supported, opposed, or wanted adapted for Teller County.
- Comment Cards: Placed at every table for written feedback, questions, and additional ideas.

These tools ensured that every participant had an opportunity to contribute, whether through discussion or written feedback.

4. Small-Group Discussions and Group Reporting

Participants were seated at tables of 8–10 people (11 tables total in larger meetings), each equipped with a recording device to document discussions.Two structured discussion rounds guided the conversation:

Round 1 – Concerns and Experiences:Each participant was given approximately three minutes to share their experiences, concerns, or perspectives on STRs in Teller County. Topics frequently included housing affordability, neighborhood character, public safety, enforcement, infrastructure, and tourism impacts.

Round 2 – Solutions and Recommendations:After all participants had shared, tables collaborated to identify solutions and recommendations to address concerns while maintaining balance between property rights, economic opportunity, and community livability.

At the conclusion of the second round, each table selected a spokesperson to present a summary of key findings and recommendations to the full group. This reporting-out phase allowed participants to hear common themes, differences among perspectives, and areas of broad consensus or division.

This structure ensured transparency and encouraged collective reflection across the entire room.

5. Data Collection and Analysis

All audio recordings, comment cards, policy matrices, and maps were collected at the conclusion of each meeting.The facilitation team compiled and analyzed this input to identify:

- Shared themes and countywide priorities
- Distinct local perspectives by community
- Policy approaches with strong or limited public support

These findings directly informed the policy recommendations and draft STR regulatory framework presented to the County for review.

Community Outreach Contents

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Meeting 1 STR Florissant Fire Station Outreach

25046 Highway 24. Florissant, CO

98 people in attendance

Moderated by Electra Johnson/ with assistance from Courtney LogginsDate: July 9, 2025

The first of six public meetings on Short-Term Rentals (STRs) in Teller County engaged a diverse group of residents, STR owners, emergency responders, and community stakeholders. While opinions on STRs varied, consensus emerged around the need for balanced, enforceable regulation to address neighborhood livability, safety, environmental degradation, and housing concerns. Participants largely agreed that STRs can be part of the community, but only with appropriate guardrails, transparency, and accountability.

Mtg 1.1 Key Concerns Raised by the Community : Florissant

1. Neighborhood Impacts & Quality of Life

- Noise disturbances from parties and large groups.
- Trespassing on private property; theft and damage reported.
- Light pollution affecting dark skies; diminished privacy.
- Unleashed dogs, ATVs, and excessive vehicle use in quiet areas.
- Dueling hot tubs, saunas, and overuse of amenities in dense R1 subdivisions.
- Loss of “neighborhood feel” and community cohesion.
- 2. Safety & Emergency Services
- High volume of EMS calls, especially from out-of-state renters.
- Guests unfamiliar with wildfire risks; illegal fireworks and unattended fires reported.
- Lack of compliance with fire bans; smoke detector issues.

- Delays in emergency response due to absentee owners and no local contact.
- 3. Water, Septic, and Environmental Strain
- Overuse of septic systems due to high guest turnover.
- Water misuse (hot tubs, lawn watering) in drought-prone areas.
- Degradation of wildlife corridors and ecosystems from ATVs and off-trail use.
- Threats to the county's Dark Sky designation.

4. Lack of Regulation & Enforcement Capacity

- Many STRs operate without licenses, insurance, or visibility to the County.
- Absentee owners are unreachable; no local contact for guest issues.
- Inconsistent or nonexistent inspections.
- STRs not held to same standards as other home-based businesses.
- Code enforcement is complaint-driven and understaffed.

5. Housing Affordability & Workforce Impact

- Conversion of long-term rentals to STRs.
- Local workforce priced out of homeownership and rentals.
- Insurance costs rising for adjacent homeowners.

Mtg 1.2 Benefits of STRs : Florissant

- Economic Support: Revenue for cleaners, landscapers, contractors, and local businesses.
- Tourism: Brings needed visitation and spending.
- Property Rights: Allows owners to offset costs or maintain vacant homes.
- Well-Managed STRs: Some operate responsibly and coexist with residents.
- Flexible Lodging: Adds needed short-term accommodations in a tourist-driven economy.

Mtg 1.3 Key Themes : Florissant

Florissant residents expressed strong support for balanced, enforceable STR regulations—emphasizing accountability, neighborhood compatibility, environmental stewardship, and fairness between resident and non-resident owners.

Key recurring themes included:

- Local oversight and transparent enforcement
- Annual licensing and inspection

- Tiered fees and equitable treatment
- Dedicated revenue reinvestment
- Data-driven adjustments and adaptive governance
- **Balance**: Policy must weigh tourism/property rights with the need for community stability and public safety.
- **Education:** Many issues stem from uninformed renters and absentee owners.
- **Enforcement:** Tools are needed to address violations consistently and fairly.
- **Transparency:** The public seeks confidence in revenue use, regulation, and STR tracking.

Participants discussed a wide range of short-term rental (STR) policy ideas, focusing on balancing tourism benefits with neighborhood livability, public safety, environmental protection, and fair market housing access. The conversation covered STR licensing and inspections, responsible party requirements, wildlife safety, corporate ownership limits, occupancy restrictions, fire bans, and education for guests and owners. There was broad support for requiring annual permits, creating a public registry, and funding enforcement through fees or lodging taxes. Other recurring priorities included bear-proof trash cans, wildfire prevention, reducing nuisance impacts, addressing housing affordability, and protecting water and septic systems. Concerns were raised about large corporate purchases of housing, displacement of local residents, and the need for transparent lodging tax revenue use. Participants emphasized positive recognition for compliant operators, a grandfather clause for existing STRs, and robust data collection on both benefits and negative impacts.

Mtg 1.4 Policy Ideas & Solutions Discussed: Florissant

1. Zoning & Use Regulations

Allow STRs by right in commercial zones and conditionally in residential zones to protect neighborhood character and manage infrastructure impacts.

- Require owner occupancy for STRs in R-1 zones, following a bed-and-breakfast model.
- Establish density or spacing limits (e.g., one STR per 500 feet or per subdivision).
- Restrict STRs in high-fire-risk and environmentally sensitive areas.
- Amend zoning code to classify STRs as conditional uses in residential districts.
- Use GIS mapping to track distance/density compliance.
- Overlay fire-risk and environmental constraint areas for permit screening.

> *"Short-term rentals are businesses — they belong where businesses are allowed.""If you live there, that's different. But we don't want rows of investment properties changing our neighborhoods."*

2. Licensing, Registration & Fees