

Dear Representatives of the Colorado House Finance Committee,

The United States National Park Service (NPS) has Standards for the Restoration, Rehabilitation, and Preservation of Historic Properties. The standards all start with this exact same statement –

“A property will be used as it was historically...”

As can be seen at;

<https://www.nps.gov/articles/000/treatment-standards-restoration.htm>

<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>

and

<https://www.nps.gov/articles/000/treatment-standards-preservation.htm>

If a property has historically been used as a Bed and Breakfast, a Dude Ranch, or Residential Lodging then to legally put it into a Commercial tax status when it historically was firstly Residential, or non-commercial, in construction and use would be financially detrimental to the intent of the NPS Standards. It also takes funds away that would otherwise be used to protect history. Lastly, it acts as a financial incentive to no longer use the property as it had historically been used, in contradiction to NPS Standards.

To help preserve Colorado history I propose this amendment to House Bill 24-1299;

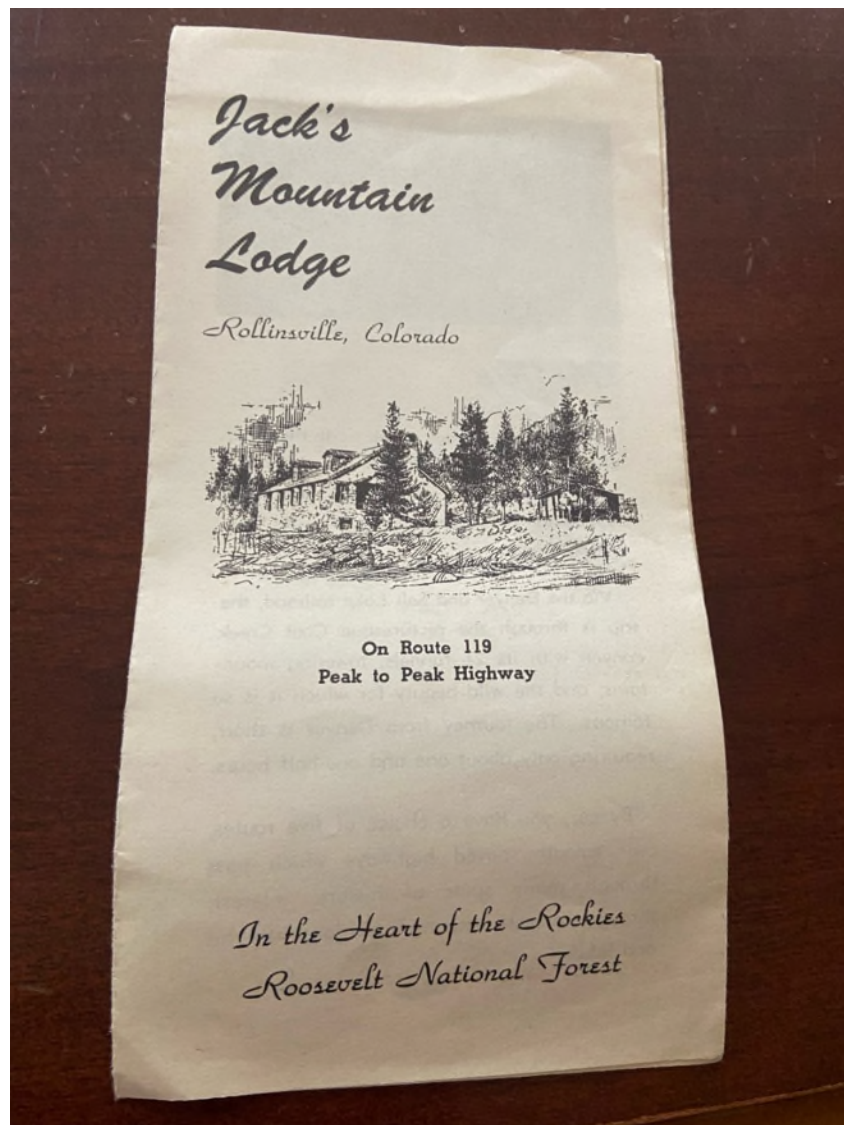
“Residential improvements, including the land or other improvements associated with such improvements, which have historically been used as a Residential Lodge, Dude Ranch, Bed and Breakfast, or other forms of what is now known as a Short Term Rental, and which have been designated a Local (Historic) Landmark or are listed in the Colorado State or National (Historic) Register(s), shall be exempt from Short Term Rental laws and regulations described in, or resulting from, this or any other bill, past or future, of the State of Colorado.”

Best Regards,

Judd Motchan

Financially Responsible “Caretaker” of Severance Lodge in Gilpin County

PS – Please look through the following pictures of Severance Lodge, later known as Jack’s Mountain Lodge, located at 19507 Highway 119 just South of Rollinsville, CO. These are provided to give a small idea of how much work, and money, goes into preserving a historic property.



The Main House approximately 75 years ago. Note the “Lost Cabin” next to the house seen with a horse next to it in the next picture.



The Main House today – Note the addition on the left end, built by Jack Chase



Cabins 2 and 3 Before – The Governor’s and Denver Mayor’s Cabins for sleeping after visiting the Speakeasy ran by their friend, Horace Severance. The uphill side is down-wind so soil “drifted” onto this side for decades and rain and snow melt would run down onto the siding.



During – The excavation, to prevent the uphill dirt from continuing to promote damage to the cabins, also allowed for the creation of a circular driveway which will provide better emergency vehicle access and a parking area below the cabins. But this also severed the water lines.





Note the extremely poor roof conditions.





Re-Routing Water Lines requires trenching through rock

As did re-routing the Main House Effluent Line

The small building shown was the Ice-House, now a Sauna



Cabin 1 – Originally the Coal Shed this cabin was built on old tree stumps encircled in concrete donut-style. There is no real foundation and the near wall was sagging in the middle which also was affecting the roof peak. Although initially renovated it will require being picked-up and temporarily moved to build foundation in the future.



Cabin 4 – This cabin will also need to be picked up and set aside to put a taller foundation under it since it is about 3 feet below the grade of the Cabin 2 and 3 access driveway.



The Gate House which originally had a Cedar Shake roof that was in actually good condition considering its age. However, State Farm required its immediate removal and replacement, in the middle of winter, so a steel roof was the only real replacement option.

Note the very square stone blocks, this was the original permanent building on the property and is likely as old as the State of Colorado.





Colorado House of Representatives
House Finance Committee
200 E. Colfax Avenue
Denver, CO 80203

Re: HB24-1299 opposition

Honorable Representatives of the House Finance Committee,

Vail Valley Partnership is the regional chamber of commerce, with approximately 800 members throughout Eagle County who collectively represent over 80% of the local workforce. We are dedicated to the community and economic vitality of our mountain region, and as such our board of governors – which includes residents & business operators throughout Eagle County – offers strong opposition to HB24-1299.

The proposed short-term rental regulations currently under consideration at the state level will have negative repercussions for our mountain economy. We believe these regulations not only infringe upon fundamental property rights but more importantly stifle economic growth and small business vitality within our communities.

First and foremost, the imposition of one-size-fits-all state regulations on short-term rentals is a solution looking for a problem. Property ownership is a cornerstone of our society, and individuals should have the autonomy to decide how to manage and monetize their properties within the bounds of existing laws – which are best managed at a local level by local officials who understand the impacts on their individual communities. By imposing property tax classification changes on short-term rentals, the state government is effectively setting rules that will have negative impacts on our purpose-built condominium properties that were developed to drive our tourism economy.

These regulations fail to recognize the significant economic contributions made by the short-term rental industry. In our rural resort communities, short-term rentals serve as vital sources of income for property owners, supplementing their livelihoods and supporting local economies. By stifling this sector through property tax increases, the government risks dampening economic prosperity and reducing tourism to our towns. This directly impacts our small business community, and the professional service businesses that serve our tourism industry.

Additionally, it is important to acknowledge that the vast majority of short-term rental operators are located in the resort core and who adhere to existing laws and regulations. While there may be isolated incidents of nuisance or misconduct associated with certain rentals, these issues can be effectively addressed through targeted local enforcement and regulatory measures rather than blanket state tax changes that will negatively impact our sales tax collections and tourism industry.



Instead of imposing onerous property tax increases that undermine Colorado's mountain communities, I urge policymakers to adopt a more balanced approach that promotes responsible stewardship of short-term rental properties while safeguarding the economies of mountain towns. This could involve implementing measures such as mandatory registration and licensing requirements, enhanced local zoning, occupancy limits, and noise ordinances, which strike a reasonable balance between state regulation and local rule.

We strongly oppose the proposed short-term rental taxation outlined in CO HB24-1299 and urge policymakers to vote no. This legislation is a direct threat to the economic vitality of our communities in Eagle County.

Thank you for considering my perspective on this important issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Romer", with a long, sweeping horizontal line extending to the right.

Chris Romer
President/CEO
Vail Valley Partnership

House Finance

04/22/2024 01:30 PM

HB24-1299 Short-Term Rental Unit Property Tax Classification

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
Kathleen Blair Against themselves	<p>Please vote against this bill, which is apparently in response to and attempts to amend SB24-033. While it isn't quite as damaging as the Senate proposal, it still will cause great havoc in Colorado's mountain communities. It is best that those and all Colorado communities determine FOR THEMSELVES the best policies for short term rentals.</p> <p>This bill would affect owners unevenly. For example, an owner with a 2nd and 3rd residence with 1 bedroom each will have one considered a commercial entity for tax purposes, while an owner with a 2nd residence with 5 bedrooms will not. This will encourage many owners to take their residences off the market and will depress home prices in ski and other tourist towns.</p> <p>I do hope that this bill is rejected as it will very negatively impact Colorado.</p>
Barbara Haas Amend themselves	<p>My husband and I own a unit at the Grand Lodge in Mt. Crested Butte.</p> <p>Vail Resorts rents the rooms as a hotel.</p> <p>It is not a 2nd home.</p> <p>Our contract allows us 60 days of personal usage per year.</p> <p>There are a variety of STRs and an amendment with this "not a 2nd home" distinction would be appreciated.</p> <p>There is a possibility the Grand Lodge could go from an STR to a LTR in the future, but that would be to help the local housing crisis, not to live in it our own selves.</p> <p>Again, your consideration of this is appreciated.</p>
Kim Rediker Questions Only themselves	<p>I represent the largest Condominium property in Vail, with 334 units. This property was developed beginning in 1973, with the purpose of adding units that could be used either for the owner or to attract tourists to our town in order to boost the economy. We continue as a tourism-based economy that is extremely and primarily reliant on</p>

	<p>out-of-town visitation for our tax revenues. We are strongly opposed to HB24-1299, as it will be detrimental to the Vail economy and to our owners. We firmly believe that both the Town of Vail and Eagle County do a commendable job of regulating short-term rentals, and that this truly is a local-level issue that is best handled by municipal and county governments. We are also extremely concerned about the increased workload for our County Assessor, and the 'method' of notification required by owners - we do not think that it is prudent for the State to take local control away from communities and counties and then to convey the increased workload back to the communities and counties.</p> <p>Thank you.</p>
<p>Jeffrey Ishee For themselves</p>	<p>I am against changing the property tax assessment rate from residential to commercial as proposed in SB24-033. I own my condo in Keystone as a secondary residence for weekend and holiday get-a-ways for my family. In order to afford the monthly mortgage payments and HOA fees, I make the condo available for rent on the short-term rental program through Keystone Resort Property Management. This is the only way I can afford to own this property and increasing the property tax rate to Commercial from Residential will make it very difficult to continue to own (the rental activity does not generate positive cash flow). Therefore, I support this bill (in lieu of SB24-033) which provides an exclusion for secondary residences that are rented short-term from the Commercial lodging property tax rate.</p>
<p>Tram Trinh Against themselves</p>	<p>I'm a single mom trying to provide for my son here on Colorado. As Colorado's cost of living continues to increase changing STR property taxes would drastically impact my ability to afford to live here. The courts determined that it was in my son's best interest to stay in Colorado due to his medical needs and thriving with his current providers. My son's father files cases every other month which costs me thousands everytime. Having an STR was my only option to make additional money to pay for these costly battles. Changing the property tax would make it impossible for me to provide for my son and afford my home and to even live in Colorado. I would never move to another state leaving my son here, but this change could bankrupt me and my ability to live in my current home.</p>
<p>Bryan Gibson Against themselves</p>	<p>I am a longtime resident & renter of Denver's Speer neighborhood. Like many, I've faced soaring living costs here, managing only by subsidizing my rent through Airbnb. Contrary to popular belief, not all hosts are wealthy. In fact, most of us struggle to break even due to market saturation, stringent regulations, taxes, and high hosting fees. The depiction of hosts earning substantial incomes is misleading and</p>

	<p>far from the truth in today's Airbnb market. The Tiktok influencers that spout they "make a million dollars a year by renting out airbnbs" are all liars and if they actually made anywhere near that kind of money, they would never invite more competition. It's all fake. The reality is most of us are barely getting by and every year that becomes increasingly difficult.</p> <p>This bill is clearly an attempt to wipe out all short term rentals and I'm sure many of you have already made up your minds or have external interests, so writing this letter may be a waste of time. But I can only hope that some of you actually do make an effort to hear your constituents. I am one of them & I am pleading with you to vote NO on SB 24-033 for these 4 reasons:</p> <p>Average revenues of STRs in Denver have steadily declined each year and most STR's in Denver's current market are not surviving long term. The majority of us are just trying to make ends meet. We are not killing it. We are just trying to get by in an unaffordable economy.</p> <p>Denver has already limited STR owners to 1 primary residence within the city, eliminating all of the STR "businesses" & leaving only the individual home owners and renters. You can't blame rising housing costs on STRs if we already live in our rentals. The only thing this bill will do is force a mass sale of homes when owners can no longer afford house payments on their income alone.</p> <p>Denver's tourism is suffering. Our city's high crime rate, drug problem, littering, homeless encampment problem, and the recent legalization of marijuana across most of the country are to blame. If you actually talk to guests who stay here, most are saddened to see what the city has become.</p> <p>Everything tangible, including housing, is becoming more and more unaffordable across the nation. Removing STR owners who are renting their primary residence makes no sense when our city is simultaneously busing in 40,000 immigrants which will inevitably put a further strain on housing. You simply cannot support one movement and not the other. It is completely contradictory.</p>
keith manly For	Please pass this in its present form. Full time Absentee AirBnB hosts have turned our residential neighborhood into a nightmare of

themselves	unregulated hotels. 90 days or less still allows out owner occupant neighbors to access funds when needed.
Cindy Yuan Against themselves	This legislation will significantly hurt the mountain economy and make the tourist industry in trouble. It will hurt so many owners how purchased property in Colorado too. Stronger against passing the legislation !!!
Dalton Morris Against Epic Property Management, LLC	I am firmly against this bill and what it would do to tourism in our rural community.
Patton Jones Against themselves	I am against the increase of taxes for my single-family home. We already pay hefty property taxes. If we choose to rent our home, this is an inherent right of any and all homeowners. I would not want anyone's home ownership rights to be mitigated. We are not running a commercial business, rather we are renting our home part time to offset the high cost of today's homeownership (amongst other inflationary pressures). I hope that you understand and will vote against an increase in taxes for homeowners that choose to rent their homes. Thank you.
Kevin Lepine Against themselves	Raising tax on Short Term rentals would be terrible for Colorado and all visitors to Colorado. This would fuel more inflation which is already out of control. Short Term Rentals allow families to travel together more often by keeping costs low for all tourists.
Randy Young Against themselves	This is Randy Young and I own a condo in Silverthorne. This bill would be detrimental to my ability to continue owning property in Summit County. I was fortunate to own and obtained a rental license prior to moratorium. We purchased the property as a place to spend quality time as a family in our beautiful Rocky Mountains and rent to offset the costs of ownership and some income. We rent around 104 days a year and last year that only covers expenses not Mortgage due to a 30% increase in property tax, much higher HOA fees partly due to out of control insurance cost and local taxes. I will need to sell if this passes and there will be one less housing unit available for our tourists to enjoy and spend money in Summit County.

	<p>Sincerely Randy Young</p>
<p>Carter Malcolm Against themselves</p>	<p>HB 24-1299 is ill thought out in its current form and will have an ENORMOUS, negative impact on the tourism industry in Colorado. Please emphatically vote "no" on this legislation.</p> <p>Colorado has many resort towns that depend upon tourism to support their local economies. Many of these towns have zoning established to specifically allow and foster short term rentals. The properties that are zoned for short term rentals are needed within the local rental pool to provide sufficient lodging for tourism and to provide price competition. The vast majority of these properties are not primary residences, and if they were, would not be available as a rental property.</p> <p>HB 24-1299 would remove an enormous number of properties from the rental pools in the resort towns. This would destroy tourism during the ski season. The tremendous penalty of a skyrocketing 29% property tax will ensure that NO properties within the resort towns would enter the rental pools. This will cause the price for lodging in the resort towns to SKY ROCKET and will make Colorado ski resorts INCREDIBLY more expensive than alternatives in other states. It's likely that the resorts will see a 50-80% reduction in the number of annual nights that tourists stay in their towns due to the impact of this legislation. This reduction in tourism traffic and dollars will utterly destroy those local economies.</p> <p>If this proposal is to continue consideration with revision, it would be wise to AT LEAST create an allowable threshold of at least 150, if not 180, days annually so that the ski seasons would have sufficient lodging available during the applicable months. Another useful revision would be to allow unlimited short term rentals in either areas that cities have designated as a short term rental zone, or in the entirety of resort towns.</p> <p>Thank you</p>
<p>Joshua McIntyre Against themselves</p>	<p>Dear Representatives Bird and Mullica,</p> <p>Thank you for representing us, and for hearing our comments on this proposed change. I have a small homestead farm property and one</p>

	<p>source of income making it possible for us to stay on the farm is a short-term rental on the farm to which we welcome guests. With recent inflation, insurance, and tax increases, it is already difficult to make ends meet, and further increasing taxes would make it more difficult.</p> <p>We would welcome your visit so you can see what we do and how these changes could affect us. We appreciate the challenges faced in funding shortages, but we respectfully disagree that this is a positive way to that end because of its ramifications to small holders.</p> <p>Thank you again for your consideration in this matter, Joshua McIntyre</p>
<p>Cristina Akers Against themselves</p>	<p>Hello, I would respectfully ask that this bill be turned upside down on its head in its entirety. This bill does not provide support to We the Taxpayers in any way. It merely cuts down and shreds the middle class by not allowing us to make a profit on additional homes purchased. The taxes and fees we already pay are astronomical, from government over reach to platform fees. I have already had multiple people tell me they can't afford to stay at a vacation rental because the fees associated with it are too high, so I have to drop my bottom line to compensate. Also, like MANY others in this industry, owning vacation rentals is a "side hustle," meaning, we are hard working folks who are trying to make ends meet, yet we've made major sacrifices to try and purchase a home that will assist our income. My personal story- I live in a tiny mountain town called Marble where our vacation rentals are doing well. We chose to sacrifice renting part of our home so I could be a stay at home mom, which I am still doing, while our vacation rentals are profitable (not for much longer if this bill passes). Many women are in this same boat- utilizing a secondary house as a secondary source of income to avoid having to pay astronomical childcare fees (and good luck finding available childcare that you trust!). I also, because of the flexibility it offered me, decided to become a volunteer firefighter to serve my community, since we are so remote, and now I am on call to my community as an EMT and firefighter. If I can't make a living because all my profit is going to taxes that absolutely don't benefit the middle class tax payer, it forces me into a situation I want to avoid. Please stop taxing We the People. We are tired of your taxes, which get wasted on things most people have no idea where it even goes to. KEEP THE MIDDLE CLASS STRONG. The only people that taxes hit hardest is the middle class. Allow people the freedom to build wealth by purchasing homes and getting out of the rat race and not having to rely on assistance</p>

	<p>elsewhere. If anything absolutely needed to be passed for this bill, apply this additional property tax to homeowners who own 10 or more properties. Please hear us out- we the taxpayers are absolutely against this bill, it's ruining our livelihoods and does nothing to support a healthy and vibrant economy. People who own a few homes are not the type to have additional funding to pay quadruple property tax.</p> <p>Respectfully, Cristina</p>
<p>Mary Hyde Donahue Against themselves</p>	<p>I absolutely do not agree with raising property taxes for short term rentals over 90 days. The property taxes are already so over inflated as they are now because of the way the adjuster comped our homes. This is truly getting to the point of illegal activity on the part of the state.</p>
<p>Gabriel Gomez Against themselves</p>	<p>I am in the military currently on deployment and I had to rent my home in Colorado in order to keep it while I am temporarily deployed away in order to avoid having to sell it. When I bought my condo it was much cheaper than it is now. If I sell it I will be unable to live in my mountain community where I am an engineer. I have to rent my home to afford to keep paying bills. Please do not approve this bill. I am working hard to preserve the right to live in Colorado and bills like this one prevent me from coming home.</p>
<p>Jeff Roberts Against Self</p>	<p>My biggest issue is the 90 day threshold. That's basically only 25% of available days in a year. There is not a hotel in the world that could survive on 25% occupancy. Most target 80% occupancy to be sustainable - which is around 290 days. I wouldn't suggest that amount but it should be well over half, something in the 180 - 220 days as a threshold. Many home owners rely on short term rentals to be able to afford their homes. My break even is around 120-130 days as it is very expensive where my property is. At 90 days I would have to sell and not be able to keep it to pass down to my kids. And it is not a place low-income renters could afford if I did long term rental.</p> <p>Thank you for hearing my concerns.</p> <p>-Jeff.</p>
<p>Mark Anderson Against themselves</p>	<p>Please strongly OPPOSE Senate Bill 24-033.</p> <p>This bill is unfair, counter productive, and an environmental mistake.</p>

	<p>My story: I'm a retired military veteran, Colorado homeowner and taxpayer. By sharing my home, I've brought thousands of tourists to Colorado, kept dozens of contractors employed, and paid tens of thousands of dollars in taxes/fees.</p> <p>We've loved sharing our home and bringing fine people to our beautiful state. However, the onslaught of restrictions and charges from city/county/state governments/HOA's has become OVERWHELMING. Unfortunately, Senate Bill 24-033 may be the straw that breaks the camels back.</p> <p>Senate Bill 24-033 will cause most vacation renters to either drastically reduce or completely eliminate their business. Without STR options TOURISTS WILL VACATION ELSEWHERE!</p> <p>With less families visiting Colorado, middle/low income workers will be the ones that suffer the most. This is particularly true during the off-seasons.</p> <p>Finally, by discouraging vacation rentals, countless houses will sit empty. Allowing already built homes to go unused is an ENVIRONMENTAL MISUSE. Instead, whenever possible, we should reduce our environmental footprint by sharing existing resources.</p> <p>I ask you to please strongly oppose this bill.</p> <p>Col (Ret) Mark Anderson 479-650-8558</p>
<p>Seth Tucker Against themselves</p>	<p>This is an unethical approach to gathering taxes from individuals--homeowners already pay exorbitant taxes on their properties, then more taxes on rental income, then more taxes that are gathered by organizations such as airbnb--to then treat them like a major corporation goes against any conservative or liberal value to have fair tax systems. Most, like me, offer these homes as a way to ensure we can keep the properties in our names--not to make huge profits as a corporation would--and the fact is we already bring in huge amounts of taxes for the county and state that would otherwise not be collected if we have to stop renting. This will cause many to cease</p>

	<p>renting altogether because it wont be worth it and therefore will actually cause a total loss in taxes collected.</p>
<p>Christina Brown Against themselves</p>	<p>My name is Christina Brown and I am the owner of 3 vacation rentals which are my primary source of income. After 25 years as a teacher, I retired/transitioned out of the classroom in May 2023 and I now rely solely on that income as I cannot draw my retirement from PERA for another 15 years.</p> <p>While the income of vacation rentals is an obvious perk, I would argue that vacation rentals are a perk for our city. As tourism increases in Colorado Springs so many visitors either cannot book a hotel due to demand, such as right now, as Colorado Springs is hosting the Space Symposium. Vacation rentals are able to absorb the overflow from The Broadmoor, Cheyenne Mountain Conference Resort and other local hotels. As the home to so many military installations, Colorado Springs hosts family and friends of our military personnel. Again, we are able to absorb hotel overflow but, more importantly, we are able to provide a quiet, private residence for families to enjoy each other in a cozy, home like setting. For example, during the AFA parents weekend, our guests always mention that it was such a nice reprieve for their cadet to spend time with them in a private home. Additionally, like many other STR owners, I have many repeat guests who return yearly and some who even return 3-4 times per year. These people are choosing to come here to our city and state, choosing to spend their hard earned money on gas and or air travel, restaurants, visit our wonderful parks, shops, and attractions- all great revenue for Colorado. Finally, I would like to argue that visitors to STR's are incredibly respectful to homes and neighborhoods and they have always followed the rules and expectations I have put in place. They take care of my homes as they would their own, not something I could say for a long term tenant in a long term home rental situation.</p> <p>I would like to ask that you please reconsider this tax or lower it considerably. Placing a 29% commercial tax rate on short term rentals would be a major detriment and would ultimately cripple my business thus pushing me out of the vacation rental business.</p> <p>Thank you for your consideration.</p> <p>Sincerely, Christina Brown</p>
<p>Todd Zvorak For</p>	<p>We own and operate a longstanding historic mining town guest resort in north Routt County, Colorado under a Routt County special use permit. We pay commercial property tax. The proliferation of non-permitted (illegal) and even permitted short term rental</p>

<p>The Cabins at Historic Columbine, LLC</p>	<p>properties has negatively impacted our business. Non-permitted properties have not gone through the process of obtaining a special use permit and, along with permitted properties, continue to pay residential property tax rates on their second homes in our vicinity. With the lower property tax burden, it is often easier for these properties to offer their property for rent at a lower nightly rates than those of us who operate commercially taxed properties. The commercial property designation often results in higher operating expenses such as the cost of commercial property insurance.</p> <p>If, as a property owner, a property owner is making money off the short term rental of their property, then that property is a operating as a business and should be subject to the same commercial property tax rate as legitimate, properly permitted businesses. We feel that there's a secondary impact of the proliferation of short term rental properties in that it has significantly contributed to the increase in home values and made housing for residents and workers in our mountain community unaffordable.</p> <p>We support HB24-1299 in an effort to bring equity to the vacation rental business.</p>
<p>Todd Seale Against themselves</p>	<p>I wanted to state my experience with my STR. We were able to purchase a cabin in Teller County, which seemed mostly friendly toward STRs at first. We were only able to purchase the cabin by renting it out short term to vacationers. We get mostly all families with children who come and rent our cabin. We have had very good experiences with our guests who are very respectable and have never caused problems in the community in 4 years of ownership. We don't really make much extra by renting it but it does pay the bills. We are not a huge corporation that's buying up lots of properties. Neither do we understand the hostility toward us just for owning a cabin. One thing we do know is that it had a provided us a place for our kids and grand babies to come and gather in the mountains on vacation once or maybe twice a year. We love the area and it's been huge blessing. We do not feel it is right to heavily tax us just because we happen to own our cabin. We reject the idea of higher property taxes. Just the taxes and money brought in by people coming from other places to visit should be enough. This tax hike could be enough to make us have to sell our beautiful cabin and I know it will negatively impact the economy and the owners like us who just want to enjoy our little slice of Heaven.</p>

<p>Patricio Zambrano Garcia Amend themselves</p>	<p>While some Colorado HOAs currently mandate short-term rentals, a statewide restriction wouldn't be suitable. This approach ignores the unique needs and desires of individual communities. Places that thrive on tourism might benefit from an abundance of short-term rentals, while quieter neighborhoods might prefer stricter regulations. Leaving control in the hands of city or town governments allows for a more nuanced approach that caters to the specific character and economic goals of each locality.</p> <p>Residential properties shouldn't be taxed as commercial properties because they serve fundamentally different purposes. Residential land use is for people to live in, with lower demands on local services like trash collection and road maintenance compared to businesses. Commercial properties, on the other hand, generate income and experience higher traffic, placing a greater strain on infrastructure. This distinction justifies the higher tax rates levied on commercial properties to offset the additional costs they create for the community. Taxing residences at the same rate as businesses would unfairly burden homeowners and potentially discourage homeownership.</p> <p>Taxing more due to STR might be okay but not at 29%.</p>
<p>Jennifer Banyan Against themselves</p>	<p>Today, I am writing to you about the Short Term Rental Tax Bill. I am a long-time Colorado resident, social worker, and policy advocate for housing and human services. I have a deep connection to my community. I have spent most of my career in nonprofit, state and county housing, mental health, and human services executive positions. I am a single individual carrying a mortgage on my personal property in a modest single-family neighborhood.</p> <p>I rent my home out as a STR during the year to make ends meet (mortgage, soaring property taxes and homeowners' insurance). I carry a \$470,000 mortgage as a single-person household. Without STR rental income, I would have to sell my home and move out of state. Last year, I rented out my home for approximately 120 days. I spend my time and money in Colorado, contributing to the local economy.</p> <p>When I rent my primary (and ONLY) residence, I must pay for lodging elsewhere; whether staying with a friend or staying at a hotel. This is how I am keeping my home. I pay taxes to the city, I hire cleaning</p>

	<p>people (generating jobs) at livable wages and provide a place for visitors to stay when there are special events, or a family needs housing for a visit. I also pay income tax on any earnings after expenses.</p> <p>I don't think hotel owners have to pay to stay in another location to stay in business!</p> <p>If this bill passes in its current form, I will need to sell my home. I cannot afford an increase in taxes, especially one that raises it to nearly 28% and treats my home like it is a hotel. I am not a business. I am a Colorado resident whose primary home is rented enough to pay the mortgage.</p> <p>Minimally, I believe this bill needs to be changed to only impact rentals of 180+ days a year and focused solely on commercial property owners who have 2+ homes that are not their primary residence. These are businesses.</p> <p>I am not a commercial investor; I am not a hotel; I am not a business. I believe that any changes to lodging taxes should be directed to multi-home property owners using short-term rentals as their primary income and operating as a business.</p> <p>In its current format, it is unfair to individuals who are renting out their property for less than 120 days a year solely to make ends meet. I understand the need to tax investors and commercial real estate companies because they are companies, do not live in their homes and are not part of a community.</p>
<p>Chad Wellman Against himself</p>	<p>Dear Leaders,</p> <p>I urge you to reconsider the proposed short-term rental tax increase, which could potentially spike taxes by up to 400%. As a homeowner with a duplex property, this tax hike would significantly burden me and many others who rely on short-term rentals to supplement income and stimulate the local economy. My property is frequently utilized by seasonal employees, providing them with affordable accommodations during their stay, thus supporting businesses and driving economic growth in our community. Implementing such a</p>

	<p>steep tax increase would not only discourage homeowners from participating in the short-term rental market but also have detrimental effects on our local economy. Rather than burdening property owners with excessive taxes, I encourage you to explore alternative solutions that promote fairness and sustainability without stifling entrepreneurship and economic development. Let's work together to find a balanced approach that supports both the needs of our community and the livelihoods of homeowners like myself.</p>
<p>Romanie Lehman Against themselves</p>	<p>I am writing to express my opposition to Senate Bill 24-033, which proposes to significantly increase property taxes for short-term rentals (STR) rented for 90 days or more per year. As the owner of a single short to medium term rental property, I am deeply concerned about the ramifications of this bill on myself as well as the broader community.</p> <p>In its current form, SB 24-033 would subject STR and mid-term rentals to the lodging property tax rate, which is currently set at a staggering 29%. This represents a drastic increase from the current residential property tax rate of 6.8%.</p> <p>STRs play a vital role in our local economy, providing valuable income to residents and supporting local businesses. As the owner of a rental property, I have personally witnessed the positive impact that these rentals have on the broader community, contributing to job creation and economic growth.</p> <p>I maintain my rental property to the highest standards, ensuring that it meets all regulatory requirements and exceeds the expectations of my guests. Since purchasing the property 1 year ago, I have had the entire home's electrical panel redone, new fire-resistant deck installed, fire mitigation work on the property, new windows and doors, all amounting to over \$200,000 in investments supporting local business and contractors. This level of care and attention not only benefits the guests who stay in my property but also enhances the appeal and safety of the community. We make a point to have a positive and helpful relationship with all of our neighbors. In fact, 3 out of my 4 neighbors have themselves used my rental unit, attesting to the positive relationship I have fostered within the community.</p> <p>It is important to note that my STR property also serves as a retirement investment for my family. I have planned and invested in this property with the intention of moving into it in 2026. Any significant increase in taxes would not only jeopardize my current financial stability but also undermine my long-term retirement plans.</p> <p>In light of these considerations, I urge you to reconsider the provisions of SB 24-033 and to refrain from subjecting STRs to the</p>

	<p>exorbitant lodging tax rate. Instead, I propose that STRs be allowed to continue paying the residential property tax rate.</p> <p>Thank you for considering my perspective on this matter. I respectfully request that you oppose SB 24-033 in its current form and work towards a solution that is fair and equitable for all stakeholders involved.</p>
<p>Jimmy Taylor Against themselves</p>	<p>I am opposed to SB24-033 and HB24-1299. Reclassifying a residence is not appropriate and does not protect individuals who are being discriminated against due to race, gender and religion.</p>
<p>David Goldberg Against themselves</p>	<p>I'm writing to express my interest in this upcoming Bill. I am adamantly opposed to this bill. I have owned a unit in Vail since 2005. I pay my Colorado state tax yearly and have never been late in payment. I feel this bill is very wrong in the fact that if I am forced to have a substantial increase in tax then I will have to rethink even owning a unit in Vail. As you are well aware Vail is a tourist town and most units in the area are rental units which bring in an enormous amount of capital to the area from individuals and families not living in the region. If this tax were to go through it would have a large negative impact on not only the town of Vail, but also all of the people who do live and work there as there would be a large amount of people leaving and selling their units since financially it won't be worth owning there, especially when I and others could find other states that don't impose such a high tax. Please take this very seriously when you consider the implications this tax would create going forward.</p> <p>Sincerely,</p> <p>Dr. David Goldberg MD</p>
<p>Bob Helt For themselves</p>	<p>I feel properties run entirely as short term rentals artificially inflate property values as well as steal from the long term rental market. If a property is restricted to less than 90 days, then it will not supplement owners as highly and hopefully push some properties back to long term renting. It also will represent a lower ROI and hopefully not push values as high as they have been. If properties are used over 90 days, then they should be classified as a hotel or commercial rental and be added to the commercial tax pool, increasing their taxes, and hopefully decreasing some of the other other commercial property taxes in town that have been supplementing them for years. If this</p>

	<p>new tax forces some people to sell the properties, then Perhaps some of those short term licenses should be withheld and not reissued.</p>
<p>Isaac Massry Against themselves</p>	<p>I totally oppose raising taxes on my apartments.</p> <p>It is a great expense to upkeep and raising taxes will make it more difficult to to maintain.</p>
<p>Christie Cadwell Against themselves</p>	<p>I am a 61 year old long-term resident of Colorado, and a small-time landlord. My rental properties, except for my ski condo, are long-term rentals, and provide income to me in retirement.</p> <p>I purchased a ski condo in Winter Park for my family to use, but the expense of that condo requires me to rent it out to other skiers visiting Winter Park when we are not using it.</p> <p>I am absolutely sick about this proposed bill. This bill would punish anyone who owns a vacation home they rent out and who also happen to own another rental property. If this bill passes, I will have to sell my family's ski condo, which will crush my family. I am unable to fully cover my costs now on this condo even with short-term rentals, and I simply would not be able to afford to pay 4x in property taxes on this property should this bill pass. My family is absolutely devastated by this prospect.</p> <p>While I understand that there are specific problems with short-term rentals, this bill would horribly punish people like me who have invested primarily in long-term rentals, and I don't think that is the intent. Please find a different way to solve the problem you are trying to solve. Perhaps limiting the number of short-term rentals a person could own might target the problem without the collateral damage of this proposed bill? My family is begging you.</p>
<p>Keith Oxenreider Against themselves</p>	<p>Dear Senate Finance Committee Member,</p> <p>We sincerely urge you to vote "NO" on HB24-1299 .</p> <p>There are several problems with this property tax proposal:</p> <ul style="list-style-type: none"> • Collateral damage to long standing condo-resort properties that have been a staple of the mountain tourism lodging community for more than 50 years. As proposed, this tax would have devastating effects to this lodging base.

	<ul style="list-style-type: none"> • Lower property values will ultimately impact property tax income for the governing jurisdictions. • Lower property taxes could have negative impacts on borrowing power, resulting in less spending (sales tax) and possibly deferred maintenance/less upkeep on those properties. • Many rental properties will restrict the rental days, taking available lodging out of the local market – also lowering local spending and sales tax. <p>If the intent is to protect residential neighborhoods from the impacts of short-term rentals, there are better ways to achieve this through zoning, sales tax, and other local regulatory mechanisms rather than a state mandate.</p> <p>Many of these units will never be long-term rentals due to owner usage. Please VOTE NO and protect Colorado’s tourism industry and the economies of our mountain communities.</p> <p>Thank you, Keith Oxenreider</p>
<p>Curt Palin Against themselves</p>	<p>Do not pass this bill. It is unnecessary and will put us out of business. We use our short term rental to supplement our retirement income.</p>
<p>Miguel Osio Against themselves</p>	<p>Congressmen,</p> <p>The proposed HB24-1299 Bill would have significant negative impacts across the board. I own a unit at the Solaris in Vail. Vail is a town which benefits significantly from short term rentals, given that: a) many families return year after year, looking for apartments to rent; b) the mountain operators are looking for ways (early snow making) to increase the number of days of the ski seasons; c) the summer period has been gathering significant popularity recently; d) there isn’t enough hotel rooms in the valley.</p> <p>If this bill were to pass, home owners will be forced to increase rental prices to compensate for the revenue loss, derived from the lost rentals over the 90-day threshold. Or if an owner were to decide to continue renting past the 90-day threshold, it would need to increase</p>

	<p>the rents in order to compensate for the additional taxes. As you can see, is a lose - lose situation for the end users, and ultimately to the overall town-economy. This would make Vail and other Colorado resorts less competitive, compared to other states.</p> <p>These mountain economies are currently well balanced and these types of proposals would only generate unnecessary disruption to the communities.</p> <p>I strongly encourage Congress to reject this bill.</p> <p>Best regards, Luis Miguel Osio</p>
<p>William Way Against themselves</p>	<p>Dear Representative Bird,</p> <p>I wish to express my opposition to the proposed increase in property tax on short term rentals in Colorado as outlined in HB-24-1299. Grand County is heavily dependent upon tourism and short-term rentals in Grand County. As an owner of an investment property that is rented primarily during the ski season, if this proposal becomes law, it will force me and other property owners to artificially limit the number of days our properties are available to rent to 89 days per year to avoid a more than 4-fold increase in property tax. In aggregate, this reduction in rental capacity will drive the per diem rental rate for other properties up, either to fill the void created by those of us who limit rentals to less than 90 days per year or to cover the additional cost of doing business for those who exceed the 90-day limit. Ultimately, these additional taxes on property owners will, out of necessity, be passed on to consumers who have other options beyond the boards of Colorado for vacationing in the Rocky Mountains and thus has the potential to result in a net LOSS of revenue to the State of Colorado.</p> <p>I urge you and your colleagues to recognize that tax increases such as this on short term rentals only serve to suppress tourist activity in Colorado upon which the State is otherwise heavily dependent.</p> <p>Thank you for your consideration.</p> <p>William G. Way, Jr.</p>

<p>James Mueller Against themselves</p>	<p>I am a condo owner in Vail. We hold it out for rent through a local property mgt co, and our net rental income covers a lot of our personal cash expenses of owning.</p> <p>About 50% of our rental nights (with 70% of rental \$) are in Dec-March, with the remaining 50% of the rental nights (and only 30% of rental \$) being within the remaining eight months.</p> <p>Our current property taxes are currently \$7,600/year, but the proposed legislation would quadruple that (if we rent for more than 90 days/year), probably to over \$30K/year, for a \$22K+ increase in our costs.</p> <p>Given that the non-ski-month rental income average is only about \$16.5K net after mgt fees but before other maintenance expenses, we as owners would be foolish to rent beyond the 90-day rental period allowed before that added \$22K property kicked in.</p> <p>Thus, we would be required to restrict our rental days to the ski-season only, with NO rentals allowed the remaining eight months of the year, or suffer a large net cash loss for those added days beyond 90 rental days per year.</p> <p>If similar rental limitations were undertaken by many other owners, there possibly will be too few rentals available in non-ski-season to meet the demand for our valley's visitors, possibly across all of Colorado. Also, not only would the business model of our property mgt co be overturned, but decreased summer job needs would cause many of those workers to not be able to stay in the mountains during the summer, and they could not afford to stay here and only work here in the winter. Vail would also lose a lot of its non-ski-season lodging tax income, and Colorado and others would lose a lot of their sales tax income. Lose-lose-lose-lose.</p> <p>Given the above, if this legislation passes as currently proposed, choices for I and many other owners in similar situations to me are two-fold: sell; or limit our rental day offerings to ski season only (90 days or less).</p>
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	<p>A proposed alternate legislation would exempt 2nd homes from this property tax increase. In our case, because we own a total of 3 homes, we would apparently NOT meet those exemption requirements, and would still be subject to the proposed increased property taxes.</p> <p>I can only hope that the concern of the legislature for maintaining a fully functioning Colorado tourist industry would cause such legislation to NOT be enacted, after all areas of concern as noted above are considered.</p>
<p>Sean Singleton Against themselves</p>	<p>By imposing commercial taxes on short-term rentals that is only backed by lobbying interests for pure profit reasons you will take away an aspect of freedoms that only short term rentals can offer to families looking to not only save money (Maybe the only way to have a family vacation) but enables them to create memories that only short-term rentals can provide. We offer a safe, affordable and unique experience for families to come together. Please do not pass this bill and tell the greedy backers of this bill to cease future engagements. America is going to be owned by corporate interests having deep pockets to crush and opposition. Colorado should remain free.</p>
<p>Jeanenne Gerton Against themselves</p>	<p>I am against raising the property tax on short-term rentals.</p> <p>This proposed increase is huge and will negatively affect owners, possibly forcing them to sell their units, resulting in "Fire sale" prices.</p> <p>Don't do this to your fellow Colorado lovers!!!</p> <p>Respectfully, Ms Jeanenne Gerton</p> <p>Village at Breckenridge studio unit owner</p>
<p>Kenneth Leavitt Against themselves</p>	<p>This legislation would be detrimental to me, my fellow condo residents (at the Vail Racquet Club, or "VRC"), the town of Vail, and tourists. It also would not have any positive impact on affordable housing for locals. It would reduce available beds in the area, raise lodging rates for tourists over time, ultimately decrease tourism, and negatively impact the town of Vail that relies so heavily on tourism-- not to mention all of its residents who rely on the tax income for municipal services. It would also reduce the income my condo</p>

	<p>association relies on, which will only drive up costs to residents. Very specifically, it would reduce the number of guests visiting the condo complex's onsite restaurant, which is owned and operated by locals, and could very easily force them out of business.</p> <p>We understand that the bill's objective may be to protect residential neighborhoods from adverse impacts of STR activity and additional consequence of erosion of available housing for residential uses. There is a perception that homes used as STRs has driven values to unprecedented levels, as well as creating neighbor-to-neighbor issues due to non-conforming uses. However, a problem with the property tax proposal is the collateral damage in inflicts to long standing condo-resort properties such as the VRC that have been a staple of the tourism lodging community for over fifty years. This tax, as proposed, would have devastating effects to this lodge base. If passed, it will likely have a negative economic impact on ski towns such as Vail due to an expected reduction in the bed base. The huge majority of STR units in Vail are in professionally managed, purpose-built condominiums. Most STR owners in mountain towns have chosen to rent on a short-term basis (instead of long-term leasing) because it affords them the opportunity to enjoy the unit themselves – with a long-term tenant, they have no access to their own vacation home. This bill will not encourage long-term leasing, and instead will simply decimate the tourism industry in mountain towns.</p>
<p>Brad Authier Against themselves</p>	<p>We own just one second home, which is this home north of Durango near Purgatory. However, it is my opinion that increasing the property tax rate to 29% for a third property will be counter productive for Colorado's economy. This proposal, if passed, could generate some revenue for government, but it will discourage both investment, reduce the short-term housing options that are available, and overall lower the revenue brought into an area or region as it will reduce competition and increase costs (discouraging visitors from choosing Colorado as a vacation destination). Thank you.</p>
<p>Greg Garramone Against themselves</p>	<p>Hi. I have been an Airbnb host for 10 and 1/2 years. When I first started I had never heard about Airbnb and did not know what it was. A friend of mine talked me into giving it a try. For me, this was post 2009 Financial meltdown and I was really struggling. There were absolutely no jobs. During this time in United States, new economies were being invented. Short-term rentals and Uber are a couple that come to mind. American ingenuity at its best. People trying to make a living the best they can and not becoming a welfare citizen. Teach a man to fish and feed him for a lifetime. So here we are 10 years later and in my opinion if you tax short-term rentals at this rate this</p>

	<p>industry and also people who sign six months leases will cease to exist. Now that may be your intent and I'm not sure why. I am mortgage free and I am a professional at what I do and it would absolutely be a complete waste of time for me to be an Airbnb host if my property tax is quadrupled. We do not make that kind of money. This is part-time income at best and below poverty income at the most. There are only 52 weeks in a year and there are only 52 weekends in a year and those are the confines in which I can book my place. Then there is the off-season which is for everyone and everybody no matter where you are. Then there's down time for repairs. I am fortunate because my mortgage is paid off. My best you're hosting was the covid year and I grossed 35,000. My beginning years and my worst years were 12,000 to \$18,000. I also had a couple good years around \$24,000. If you quadruple my property taxes they will be around 10,400. Now like I said I am mortgage free but let's just factor in a mortgage. Let's just say a mortgage of \$2,000 a month. 24,000 a year. So the average house out there might be looking at 34 to \$35,000 a year just with the mortgage and taxes. Now back again to only 52 weeks in a year. It is absolutely impossible to participate in the short-term rental economy that the American people brought to other American people during the economic downturn in 2009. If this goes through, this industry in Colorado will cease to exist. Those are the facts and those are my thoughts. Thank you for your time.</p>
<p>Jason Wilkinson Against themselves</p>	<p>For 5 years, my family has rented our townhouse in Pagosa Springs, CO as a short-term rental, primarily for the summer season when we cannot use it ourselves. While we use it quite a bit ourselves, we have been able to cover about 1/2 of the operating costs by doing short-term rentals.</p> <p>The state and county fees and taxes have roughly doubled in the past 5 years and it's made it harder to afford to continue to contribute to the local economy. Should this bill be passed, I would expect the costs to be passed on to renters making it unrealistic for vacationers to visit Colorado; therefore, less profitable overall for the state and county. Many counties in CO drive the majority of their revenue from vacationers using short-term rentals. Hotels are not set up for families to enjoy a home away from home.</p> <p>Short term rentals in CO have proven to be a gateway to ownership of other properties in CO and spending more time long-term in the state. We have loved CO so much that we have bought vacant land to someday build on while paying annual fees and taxes as well. Finally,</p>

	<p>through our time in CO via our short-term rental, our youngest son fell in love with CO and is now a Freshman at Colorado State University paying out of state tuition.</p> <p>If you choose to pass this bill that will drive the fees higher, please offer in-state tuition to anyone that owns short-term rental properties.</p>
<p>Steven Ferrante Against themselves</p>	<p>I am writing to voice opposition to the proposed tax increase on vacation rentals HR 24-1299. The vacation rental industry has provided a unique opportunity for people who want to plan for their future, make some extra money, and or fund a family vacation home. It seems as if every time innovative ways to prosper are tried, the "system" seeks to regulate and tax them into oblivion. Also, for travelers, renting a vacation home is a way to reduce costs, promote more family time, and create memories that will foster ties between friends and families through shared experiences.</p> <p>The ever increasing cost of living will be negatively affected by this legislation. Home owners will be forced to pass on the additional costs associated with operating a vacation rental making travel for leisure and business even more costly. Travelers have limited resources and do not need yet another expense added to their travel budget.</p> <p>Rather than raising taxes perhaps the people of Colorado would be better served by fiscal restraint. It seems as if there is a never ending appetite for taxpayer money and very little concern for the R.O.I. these government operated ventures produce. Were most people to operate their personal finances and businesses the way government does they would be bankrupt, incarcerated, and or on the streets.</p> <p>Please vote no on this proposed legislation.</p>
<p>Kenneth Miller Against themselves</p>	<p>We are writing to express our deepest concern about the impact of HB 24-1299 on the community of Winter Park and surrounding communities. Our condominium is located at the base of the Zephyr ski lift in the Zephyr Mountain Lodge. We are owners who rent out our unit through Winter Park Resort Lodging more than 100 days per years. Though we are residents of New Jersey, we are deeply invested in the Winter Park community being homeowners since 2005 and</p>

	<p>spending many days per year in Winter Park. We are considering retiring to our condo and have watched the vital growth of Winter Park for 20 years. This growth and vitality will be severely impacted by HB 24-1299. Homeowner such as ourselves will limit rentals to fewer than 90 days, restricting rentals to peak season and blocking our shoulder seasons. Though this will result in a moderate loss of income to us, it will avoid the onerous and severe tax penalties of HB 24-1299. This reduction in shoulder season rentals will be widespread and will affect both on mountain businesses and those in the towns of Winter Park and Fraser, CO. Businesses will be severely impacted and many will not survive.</p> <p>Please reconsider HB 24-1299 which will be devastating to Colorado mountain towns.</p> <p>Sincerely</p> <p>Kenneth G. Miller</p> <p>Karen C Miller</p>
<p>Patricia McIntosh Against themselves</p>	<p>I am against the proposed STR bill. There are too many unknown that need to be addressed.</p>
<p>Charles Goldsworthy Against themselves</p>	<p>I have owned a single family home property in Summit county, Colorado for over 20 years. It is my second home. My property was desinged as a short term rental from the start to help reduce the costs involved of keeping a second home. I love coming to the mountains with my friends and family and I am happy to be able to share my home with others who enjoy coming to the mountains. . I feel that it is unfair to change the taxation rules at this point. My property was never intended to be work force housing. I pay Sales taxes on my rentals which amounts to about \$9000 dollars per year. If the bill passes and I discontinue short term rentals that money is lost to the county. I also employ local people for cleaning and</p>

	<p>maintenance and those people would lose their jobs. In addition there are many, many people who come to Summit county to ski with their families who enjoy renting a home where they can all be together rather than separate hotel rooms. While it might be tempting for you to get additional revenue that the bill would bring in you need to consider all of the adverse effects, which, in my opinion, outweigh the benefits of that revenue.</p> <p>Thank you,</p> <p>Charles Goldsworthy</p>
<p>Rhondda Wells Against themselves</p>	<p>My husband and I are 85 and 76 respectively. We have had STR's for many years. However, we lost on the the East Troublesome wildfire. We did replace it with another STR in Fort Collins, but lost a lot off money due to our insurance company being totally unreasonable.</p> <p>Now, the thought of having to pay much higher property taxes on our losing investment is very distressing. The modest income from STR's supports our retirement expenses. If the property taxes are increase threefold it will be devastating to us. Since we have made this investment in good faith, have followed all the rules of having a license and paying all sales tax due etc. it does seem fair that we should at least be grandfathered into the current property tax level for at least several years so that we have time to make adjustments.</p>
<p>Adam Steinman Against themselves</p>	<p>Members of the House Finance Committee, Representative Bird and Senator Mullica:</p> <p>I'm writing to ask you to vote "no" on HB24-1299. As someone who just purchased a rental condo in Beaver Creek 4 years ago, this bill to increase our property tax by more than 4x would require us to sell, likely for far less than what comparable units are currently selling for.</p> <p>Considering only 8% of the 2,500 owners surveyed by the Colorado Lodging & Resort Alliance (CLARA) will continue renting their units for over 90 days/year and 89% will change their behavior to avoid the increase taxes (sell or reduce rental days), this bill will cause a huge reduction in available rental units and as a result, reduce tourism over time. It will also have a devastating impact on small businesses dependent on tourism.</p>

	<p>I encourage you to thoroughly read the Economic Impact Study done by CLARA and help ensure our state's tourism and property values aren't severely hurt by this bill.</p> <p>My wife and I are fortunate to have purchased this unit for our family to enjoy and we consider it a large part of our retirement plan. This bill will require us to sell it to someone who can afford the added tax and the CLARA survey shows this will be the case for a significant number of other owners.</p> <p>Thank you,</p> <p>Adam Steinman 120 Offerson Rd. Unit B330-35 Beaver Creek, CO 81620</p>
<p>Mary Fisher Against themselves</p>	<p>I am a single mother of a 3 year old child who goes to school only half time. My rental property is a lockoff unit attached to the condo unit that I own. My HOA dues are \$1200/month and this rental unit is the only way I can make living in my home affordable. If I have to pay more taxes it will force me out of my home and subsequently out of summit county where my son's father lives. This tax increase will split our family apart by forcing me to move to a place that I can afford. Please don't do this to our family.</p> <p>Kind regards, -Mary Fisher</p>
<p>Demetria Veal Against themselves</p>	<p>Hello. I purchased my home in March 2023 with the intention of using it as a vacation rental. I paid \$740,000 for this home, In 2018, this home sold for \$410,000. This home appreciated \$330,000 in 5 years which is nearly double because of the ability to short term rental. If it becomes cost prohibitive to run short term rentals in the area, property values will go down significantly impacting tax dollars and quality of life for full time residents. It will impact businesses, restaurants etc. Short term rentals generate income for local businesses as well as the property owner.</p>
<p>Angela O'Donnell</p>	<p>We strongly disagree with the proposed amendment, as worded. We are not a business who purchased our home with the intent to short</p>

<p>Against themselves</p>	<p>term rent. My husband took a job in CA, and we must now split our time between CA & CO. This proposed bill will make it very difficult for us to continue residing in CO. We have built a life there. Are we to sell all of our belongings and vacate? I am a small business owner and cannot afford the implications this will will cause. Corporations who purchases homes for solely STR purposes will have no problem paying the proposed tax with investment income. We don't have this. This new bill will hurt homeowners like us. Please rethink this before you cause hardships to hard working homeowners by creating a bill that impedes our rights to continue enjoying our home. I am a stage 4 ovarian cancer survivor and I get treatment in CA. CO is my happy place. This proposed bill will make it near impossible for us to afford to keep our home, which we have worked very hard to purchase. My husband's job is contracted to end in 2yrs and he plans to return to work in CO full time. This won't be possible if you pass this bill that will hurt homeowners like us. Please be reasonable when considering the people you will hurt and consider an exemption. We love calling CO home. Please don't cause us to lose this right. Thank you for your support and consideration.</p>
<p>Donita Walters Against themselves</p>	<p>To whom it concerns.</p> <p>11years ago my husband and I dreamed of owning a second home in Colorado. We were fortunate enough to purchase the cabin of our dreams outside of Fairplay. Unfortunately due to the increase in "red tape" to have and host an Airbnb in Colorado we sold our property on April 4th. We felt like every law/rule/policy that was created was made to "force" us out of the state. We managed and operated our rental ourselves. We are just 2 kids who had a dream and Colorado policy killed our dream. I am only here commenting because I want to support those who are still wanting this dream. Lawmakers have got to "back off" folks like my husband and I and allow them to keep their dreams alive. Stop micromanaging everything. Your policies will drastically impact tourism which is the main source of income for so many in the state.</p>
<p>Judd Motchan Amend themselves</p>	<p>Dear Representatives of the Colorado House Finance Committee,</p> <p>The United States National Park Service (NPS) has Standards for the Restoration, Rehabilitation, and Preservation of Historic Properties. The standards all start with this exact same statement –</p> <p>“A property will be used as it was historically...”</p>

	<p>If a property has historically been used as a Bed and Breakfast, a Dude Ranch, or Residential Lodging then to legally put it into a Commercial tax status when it historically was firstly Residential, or non-commercial, in construction and use would be financially detrimental to the intent of the NPS Standards. It also takes funds away that would otherwise be used to protect history. Lastly, it acts as a financial incentive to no longer use the property as it had historically been used, in contradiction to NPS Standards.</p> <p>To help preserve Colorado history I propose this amendment to House Bill 24-1299;</p> <p>“Residential improvements, including the land or other improvements associated with such improvements, which have historically been used as a Residential Lodge, Dude Ranch, Bed and Breakfast, or other forms of what is now known as a Short Term Rental, and which have been designated a Local (Historic) Landmark or are listed in the Colorado State or National (Historic) Register(s), shall be exempt from Short Term Rental laws and regulations described in, or resulting from, this or any other bill, past or future, of the State of Colorado.”</p> <p>Best Regards, Judd Motchan</p>
<p>michael sobel Against themselves</p>	<p>My family owns a total of two properties: Our primary residence in Georgia and a small one bedroom condo at Winter Park. Due to the distance and my work schedule, I can only use the condo two weeks a year maximum. In order to pay the HOA and taxes, I must be able to rent the unit out as much as possible. I use the Winter Park management company, who keep 40% of the rental earnings. After investing in upkeep, I barely break even on the rental income during the year. If this tax rate increases, I will lose money every year and have to limit rentals to under 90 days, and only during ski season, where the rental income is highest. It will be off the market at least 9 months during the year. As you can see, I am not profiting from the residential tax rate currently.</p>
<p>Daniel Ziv Against</p>	<p>1. Some may have a \$10 million second home, which will automatically be excluded from any additional taxes. others might have several much lower cost homes that provide affordable short</p>

<p>themselves</p>	<p>term and long-term stay for Colorado and out-of-state tourist to our mountain towns and fuel the economy year round. This arbitrary definition of two homes or less makes no sense.</p> <p>2. This bill will create confusion with short term rentals that are also rented long-term part of the year, which is becoming more common to support the local workforce, not clear how are those will be defined and treated</p> <p>3. As noted last week treating short-term rentals as commercial will unfairly single out short term rentals by calculating real estate taxes based on their estimate valuation, not their operating income and then imposing a commercial tax. It seems this bill is cherry, picking the highest level of tax that is not fair compared to other residential short term rentals or other commercial properties.</p> <p>4. the effective tax the short term rental industry is contributing to Colorado mountain towns is already higher per square foot than commercial tax due to the unprecedented increase in real estate taxes in Colorado, sales tax, booking fees, local Short-term rental license, pillow taxes, and other local fees, as well as the exponential increase in insurance premiums, and HOA dues to maintain these properties. Any further increase in taxes and fees will destroy this important growth engine and will devastate the mountain towns.</p> <p>5. From last weeks hearing it was clear that the negative consequences of increasing any taxes on short term rentals will have much greater impact than any additional taxes imposed, and most likely will reduce the overall taxes and revenue from short term rentals for all our most mountain town.</p> <p>6. Colorado Towns and cities are unique, a unified Colorado law based on average will be ineffective and destructive. It's best to leave these issues to the local communities which have already significantly increases their taxes on short term rentals and enjoy the boom to their local economies.</p>
<p>William Wall Against themselves</p>	<p>I strongly appose this property increase. This will force me to sell the property due to inability to cover cost which already make the investment marginally profitable. Many constituents I know are in the same boat. This will create a hurt Colorado homeowners property values and tourism. Do not pass this law.</p>
<p>William Palmer Against themselves</p>	<p>HB24-1299 is a misguided effort to fix one issue in Steamboat Springs devastating most of our mountain resort communities.</p> <p>The Bill</p>

	<ol style="list-style-type: none"> 1. Significantly exacerbates the coming small rental property owner's property tax increase due to the recent dramatic increase in assessed values. 2. Will lead small rental property owners to sell their properties because increased tax of 27.6% will turn cash flow significantly negative. 3. Will reduce property values as rental property cashflow turns negative from the higher taxes. 4. Will cause ownership of small short-term rentals to become 100% non-rental private residences, only affordable to the very wealthy, eliminating any tax on earned rental income. 5. Will decimate rentals, such as ours, due to lack of available beds killing rental management companies, another labor loss with consequential loss of sales and income tax revenue. 6. Short-term rentals fill a lodging void which hotels cannot profitably fill. Absent year-round short-term rental availability many resort economies will die. 7. Will reduce tourism, and therefore tax revenue, due to a dramatic reduction in lodging availability of short-term rental beds. 8. Will reduce retail sales at local businesses which would fail with fewer shoppers driving away labor and tax revenue killing resort communities and the surrounding local economies. 9. Will negatively incentivize new businesses from coming to Colorado resort areas driving away growth reducing potential sales and income tax revenue. 10. Workers already pressed hard to afford living year-round in high-cost areas will move away due to lack of year-round work available. 11. Hotels will raise rates profiting from the lack of competition, making visits less affordable to more Coloradans incentivizing large corporations over small property owners, the heart and soul of our economy. 12. Will kill the whole resort economic structure. 13. Will make more people unable to afford to spend time in the Colorado mountains we love. 14. Short-term rentals do not increase essential services costs not do they increase the cost of education as short-term renters don't stay long enough for children to attend school. <p>Hb24-1299 first appears as a win for funding Colorado's revenue needs, but it is short-sighted. It ignores the impact on small rental property owners and resort communities. The unintended</p>
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	consequences noted above will result in irreparable damage to Colorado's economy.
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