

96 wagon road

Breckenridge

Colorado, 80424

rickiorford@gmail.com

Dear Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

REQUEST THAT YOUR "NO" VOTE ON BILL 6 - LODGING PROPERTY TAX TREATMENT

I am writing to express my deep concerns regarding HB 1234, also known as Bill 6 - Lodging Property Tax Treatment, which is currently under consideration by the legislature. As a concerned property owner and taxpayer, I urge you to vote "No" on this legislation, and I would like to provide some key points on why I believe this bill would have a detrimental impact on our community.

First and foremost, I want to emphasize that our local vacation rental industry, which includes homeowners like myself, plays a vital role in the summit county economy. The proposed 27.9% increase in property tax for lodging properties is a significant burden, and it would directly affect property owners who rely on vacation rentals as a source of income to supplement the high price of properties. This increase in property tax would far outweigh the income received from rentals, forcing many homeowners to consider other options or even cease renting their properties altogether. The resulting loss of lodging tax revenue would negatively impact our community's finances.

Furthermore, the bill's classification of short-term rental units as "lodging property" based on a 90-day threshold is arbitrary and fails to consider the diverse nature of our vacation rental market. Many homeowners rent their properties for just a few weeks a year, and this legislation would unfairly categorize them as lodging properties, subjecting them to higher taxes.

I also want to address the misconception that short-term rentals are responsible for driving up home and rent prices in our area. The data from the St. Louis Federal Reserve and various academic studies indicate that this narrative is not supported by factual evidence. In fact, NIMBY practices and the failure to address housing needs for our workforce are the primary factors contributing to rising prices.

Additionally, the claim that large corporate interests are dominating the vacation rental market is misleading. The reality is that individual homeowners and small-scale operators make up a significant portion of this industry, providing unique and personal experiences for travelers.

In conclusion, I kindly request that you vote "No" on Bill 6 - Lodging Property Tax Treatment. This legislation unfairly targets vacation rental homeowners, who are an integral part of the summit county community. I believe it is crucial to consider the real data and facts before making decisions that could have a profound impact on our local economy and the livelihoods of many residents.

Thank you for your time and attention to this matter. I appreciate your dedication to serving our community and making informed decisions.

Sincerely,

Ricki Orford

Interim Committee Legislative Oversight Committee Concerning Tax Policy & Task Force

10/31/2023 10:00 AM

Public Testimony

Typed Text of Testimony Submitted

| Name, Position, Representing | Typed Text of Testimony |
|--|---|
| Whitney Bradberry themselves | <p>Hello, my name is Whitney Bradberry and I am an Airbnb Host in Colorado.</p> <p>After I lost my dad, I bought a small cabin with the money he left me. I remodeled this old, outdated cabin and turned it into a short-term rental in a rural area. This place is my second home; it means more to me than you can even imagine, and as a nonprofit worker at my day job, I heavily rely on the income from this single property.</p> <p>I have gone out of my way to engage and support the local community. I work with the local coffee shop, I work with local repairmen, hire the local baker to deliver guests who are celebrating special moments, I use a local cleaning company, I hire a local plow service in the winter, and work with local businesses if and when anything breaks.</p> <p>If you introduce this short-term rental tax reclassification, it would directly impact the livelihoods of local residents like me who rely on hosting to make ends meet. A significant increase in property taxes would financially burden hosts across the state that cannot afford to pay higher taxes and rely on earned supplemental income. Support Coloradans who are struggling to keep up with the rising costs of living by rejecting this massive tax.</p> <p>Please, please don't do this.</p> <p>Whitney</p> |
| Peter Reeburgh SummitCove Property Management | <p>Dear Committee.</p> <p>I strongly oppose increasing Short Term Rental (STR) properties to tax at a commercial rate. My company, SummitCove Property</p> |

| | |
|---------------------------------------|---|
| | <p>Management, manages over 350 STRs in Keystone Ski Resort, which is a dedicated ski resort in Colorado. STR have been in existence for over 50 years in Keystone and they are the lifeblood of our community. Changing the taxation on these properties severely tilts the equation of ownership to the point where it simply does not make sense for people (mostly Coloradoans) to own them.</p> <p>While the housing crisis is very real in Summit County, STR are not the cause as outlined in the "Mountain Migration Report" from 2021 despite many local mountain commissioners outright denying the results of the report.</p> <p>STRs are the lifeblood of the mountain economy in Colorado. Do not touch the taxation structure of this vital tourism revenue that brings local jobs like housekeepers, guest services, maintenance, and much more to our community.</p> |
| <p>Brian Haub themselves</p> | <p>Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,</p> <p>My name is Brian Haub and I am an owner of 2 Short Term Rental properties in Colorado. If you pass this short-term rental tax reclassification bill, it would directly impact our ability to continue to own a second home and we will likely be forced to sell.</p> <p>A property tax increase from 6.765% to 29% is punitive to homeowners and punishes those that have scrimped and saved to buy their second homes. Many owners such as my wife and I bought properties to diversify our retirement portfolios, this also puts into jeopardy our retirement. This legislation unfairly targets the short-term rental owners and those that have risked their saving to buy second homes.</p> <p>The notion that short term rental properties are highly profitable is just not true and blaming STR for lack of affordable housing is also not correct. Policy or lack there of a policy to build affordable housing and seasonal housing is what has created this issue and needs to be addressed and not punish those that have purchased STR's. If this legislation passes, ownership of second homes will be limited to those wealthy individuals that can afford to leave houses vacant.</p> |

| | |
|---|--|
| | <p>Please vote no to this Bill 6! This bill is very mean spirited and scapegoats those that have achieved the American Dream of owning a beautiful Colorado mountain property.</p> <p>Please vote NO on Bill 6.</p> |
| <p>Keeley Connors</p> <p>themselves</p> | <p>Dear Committee,</p> <p>I am writing to discourage our state government from taxing Short Term Rentals at the commercial property rates of 28%. This is currently what my job depends on. I have been a local to the county for about 8 years now and increasing the tax percentage would greatly affect me.</p> <p>Please reconsider this decision. Thank you.</p> <p>Keeley Connors</p> |
| <p>Mark Lauriha</p> <p>themselves</p> | <p>Dear Senators and Representatives of the State of Colorado:</p> <p>I have learned that your committee will be hearing a proposed bill on Tuesday, October 31st that recommends commercial taxation for vacation rentals.</p> <p>Our family owns a 2 bedroom town home at Mountain Thunder in Breckenridge, Colorado. We purchased the town home because our 12 yr old son is enrolled in Team Summit and skis up to 3-days a week. We decided to purchase a property in Breckenridge because we love the town and that the traffic has been unbearable to make 2-3 round trips a weekend from Denver. We use the town home 16 - 18 weekends in the winter and sometimes during the summer. I stress that we, like many of our friends and other Team Summit parents, that we are just family owners of a second town home/condo. The intent is not to make a profit, but to provide a retreat, create family memories, and lessen our carbon footprint by making fewer trips to the mountains. Short term rentals just barely cover our expenses. Without vacation rentals, ours, and other properties would become an underutilized resource, which is wasteful.</p> |

| | |
|------------------------------------|--|
| | <p>One important point I want to make is that we use Summit Mountain Rentals to facilitate renting our town home while we are not using it (SMR did not ask me to write this letter). Summit Mountain Rentals employs close to 40 individuals, not including housekeeping staff. I do not know with certainty, but I would think that guests of our town home patronize the local Breckenridge businesses and fewer nights stays would mean less revenue.</p> <p>If a 90-day rule is imposed on our family, I would certainly limit the nightly stays to 89. As mentioned above, adverse effects would be an underutilized resource, loss of revenue and employment to Summit Mountain Rentals, and loss of revenue to local businesses.</p> <p>I respectfully ask that this committee not recommend commercial taxation for vacation rentals.</p> <p>Thank you for reading this.</p> <p>Mark Lauriha</p> |
| Brittany Guimond themselves | <p>My name is Brittany Guimond, I live in Wheat Ridge, and I am a realtor with West+Main Home and a real estate investor and own 2 long-term rental properties with my husband. I OPPOSE Interim Committee Bill 6 because as a small business owner and frequent guest of short term rentals, this tax would mean higher costs passed onto the consumer and less choices for the consumer. Tourism is an important driver of our local economy, and increasing taxes would discourage local and interstate tourism. Most short-term rental investors I know and work with are small businesses that reinvest profits back into the real estate, which improve the community at large through placemaking and neighborhood revitalization. Other investors use the profits to supplement their income as affordability in Colorado is critically challenged. Increasing this tax will not help raise additional funds, it will simply eliminate more small business from the Colorado economy, drive up costs for the consumer, and discourage tourism.</p> |
| Randall Johannes | <p>Honorable Members of the Legislative Oversight Committee Concerning Tax Policy:</p> |

10:00 AM

| | |
|--------------------------------------|--|
| <p>themselves</p> | <p>I am a Colorado Native and I have worked my entire life to be able to retire someday. My retirement plan includes three vacation rentals that I own in Breckenridge, Keystone and Steamboat. My wife and I, together with our two sons have invested hundreds of thousands of dollars in purchasing and maintaining these vacation rental properties. We have been renting out our property for the past six years and hope to continue to provide this benefit to the tourists that visit our beautiful state. If this tax proceeds, we will be forced to sell these properties. For our Breckenridge condo, we were hit with a \$2,200 assessment this last summer because State Farm no longer wanted to insure our development due to the fire risk. Since then, our monthly HOA costs have continued to rise.</p> <p>With the extreme costs of monthly HOA's (due to insurance increases because of fire danger in Colorado), the significant property tax increase that we all experienced this year, the increase in utilities costs, we barely make enough money to be profitable. If this tax is approved, we will be negative on our rental income and we will be forced to sell. Vacation rentals create over 13,000 jobs in Colorado. This tax will negatively affect these jobs as Vacation Rentals will surely decline.</p> <p>Please, please reject this extreme tax measure. We are so overly burdened with costs and taxes that this really feels like an overreach by our government.</p> <p>Please remember how hard we were hit with the recent property tax increase.</p> <p>Please do not recommend Bill 6 – Lodging Property Tax Treatment to the Legislative Council.</p> <p>Thank you for your time.</p> |
| <p>Tim Paynter</p> <p>themselves</p> | <p>Gentlemen</p> <p>Taxing residential property which is zoned residential as commercial property will cause enormous confusion and price fluctuations from nearly identical properties.</p> |

| | |
|------------------------------|--|
| | <p>It also will impact Colorado as a competitive resort destination as well as Realtors and property owners who rely on a stable taxing system to arrive at property valuation for lending purposes, for tax planning purposes and retirement planning purposes</p> <p>We are likely to have more dark neighborhoods of unoccupied structures as owners strive to meet unreasonable occupancy standards. Since longer term tenants would preclude vacation owner use most owners will choose to limit short term rentals while leaving the property vacant when they are not there.</p> <p>Also, commercial hotels enjoy significantly higher occupancy rates than private owners who are merely offsetting their their costs of ownership.</p> <p>Then we have the fluctuation of property value issue. The higher the tax the less the property value hence high commercial taxes will reduce the value of the property significantly hence self defeating the purpose of the tax.</p> <p>It bad policy to impose commercial tax rates on residential properties.</p> <p>Sincerely,</p> <p>Tim Paynter</p> |
| Linda Biel themselves | <p>I would like to encourage the members of the committee to NOT change the tax rate for those of us who own property and rent it on a short term basis. Or at least change the proposed 90 days to six months. Those of us who live in the mountains and use our properties as part of our income are already facing punishing property tax hikes due to property value increases (which we can't afford to take advantage of without moving out of the area to live) as well as punishing additional fees and local restrictions from our cities and counties. Please keep in mind that much of Colorado's tourism depends on short term rentals, and it would be a shame to change</p> |

| | |
|---|--|
| | <p>the character of our small mountain towns with yet more huge chain hotels. And I vote! Thank you, Linda Biel</p> |
| <p>Judy Spinney themselves</p> | <p>Monday, October 30</p> <p>Legislative Oversight Committee Concerning Tax Policy & Task Force</p> <p>I am writing to inform you that I adamantly oppose putting a commercial tax on rental properties. This will affect thousands of Colorado property owners. This is another example of the State wanting to snatch and grab more and more money from the citizens of Colorado. I am a senior citizen. My husband and I are on a fixed income. Already property taxes and other fees (insurance, cost of living - - - food, gas, health care, merchandise, entertainment, heating, other utilities) are cutting deeply into our annual income.</p> <p>. . . What a joke . . . Commissioner Pogue wants to limit rentals to 15 days a year. How can one make any profit renting 15 days a year? The cost of a license and cleaning fees and taxes would leave the owner with a pittance. It's obvious that STR's are being attacked from all angles.</p> <p>Judy Spinney</p> |
| <p>Mark Freeman themselves</p> | <p>Dear Committee Members,</p> <p>I want to make a statement on the Short-Term Rental Taxation proposal in the Bill on Lodging Property Tax Treatment.</p> <p>My name is Mark Freeman. I retired from my job this summer. My wife and I split our time between our Condo in Breckenridge, Co and house in Austin, TX. We hope to relocate to Colorado full time in the near future and spend more time in our condo than we already do. Renting our condo out for short term rentals helps us afford the condo. With the greatly increasing valuations, our property taxes will go up significantly this year. The proposal to tax the condo would more than triple the taxes of the new higher valuation. As it is, the rental income we receive makes at best makes us slightly cash flow positive for the year. This is not a money maker for us. The short-term rentals provide valuable income for our management company, their</p> |

| | |
|--|--|
| | <p>cleaning crew and nearby businesses that the guests shop and eat at. With the proposed new tax law, we would have to stay under the number of rental days that would trigger the new tax rate. There is no upside for the community. The condo will remain unutilized for more of the year, benefiting no one.</p> <p>Respectfully,</p> <p>Mark Freeman Mark_Freeman@alum.berkeley.edu 13111 Trail Driver St Austin, TX 78737</p> |
| <p>Michael Viland themselves</p> | <p>My wife and I have owned a condo in Breck since 2005. Like every other short term renter we know, we do this NOT AS A BUSINESS, but as a way to afford to own a home in Breckenridge that our family can enjoy. When our family is not going to use it, we rent it out, which amounts to about 100 nights per year. We cannot afford to pay business tax rates, so would either need to restrict our rental dates or sell our mountain home. The high real estate values, high real estate taxes, and high sales tax license fees make owning in Breck a challenge for any but the wealthy. Treating our single condo as a business is wrong.</p> <p>Taxing our condo as a business is unfair.</p> <p>Thank you for your consideration.</p> |
| <p>Brian Craft Summit Alliance of Vacation Rental Managers</p> | <p>It's just math...</p> <p>I am a CFO of a hospital system in Texas and own a vacation property in Keystone which we also use as STR to defer the cost of ownership.</p> <p>As a CFO, I tend to use the phrase "It's just math" frequently and it applies perfectly in this case. If the legislation is approved that quadruples my property tax rate as an STR I will have no choice but to stop operating my unit as an STR because it will be cheaper to simply own for personal use.</p> |

| | |
|---|--|
| | <p>In this situation, the county and state will not receive the additional property tax revenue anticipated but will also be shutting down all of the state and county taxes currently being earned off the property; not to mention the amount of tax income driven by the tenants using it who also buy lift tickets, rental equipment, restaurant meals, and all of the other tax revenue that ski vacations create.</p> <p>If this same approach is taken by the many owners who operate their vacation homes as STR's in the ski areas; just imagine the trickle down economic effect that could have to these areas and communities.</p> <p>Again, politics and opinions aside....I always let the almighty spreadsheet speak louder than anyone; it is just math and the math doesn't work out.</p> <p>Respectfully, Brian Craft Owner Jackpine 8016 Keystone, CO</p> |
| <p>Carol Delong themselves</p> | <p>Subject: Protect Airbnb Hosting in Colorado</p> <p>Dear Tax Policy and Task Committee,</p> <p>I write to express my strong opposition to the proposed change in property tax classification for Airbnb hosts in Colorado, shifting from residential to commercial rates. This move will have a devastating impact on hosts, local businesses, and the overall community.</p> <p>Airbnb hosts contribute significantly to Colorado's economy by promoting local businesses, offering personalized experiences, and accommodating visitors with unique needs. Here are some crucial reasons to reconsider this change:</p> |

| | |
|---------------------------------|---|
| | <p>Local Business Support: Airbnb hosts drive guests to local establishments, aiding their success. Higher property taxes will discourage hosts, impacting the local businesses they support.</p> <p>Personalized Experiences: Airbnb offers guests authentic, local experiences. It thrives on the personal touch hosts provide, setting it apart from conventional accommodations.</p> <p>Visiting Relatives: Many Airbnb guests visit residential neighborhoods where hotels are scarce. Tax hikes may limit options for these visitors, causing inconvenience.</p> <p>Affordability and Income: Hosting on Airbnb provides vital supplementary income, allowing hosts to remain in expensive cities. Higher taxes may force hosts to quit.</p> <p>Cultural Exchange: Hosting international guests promotes cultural exchange, enriching the lives of both hosts and travelers.</p> <p>While regulations are important, reclassifying residential properties as commercial is unfair to homeowners seeking modest income through Airbnb. I urge you to consider the impact on our local economy and the well-being of hosts. Please revisit this decision to ensure hosts can continue thriving in our state.</p> <p>Sincerely, Carol Delong</p> |
| Dylan Mossman themselves | <p>Honorable Members of the Legislative Oversight Committee Concerning Tax Policy</p> <p>I vehemently oppose the proposed legislation aimed at raising taxes on short-term rental properties. This measure has the potential to significantly impact not only my business but also my personal finances and the livelihoods of numerous individuals in our network, including employees, contractors, and subcontractors. Additionally, it would deal a substantial blow to the considerable number of second homeowners in Colorado who relish the mountains and rely on renting out their properties for supplementary income to manage a portion of their mortgage expenses.</p> |

| | |
|---------------------------------------|--|
| | <p>The current landscape in Colorado already features an array of taxes and regulations governing short-term rental properties. In my view, this latest proposal represents an excessive and unwarranted step in the wrong direction. Rather than fostering a conducive environment for property owners to support their financial needs and the state's tourism industry, this bill threatens to overburden them with additional financial responsibilities and hinder their ability to remain economically sustainable.</p> <p>I urge you to reconsider the implications of this bill and the adverse effects it could have on the people and businesses that rely on short-term rental income. A more balanced approach that acknowledges the value of these properties in Colorado's economy while addressing legitimate concerns may be a more reasonable course of action.</p> |
| <p>Caleb Ward themselves</p> | <p>Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,</p> <p>My name is Caleb Ward and I am a vacation rental Host in Colorado. I own and operate a small 1 bedroom condo in Keystone as a short term rental.</p> <p>While I agree that something must be done to address the home affordability crisis (especially in Summit county), raising the effective tax rate in such a manner as proposed in the reclassification would almost surely render my small business moot.</p> <p>In the years that I have managed my home as a rental, the margins are already meager at best. Between employing local county residents as cleaners and repair folks at a fair wage, and the slow, unprofitable shoulder months, such a drastic tax jump would almost assuredly force me to shutter the little business that I have poured so much into.</p> <p>In October of last year, my girlfriend and I made the trip up 25 times to fully renovate our home in order to provide guests with a comfortable place to stay. We assumed the \$30k plus that we poured into renovations would come back to us in the form of increased revenues, but alas it has not been as hoped. In the four peak ski months, we take home a small profit of \$1,000-1,500 a month, and the rest of the year we are lucky if we break even. What's more, many</p> |

| | |
|---|--|
| | <p>of our guests are actually ski employees who take advantage of being able to stay in a home rather than a cut rate hotel room. Last year we hosted a ski patroller for two months and he said our place was so much better than any hotel he could find. Such a substantial tax bill would simply make the juice not worth the squeeze.</p> <p>If you introduce this short-term rental tax reclassification, it would directly impact the livelihoods of local residents like me who rely on hosting to make ends meet. A significant increase in property taxes would financially burden hosts across the state that cannot afford to pay higher taxes and rely on earned supplemental income. Support Coloradans who are struggling to keep up with the rising costs of living by rejecting this massive tax.</p> <p>Sincerely, Caleb Ward</p> |
| <p>Renee Walkup herself</p> | <p>As a rental property owner in Breckenridge since 2003, I have seen our taxes increase at a substantial rate over the past few years. Meanwhile, with continued building, especially on Peak 8, we are experiencing fewer rentals, although our property is highly desirable. Meet are very concerned that if the City enacts a "retail property tax" on our unit, like for hotels, after 90 days of rentals, we will be taxed beyond our limits. We are asking Council and the committee to reject the increased tax proposal for small rental owners to keep our property in the rental business. Thank you.</p> <p>Renee and Ted Walkup Owners, 655 Four OClock Rd, Unit 203, Breckenridge 80424</p> |
| <p>Heather Hill herself</p> | <p>I am a Colorado resident. My home that I have rented out short term is my primary residence. I am a musician and until recently a restaurant owner. I travel extensively for my work as a performer. Since the pandemic, income from my short term renting was a lifeline. All of my work as a performing artist, shut down during the pandemic. My restaurant business, which employed and fed Colorado residents for 45 years went into distress and ultimately closed this year. I am so grateful that I was able to short term rent my home because I needed it to stay a float. We already have a primary residence law which limits STRs. I am not part of some big</p> |

| | |
|---|---|
| | <p>hotel industry that can influence legislature and congress. I am a homeowner who needs the income from my home.</p> <p>We already provide a tremendous tax benefit to the city of Denver and support the tourism industry and local businesses. This which has been conveniently ignored when people are trying to limit Str rentals. Now it is an opposite attack and we should not be allowed to earn income on our homes as residents but instead be burdened as if we are part of the giant hotel motel industry. This is wrong.</p> <p>As I travel for work, renting my home means that I don't have to pay twice for living expenses.</p> <p>I am not an investor flipping homes. I'm trying to keep the one I have.</p> <p>Limiting short term renting to 90 days will lead to loss of tax revenue as it may make the business unsustainable for individual owners. We don't buy supplies wholesale like a giant hotel. Paying commercial lodging rates on homes that are zoned as residential properties on top of skyrocketing property taxes, and interest rates that we are already facing puts hard-fought home ownership at risk in Denver, where these are already our primary residences. I oppose this bill for excessive taxation on Colorado homeowners who short term rent and ask that you do not support this attack on Colorado residents. Thank you</p> <p>Heather Hill</p> |
| <p>Kimberly Nemmers themselves</p> | <p>My family purchased a condo in Summit County in 2018. When we do not use the condo, we rent it to help pay for our HOA dues and mortgage on the condo because it is our second home. Recently, we have experienced drastic changes in policy for short term rental licensing, HOA due and taxes in order to have a condo unit in Colorado that is financially straining our family's budget.</p> <p>Our property values were nearly doubled by Summit County earlier this year. However, since that evaluation, the condo prices have plummeted by over \$100,000 in less than a year. This is more than a 20% decline but tax basis remains at the higher appraised value, which lasted months not year.</p> <p>Due to insurance rates on condos and similar properties with shared space, HOA dues in Summit County are more than doubling right now. HOA rates are now over \$1000 per month.</p> <p>We currently have a STR license but cannot sell our unit because we will not get another STR license for a new unit. Currently, we are engaged in the Lease to Locals but can only rent the unit for \$1,500 per month. With the HOA rising to over \$1000 per month, we cannot</p> |

| | |
|--|---|
| | <p>afford to continue to rent for an amount resulting in only \$500 per month going to our mortgage on the unit.</p> <p>The proposed Bill 6 presents a number of challenges to middle class families owning a second home. A 90 day trigger is unfair and arbitrary because owners are now working to make up these increases in taxes and HOA fees. The bill also appears to compare second family homeowners who participate in the STR process to hotels and motels, which is also unfair but also in no way a comparison.</p> <p>As a homeowner in Colorado, we want you to consider the recent increased costs to families owning a second home due to property taxes and HOA fees. Limiting our ability to cover some of these costs with STRs is unreasonable. It is also important to consider that Summit County is already limiting the number of properties able to be licensed as STRs putting a further, financial strain on property owners.</p> <p>At a minimum, the number of days for STR should be rented the same number of days as a hotel/motel would rent a room on average if those properties are to be considered similar. No hotel would be profitable only renting 90 days so no homeowner should be charged the same taxes if that is all that they are renting either.</p> |
| <p>Brad Fosser themselves</p> | <p>Good Morning,</p> <p>My name is Brad Fosser, and I am a short-term rental owner in Keystone Colorado. I am writing you today to implore you to vote "no" on Bill 6- Lodging Property Tax Treatment.</p> <p>My family first bought property in Summit county in the late 90's. I've spent half my life living in, or driving up to the mountains from the front range. In 2019, my wife and I were finally able to purchase our own property for our small family. We knew when we purchased it that we would probably only be able to spend about 12 weeks a year up there with kids, work, school etc; so we decided to look in to renting it short-term so we would still be able to use it, but others could enjoy it while we were away. We believed we were helping the local community by allowing it to be occupied, rather than sitting empty.</p> <p>Contrary to popular belief, our unit is not a huge revenue driver. Most months we don't break even on the mortgage. But renting it</p> |

| | |
|----------------------------------|--|
| | <p>does help offset some of the cost, and allows other to enjoy all the wonderful activities that Colorado has to offer.</p> <p>When we heard about this bill, we were shocked. Raising our property taxes 4X would wipe out over half of our total rental revenue annually. Should this pass, our answer would simply be to quit renting. It's just not worth the cost and wear and tear to keep it occupied. That would mean that for roughly 40 weeks a year, it sits empty. No more jobs for the property manager, housekeepers, handymen and tradesmen. And no more tourists spending money at local shops, restaurants, and attractions. It also means less supply, which means prices go up making it more expensive to visit Summit County. Which means less tourist coming, and less dollars spent during their visits. Is that really the goal here?</p> <p>Since we're local to Denver, we use our property so renting long-term is not an option. We're in a fortunate position to not necessarily need to rent it, so why do it if it's going to cost us almost 10K per year? I'd rather let it sit empty.</p> <p>I'm not really sure who this bill is targeting. I think if you read stories like these, you'll find that the majority of STR owners are not huge conglomerates who are rolling in money. They are local Coloradans like myself, just trying to enjoy our piece of the state and share it with others. I implore you to say "No" to this bill, and allow us to continue our contributions to the state as-is; or risk losing us altogether.</p> <p>Thank you for your time.</p> <p>Brad Fosser</p> |
| Susan Gilbride themselves | <p>It is essential to create a fair and level playing field in the hospitality industry, ensuring that all businesses are subject to the same tax structures. Short term rentals have gained significant popularity with the lure of easy money and the ability to quit primary jobs for a lucrative passive income stream. STRs have disrupted the traditional hotel industry, long term rentals, added to the housing shortage & are changing the fabric of our communities. By taxing short term rentals in a manner aligned with hotels, many important objectives can be met. Firstly, it ensures that short term rental hosts contribute their fair share to local/state economies. Taxes generated from this</p> |

| | |
|-------------------------------|--|
| | <p>sector can be utilized to fund public services, infrastructure maintenance, and support vital community projects. Secondly, implementing a tax structure for short term rentals can level the playing field for hotels. Hotels operate under significant financial burdens, including property taxes, licensing fees, and compliance with numerous regulations. Without a similar tax imposition on short term rentals, hotels face unfair competition, hindering their ability to invest, expand, and create more job opportunities. Thirdly, taxing short term rentals can create a more equitable approach towards residential housing. The rise of short term rentals has contributed to the scarcity and increased cost of long-term rental properties. By implementing appropriate taxes, we can discourage investors from purchasing properties purely for short term rentals, thus preserving the availability of affordable housing options for local residents. Taxing short term rentals is a fair and necessary step towards establishing an equitable hospitality industry. Such taxes will benefit the local economy, level the playing field for hotels, regulate the sector, and protect residential housing availability. I kindly request you to support the implementation of these taxes, taking into consideration the concerns raised in this letter. The cost benefit article (The Economic Costs and Benefits of Airbnb) from the Economic Policy Institute debunks many of the economic benefit claims from Airbnb and other platforms. Their conclusion is STRs "should have to play by the same rules as other lodging providers" as they are, in essence, hotels offering short term stays. Thank you for your time and consideration. I trust that you will act in the best interest of our community and the hospitality industry as a whole.</p> |
| Jeremy Lowy themselves | <p>The need to reclassify homes at this juncture when it concerns renters does not make sense. Its only effect would be to raise taxes on property owners who rent these homes as a means for some supplemental income to pay for these investments. If homes were reclassified as commercial, many of us would no longer be able to afford the mortgage to pay for these secondary homes and would be forced to sell. Taxes penalize those of us who invest. Rental sites such as Airbnb have opened the doorway for more competition to keep short term rental rates still a little lower, in a world that was getting bought up by corporate chains such as Marriott, where nightly rates would continue to increase even more. This gives many of us a little more leverage and options to stay, especially in mountain towns where supply was already limited. The focus should be on finding more affordable housing for the staff who work and help support those towns, not penalizing those of us who rent to the vacationers</p> |

| | |
|--|---|
| | <p>who come which help to inject more money into Colorado's economy.</p> |
| <p>Jose Gonzales themselves</p> | <p>My name is JL Gonzales. My wife and I live, work, and raise our children in Evergreen, Colorado. I am a seventh generation Coloradan, retired federal employee, permanent and total - combat veteran and local business owner. My wife owns and operates a small chiropractic clinic. I own and operate a small portfolio of two residential rental properties in Evergreen. I am not a commercial investor.</p> <p>I firmly believe that the threshold for commercial operation should be set at 3 or more properties. By renting for fewer than 90 days per year, my situation is quite different from that of large-scale commercial operators. I would barely break even or even lose money if these increased taxes are imposed.</p> <p>Many homeowners in our community rely on short-term rental income to support their families, save for retirement, or supplement their income in a challenging economic environment. I am one of these families. These rentals provide an essential lifeline for many local families, and any increase in taxes would have a significant and negative impact on their financial stability.</p> |
| <p>Kia Alkema themselves</p> | <p>We purchased our Dream mountain getaway for our family in August 2022. Mortgage rates had jumped and the payment was incredibly high even with 20% down, so we decided to STR the home when we are not there. Our permit was approved in November 2022 and we hosted 6 families in November and December 2022- helping cover half of our mortgage payments.</p> <p>So far in 2023 - we are "losing" money because due to only "renting" the house as an STR 10-14days/month and the added overhead costs of increased property taxes, cleaning companies, and amenities we provide for our guests.</p> <p>Our dream of having a mountain house to get away from the city (Littleton, CO) and share memories with our 3 kids under age 10 is at risk if we are no longer able to support our mortgage/taxes and maintenance costs by renting the home.</p> |

| | |
|-------------------------------|--|
| | <p>Our property taxes went up significantly for 2023 due to property values. Adding another increase because we choose to rent it to help pay the mortgage would be detrimental. We would likely sell the house we saved and dreamed of buying for 10 yrs.</p> <p>In addition to the heartbreak of telling our kids we can no longer afford to have a mountain house, we would be disappointing guests that have asked about returning annually. They will likely look for other accommodations (probably in Summit county) and that is a hit to the economy of Park county. We always recommend the local restaurants, hikes, cigar bar, distilleries, etc in Fairplay and get rave reviews for our recommendations!</p> <p>We would like you to consider that we are a hard working family that fell in love with Park county and saved to buy a home we could make memories in for the next 30yrs. Our primary income is in insurance and consulting - which requires us to be in the Denver area, so we rent our vacation home as a way to afford spending time there when we an get away.</p> <p>Kia & Rob Alkema</p> |
| Dana Morgan themselves | <p>I am writing to express my strong opposition to the proposed policy that seeks to raise property taxes on certain short-term rental (STR) hosts in Colorado. I understand the importance of fiscal responsibility and the need for sustainable revenue sources, but I believe that categorizing STRs in homes as commercial properties and imposing a tax increase of up to 400% is both excessive and counterproductive.</p> <p>While I recognize the necessity of fair taxation to support public services, it is crucial to consider the unique nature of short-term rentals within residential properties. Many STR hosts are individuals or families who rely on the supplemental income generated from renting out a portion of their homes. This form of economic activity contributes to the local economy, fosters tourism, and allows homeowners to make ends meet in an increasingly expensive housing market.</p> <p>Moving forward with this proposed legislation may place an undue financial burden on homeowners who depend on the additional</p> |

| | |
|--------------------------------|---|
| | <p>income generated through short-term rentals to cover their living expenses.</p> <p>I recommend that, instead of categorizing STRs as commercial properties, the legislature considers alternative approaches to address any concerns related to revenue and fairness. This could include implementing a moderate, graduated tax system that takes into account the scale and frequency of short-term rentals. By doing so, the legislature can strike a balance between ensuring adequate revenue and preserving the economic benefits that short-term rentals bring to our communities.</p> <p>Furthermore, I urge the legislature to engage in a thorough and transparent dialogue with stakeholders, including STR hosts, local businesses, and community members, to better understand the potential impacts of this proposed policy. Collaboration and open communication are essential to finding solutions that are fair, equitable, and supportive of the diverse needs of our community.</p> <p>In conclusion, I respectfully request that the Colorado State Legislature reconsider the current proposal to reclassify short-term rentals as commercial properties and to impose exorbitant property tax increases. I believe that a more balanced and nuanced approach can be developed through careful consideration of the unique circumstances surrounding short-term rentals within residential properties.</p> |
| Jessica Okun themselves | <p>We are native Floridians, who began vacationing in Colorado, three years ago. We fell in love with the people, the natural beauty of the surroundings, as well as the recreational activities. After several years of vacationing in rental properties, with our extended family, which was necessary as the cost of resorts would have been prohibitive, we purchased a second home. This was done utilizing the entirety of our savings, with the idea of having an investment in memories with our families, as well as the opportunity to cover the cost of the second mortgage by renting the home to other Vacationers. If our taxes are increased to commercial rates, we will be forced to sell the property and abandon the stream, and I feel that many other families will be in similar situations.</p> |

| | |
|---|--|
| <p>Troy Lyon themselves</p> | <p>Drastically increasing the tax rate for short term rentals in park county would be devastating to not only the owners, yet the community as a whole. A large increase in property taxes for short term rentals could result in owners, not being able to profit, and would need to consider Stopping their short term rental. This would be less income for the county, as a county would lose this str application income.</p> <p>Mini short term, rental owners, choose to short term their property as they would not be able to afford it otherwise. They may be forced to sell their property.</p> <p>The housing market is not strong at this moment, buyers are having a hard time purchasing with higher interest rates.</p> <p>A flood of inventory from str's to the market would devalue the housing market, prices would plummet.</p> <p>Please reconsider a tax increase on str's. Rather, raise the application prices or or process more applications in a more timely manner to increase revenue.</p> |
| <p>Jesse Campos III themselves</p> | <p>Honorable Members of the Legislative Oversight Committee Concerning Tax Policy, Ladies & Gentlemen:</p> <p>I am here today to stand with all second home owners and ask that you vote NO on Bill 6.</p> <p>There is a big divide on how The State of Colorado wants to bring in money to the state, as well as, support the infrastructure needed to maintain a level of interest for returning dollars to come back to the state. At the heart of this divide is how to house workers who are employed in ski towns across the state. One could argue that the burden should be placed on those businesses who employ those workers by paying them a higher wage so that they can afford housing. One could argue that second homeowners are catering to the vacationer and not to the seasonal worker.</p> <p>But please remember that there is a cause and effect that can happen should Bill 6 pass.</p> |

| | |
|---|---|
| | <p>Second homeowners such as myself can afford not to rent on a short-term basis and therefore can have their homes remain vacant for a long period of time – which will not solve the housing interest in the immediate term. And vacationers such as myself can afford to go to Taos, Park City or Jackson Hole to ski and spend our dollars in those states. And should we be forced to become a business and pay the incremental 22% after deciding to continue renting on a short-term basis and should a pandemic-like market rear its head in the future coming years, The State of Colorado will have no choice but to support second-homeowners at a cost of millions of future dollars in a form of a “Paycheck Protection Program” when the time comes; and as history has shown, there is always going to be a crisis in the future.</p> <p>All of this will not drive down housing costs, but moreover will hurt local economies, hurt working families who rely on tourists, hurt families trying to save for retirement and ultimately hurt local government sales tax collection in the long term.</p> <p>Please vote NO on Bill 6.</p> <p>Thank you,</p> <p>Jesse Campos III Homeowner in Texas & Colorado</p> |
| <p>Kelly McNicholas Kury Counties & Commissioners Acting Together (CCAT)</p> | <p>To the honorable members of the legislative oversight committee on tax policy</p> <p>Please except my letter of support for Bill 6 on your agenda today related to the treatment of lodging properties. It is also referred to as Bill Draft number LLS 24-0388.</p> <p>As a Pitkin County Commissioner and the home rule county representative to the legislative Task Force on Tax Policy, I have worked extensively on short term rental policy, including having supported the implementing legislation to give counties licensing authority, and drafting the paper on tax treatment of short term rentals that the task force submitted for your consideration last year.</p> |

| | |
|--------------------------------|---|
| | <p>Currently I am writing from my own perspective and not representing either organization.</p> <p>Nonetheless, this remains an incredibly important policy conversation and I request you move this bill forward for consideration in the 2024 legislative session. I applaud your dedication to identifying the impacts that this use has in Colorado communities and working to maximizing the benefits while minimizing the harm.</p> <p>Short term rentals can be an important use in resort, communities such as mine. We continue to embrace a regulated approach to this use. However, it also has significant ramifications for the economies of our communities. Resources are finite, land is expensive, and it is completely within the policy makers purview to help guide best uses that serve the community broadly.</p> <p>When units are absorbed for commercial lodging activity rather than residential use, it is only appropriate that they be taxed accordingly. The condo hotel definition has been a huge loophole for sometime and short term rentals are merely the new version that mimics this use. Our bed and breakfast owners have long complained that short term rental operators are unfairly existing on an uneven playing field. It is time that we correct this balance allow local communities to better identify, regulate, and tax use as appropriate.</p> <p>Thank you kindly for your consideration. I would be more than happy to collaborate in anyway that you wish.</p> <p>Kind regards, Kelly McNicholas Kury kelly.mcnicholas@pitkincounty.com 970-319-0219</p> |
| Hanna Loberg themselves | <p>We have rented out a studio apartment in the basement of our Capitol Hill home through Airbnb for the last six years. Like most Airbnb hosts, we live in the rest of the home, and are in no way a commercial operation. Short term rentals allow us to stay living in central Denver, which is not an affordable location. In return, we bring visitors to the state and support local businesses.</p> |

| | |
|--|--|
| | <p>Should the proposed bill pass, like many other hosts we will have no other option but to immediately cease renting. This will likely price us out of the neighborhood in which we have resided for the last 24 years.</p> |
| <p>Pam Hinish herself</p> | <p>I live in the foothills of unincorporated Jefferson County. I live here to be part of a neighborhood. Short term rentals put a constant stream of individuals into the neighborhood who do not care about and frequently do not respect the people and surroundings of the neighborhood. There has been a dramatic increase in STRs as people have discovered how lucrative they are; realtors are advertising listings as STR investments! If individuals are allowed to use their homes as STRs, they should be taxed the same as other hotels and lodgings. The 90/91 day provision is self defeating - STR owners will rent every weekend and avoid the 91 days cutoff and continue to pay no taxes.</p> |
| <p>Daron Short herself</p> | <p>I am a short-term rental owner who has been in operation since 2019. Contributing to the local economy, we rent a portion of our home approximately 180 nights/year. This helps offset the rising costs and inflation of everyday expenses for our family which operates on a single income. I am not a commercial investor and believe that the threshold for commercial operation should be set at two or more properties or those not using their property for personal purposes. We depend on this rental income to support our family and supplement our single income in a challenging economy. We operate our short-term rental above board by registering with the city and paying the appropriate taxes. Rentals such as ours play a vital role in Colorado's economy by supporting local businesses. More importantly, we provide a place where families can enjoy time together, rather than the inconvenience of spending nights in separate hotel rooms. Most short-term rental owners/operators would not be able to afford to pay commercial lodging tax rates on homes purchased and zoned as residential properties, completely discouraging short-term rentals, and leading to a loss of taxable revenue for the state, which contradicts policymakers' intentions.</p> |
| <p>Gregory Tennant herself</p> | <p>Thank you for reading this.</p> <p>STRs are part of the fabric of our neighborhoods. We have a rental house. People that come to our house are visiting their families, providing memories cooking Thanksgiving meals with their families, and much more. You simply cannot do that in a hotel room.</p> |

| | |
|--|---|
| | <p>Residential properties are valued based on comparables. Not based on Net Operating Income like commercial properties. Thus, is unfair to to tax us as though.</p> <p>If this bill passes it will hurt local economies including Grand Junction not just Summit County.</p> <p>STR are mostly on the the higher end of the market anyway. If I sell my home today or long term rent, it will not be converted to "affordable housing."</p> <p>My family and I are opposed to this bill.</p> |
|--|---|

Dear General Assembly,

I'm writing to express my deep concern over the purposed tax changes to short term rentals. At a time of record inflation for supplies and local labor paired with skyrocketing consumer debt many STR hosts are already feeling squeezed to afford their primary or secondary properties.

By changing the classification of these residential properties to the hotel/ lodging tax rate many Colorado families that rely on short term rental revenue at their primary or secondary homes may feel enormous financial pressure which will result in less STR listings contributing to tax revenue, jobs and tourist dollars that rural communities benefit greatly from.

I understand the desire to tax STRs at the same rate as hotels, but disagree with the approach. Many STRs are owned and operated by a single family and many of us do not own more than two properties that are short term rented. I feel a more appropriate option exist to accomplish the broader goals of the proposed tax changes based on federal tax code.

Within federal tax code there are 3 main classifications of properties. Primary, Secondary and Investment. As the current bill is written it does not appear to exempt ADUs located on primary properties from this tax change. Many who have installed ADUs rely on STR income to cover their daily bills and this tax change would cause extreme financial hardship for many Colorado families. I feel language to specifically protect Colorado families who rely on STR income from ADUs on their primary property would greatly benefit from protective language within the bill to remain at their current tax rates.

This bill also fails to protect Colorado families who own a second personal homes, defined by the IRS as a, "personal residence for the tax year, that is utilized for personal use for more than 14 days or 10% of the days that you rent it out, whichever is greater." To classify these secondary homes as hotels would likely cause financial hardship for many second home owners that ensure they're using their home as a second personal residence within the definitions of the IRS. Some may be forced to sell, or simply remove their homes entirely from the STR market when all they're trying to do is help cover some expenses when their secondary home is not in use, which in turn produces an influx of tourist dollars, jobs and taxes for local economies. Implementing this tax change has a great potential to diminish rural county and town taxes as STRs and their revenue dry up.

I truly hope that my testimony resonates with you and that if you decide to proceed with this bill that language is included to protect ADUs on primary residences and second personal residences as defined by the IRS are protected from these significant tax increase. I believe that the alternative path I have outlined above will not only protect Colorado families who have created STR revenue to help with sky high inflation, but also protect tax revenue for rural counties and towns that benefit greatly from STR tax revenue, job creation and tourist dollars.

Sincerely,

Johnathan Karl MBA

Dear Committee Members,

I represent the Summit Alliance of Vacation Rental Managers, SAVRM for short. We support short-term rental owners, property managers and affiliated vendors in Summit County. The tourism industry employs more than 13,000 people in Summit County, jobs supported in a big way by short-term rentals.

It has been and will continue to be our policy at SAVRM to support fair and equitable policy. Just last year, we proudly supported the 2% lodging tax for counties – and we stand by that support to this day.

This commercial tax proposal for short-term rentals however is anything but fair and equitable. It gives a significant tax break to out-of-state corporate hotels and penalizes Colorado homeowners by quadrupling tax on their mountain homes. Hotels average more than 80% occupancy year-round and timeshares operate at nearly 90% occupancy. Individual homeowners, on the other hand, are lucky to achieve half of those occupancy levels in a year. Hotels offer dining, workout facilities, conference spaces, events, catering, and more. Single family homes do not offer any of these amenities and thus do not have even remotely close to the same revenue potential as hotels. Single family homeowners would have to increase nightly rates exponentially thus changing the type of visitors who are able to afford to travel to our mountains – including hardworking Coloradan families who enjoy in-state tourism.

I have heard from Summit County homeowners who short term rent their homes, our fellow Coloradans – many living in the Front Range - who have made what they thought were wise portfolio-diversifying economic decisions. They all say the same thing: this tax would force them to sell or possibly even foreclose if the market gets inundated as a result of this proposed bill, and prices crash.

Members of the property management industry forecast this tax forcing a very short busy season as folks fight to squeeze fewer than 90 days of occupancy during peak holidays from December through March. This will lead to an extended 8-month quiet season which will challenge the economy including small businesses and employees who rely upon year-round employment.

Lastly, I'll reference what this all means for lodging tax as we see a huge decline in occupancy and nights rented. This market decline would lead to a tremendous loss in lodging and sales tax revenues for Summit County. These are precious dollars that we rely on to fund important infrastructure for our community.

Please conduct an economic impact study before you consider promoting any additional taxes or fees on an industry that has already been taxed, feed, and restricted to its breaking point. Do not place further duress upon our industry without actually knowing the facts. There is an extremely good reason to believe there will be a NET negative impact on the entire Colorado economy. It is inevitable there will be a decrease in tax

income across all municipalities. Please take time and effort to ensure success now before jeopardizing a vital piece of the Colorado economy.

Thank you,

Julia Koster
Summit Alliance of Vacation Rental Managers

Dear Members of the Colorado Interim Legislative Oversight Committee
Concerning Tax Policy,

I am writing to express my strong opposition to the proposed Lodging Property Tax Treatment Bill, which seeks to reclassify certain short-term vacation rental properties under a lodging tax classification rather than a residential tax classification.

I am the owner of a property located at 45 Hills Circle in Pagosa Springs, Colorado, which my family utilizes as our second home. The primary motivation for purchasing this property was to provide our children with the opportunity to enjoy the beauty of the area and the excitement of snow skiing. However, like many families, we found it financially prohibitive to maintain a second home solely for personal use. In an effort to cover basic expenses, we opted to rent the property via platforms such as Airbnb during the times we are not present. I want to emphasize that this decision is not a profitable venture; in fact, we are not even breaking even. We lose money every month, but this is still the most affordable way for our family of four to visit Colorado.

If the proposed Lodging Property Tax Treatment bill is approved, it would result in a considerable increase in property taxes for our second home. This would create a financial burden that we simply cannot bear. In all likelihood, such a tax increase would compel us to sell the property, at a loss, thereby eliminating the ability for our family to continue enjoying the privilege of making trips to the snow-covered mountains. Our story is not unique, as many families like ours rely on short-term rental income to cover the bills and expenses associated with owning a second home. Increasing taxes on such properties could potentially force numerous families to make the painful decision to sell their cherished second homes.

I understand that there are concerns related to short-term rentals, but I firmly believe that the proposed tax hike is not the solution. Instead, it would place an unjust financial burden on small, individual families like mine, who struggle to meet the financial demands associated with homeownership. We are not profiting from our property; we are simply trying to ensure we can maintain it for our family's enjoyment. This

proposed legislation threatens the very essence of what our family worked hard to achieve, and it stands to diminish the dreams of many others who hope to experience the magic of Colorado's pristine landscapes.

In light of the potential consequences for homeowners like me, I strongly oppose the Lodging Property Tax Treatment bill. I kindly request that you reconsider this legislation and explore alternative solutions that do not unfairly burden families who, like us, have invested in Colorado as a place to create cherished memories.

Sincerely,

Toni Bondonzi

Dena Appleton
6531 Arapahoe Drive
Evergreen, Colorado 80439
appleton.dena@gmail.com
303.882.9314

October 29, 2023

Legislative Oversight Committee Concerning Tax Policy & Task Force
200 E Colfax Avenue
Denver, CO 80203

Reference: Lodging Property Tax Treatment, Bill #6, Presented 10/31/2023

Dear Members of the Colorado State Legislative Oversight Committee,

Thank you for the opportunity to provide my input on a proposed lodging property tax for those operating Short-Term Rentals within the state of Colorado. Of course, there are many considerations regarding this matter. I shall provide my perspective as a resident of Unincorporated Jefferson County.

My goal is to direct your attention to this portion of Jefferson County that currently has regulations concerning Short Term Rentals that are irrelevant, are not monitored, and with no consequences for non-compliance. I am a representative of my unique community, which is nestled in the mountainous foothills of this beautiful county. Our region is characterized by unique features such as wells, septic systems, shared driveways, and proximity to dense forestland, which poses a heightened risk of wildfires. It is with a profound commitment to the greater good that I submit my thoughts, seeking to preserve the safety, tranquility, and property values of our community.

In these deliberations, you will undoubtedly hear from those who advocate for lax or absent STR regulations, with limited oversight or taxation. These individuals/investors are primarily serving their self-interest or the interests of their clients who seek financial gain. It is essential to recognize that this pursuit of profit often comes at the expense of our community and the values we hold dear. Many of the concerns that I represent involve absent investors who neglect the responsibilities associated with STR ownership, ultimately jeopardizing the safety and serenity of our neighborhood.

Of course taxing these business is of utmost importance and potentially a revenue stream to support housing accessibility for Colorado residents. It is even more important to ONLY allow this type of business to be conducted in or near Commercial zones, and NOT in residential neighborhoods. In my community these absentee investors frequently disregard essential rules and guidelines, such as proper waste disposal, leading to the attraction of wildlife, particularly bears. They allow recreational vehicles to encroach on our residential properties and host excessive guests, surpassing the limits defined by septic system permits. In essence, they are operating businesses, akin to hotels, within the heart of our residential neighborhood. I invite anyone reviewing my letter and this bill and any other

regulations around Short Term Rentals to consider whether they would desire their children to grow up adjacent to a mini-hotel, with a revolving door of guests every few days. We wouldn't permit major hotel chains like Hilton or Hyatt to establish businesses within our neighborhoods, and it is imperative to acknowledge that the situation with STRs is, in many ways, is even more disruptive. Moreover, many STR owners are not on-site to enforce house rules, including regulations against parties, fires, smoking, or additional RVs. The burden of enforcement falls upon us, the permanent residents of this community, and it is disheartening to observe that our complaints often yield minimal or no response from county authorities.

Now is the time for Jefferson County and the State of Colorado to demonstrate its commitment to the community and enact regulations that prioritize the greater good and the well-being of its residents. Various cities have already opted to ban STRs entirely, recognizing their detrimental impact on the health, safety, welfare, access to housing, and cohesiveness of neighborhoods. It is time for you to evaluate what STRs contribute to our community, whether they fulfill an essential need, and what they take from our community - which is primarily profits for absent investors who do not contribute to our neighborhood.

I would like to propose some solutions that would address the issues associated with STRs in our unique environment:

1. **Include the Affected Entities/Stakeholders:** a. Ensure the participation of all relevant fire departments. b. Collaborate with the Colorado Division of Water Resources, which regulates water usage and permitting, crucial in our resource-dependent environment. c. Engage the Jefferson County Health Department, which issues permits related to septic systems, and consider the requirement for annual inspections. d. Involve the County Commissioners, the ultimate decision-makers who need to hear our voices and concerns.
2. **Tailor Regulations to Our Unique Environment:** Ensure that regulations are specific to our community's needs and characteristics rather than mirroring regulations designed for dissimilar communities.
3. **Preserve Residential Neighborhoods:** Limit STRs to designated "hotel" or business districts, while keeping residential areas exclusively residential.
4. **Homeowner-Occupied Requirement:** Allow STRs only if they are homeowner-occupied to ensure compliance with house, neighborhood and community rules.
5. **Collaborate with Intermediaries:** Work with platforms like Airbnb and VRBO to mandate a valid permit number for every listing.
6. **Annual Home Inspections:** Require an annual home inspection to ensure that safety requirements, such as carbon monoxide and smoke detectors, are met. Similar to what would be expected of a hotel.
7. **Streamline Administrative Processes:** Remove the need for Board of Adjustment hearings and establish a dedicated department to manage STR regulations.
8. **Prohibit Absent Investors:** Do not permit STR ownership by investors who do not contribute to our community.
9. **Taxation:** Implement taxes that are commensurate with other Lodging Provider Businesses.

I urge you to consider these solutions as you work to draft and implement taxation regulations that safeguard our community's interests. Our unique environment and the well-being of our residents should be at the forefront of this decision-making process.

Thank you for your time, attention, and dedication to our beautiful state of Colorado. I trust that, with your support, we can establish regulations that foster the greater good, preserve our beloved neighborhoods, and ensure its long-term vitality.

Sincerely,

Dena Appleton

October 30, 2023

Dear Committee Members of the Interim Committee Legislative Oversight Committee Concerning Tax Policy & Task Force,

Thank you for your attention.

As an STR host and a frequent STR guest when I am traveling, I want to voice my opposition to classifying residential STR property as commercial if rented beyond 90 days.

I have recently retired and part of my retirement is subsidized by my STR income. I manage my own logistics, interacting with guests and I do all of the cleanings. I'm surprised and disappointed at how much tax is already carved from my earnings and then on top of that I will pay income tax at the end of year.

Additionally, it will not be just the STR host that will suffer, but also the STR guests. Increasing fees and taxes are passed on to them. I currently have zero bookings in the month of November. The economy is slowing down and people are tightening up their belts. Higher taxation will only make matters worse. As a STR host during COVID, I lost thousands of dollars when no one was traveling. Please consider how your decision will impact the lives of your constituents. We've all been through a lot these past several years. We have pivoted and made modifications to our lifestyles and our futures. What we don't need is a money grab.

People have a false opinion that someone with a STR is rich and making money hand over foot. Sitting back and enjoying the good life. Did I mention I do all my own cleanings to make ends meet?

I provide a beautiful, clean and safe STR for visitors to our fair city; I provide concierge-level recommendations; I highlight the things I love about my city + my state. I turn around and spend this income in the city and state that I live and love, Colorado.

STRs are seen as inherently evil by many people and they want to tax them out of existence. But know that many constituents depend upon this income to supplement or support their livelihood in the state. Thank you for your attention.

Vicky Lewis

Subject: Opposition to Increased Taxes on Short-Term Rentals

Good morning,

My name is JL Gonzales. My wife and I live, work, and raise our children in Evergreen, Colorado. I am a seventh generation Coloradan, retired federal employee, permanent and total - combat veteran and local business owner. My wife owns and operates a small chiropractic clinic. I own and operate a small portfolio of two residential rental properties in Evergreen. I am not a commercial investor.

I am writing to express my strong opposition to the proposed increase in taxes on short-term rentals in our community. As a dedicated short-term rental owner with deep roots in this area, I know that these tax hikes will have a detrimental impact on homeowners like myself, the local economy, and the overall well-being of our community.

Our short-term rental is a benefit to the community. It not only enhances our quality of life but also contributes to the local economy through our spending at local businesses, restaurants, and various services. I hire local cleaners, handyman, laundry services, plumbers, electricians.

The primary purpose of renting out our vacation home is to offset the rising costs and everyday expenses. However, it is essential to recognize that short-term rentals operate on thin profit margins. After factoring in registration fees, taxes, maintenance costs, and other expenses, my net earnings were minimal last year. With the already raised assessment, any profit will be further diminished next year. The proposed tax on STR increases threatens to erode this already modest income further.

I am not a commercial investor. I firmly believe that the threshold for commercial operation should be set at 3 or more properties. By renting for fewer than 90 days per year, my situation is quite different from that of large-scale commercial operators. I would barely break even or even lose money if these increased taxes are imposed.

Many homeowners in our community rely on short-term rental income to support their families, save for retirement, or supplement their income in a challenging economic environment. I am one of these families. These rentals provide an essential lifeline for many local families, and any increase in taxes would have a significant and negative impact on their financial stability.

Furthermore, it's important to note that our short-term rental is already subject to substantial licensing fees more than \$3,000 the first year in unincorporated Jefferson County. If this new tax bill is passed, it would force me to consider drastic options such as selling my home or leaving it vacant beyond my family's use, resulting in a substantial loss of income for my family and a detrimental economic impact on our community.

Vacation rentals play an indispensable role in Colorado's economy, supporting local businesses and providing jobs for many workers and service providers. Taxing vacation rentals at such high rates would discourage short-term rentals, ultimately leading to a loss of taxable revenue for the state, which contradicts policymakers' intentions.

Most vacation rental owners, like myself, cannot afford to pay commercial lodging tax rates on homes that were purchased and zoned as residential properties. Skyrocketing property taxes may force many owners to sell their homes if zoning changes occur. This would not only displace many families but also disrupt the fabric of our community.

In conclusion, I urge you to reconsider the proposed increase in taxes on short-term rentals. These taxes would have a severe impact on homeowners like me, the local economy, and the vitality of our community. I hope you will take our concerns into account and work towards a fair and balanced solution that benefits both our community and the state's economic interests.

Thank you for your attention to this matter. I look forward to a continued dialogue on this important issue.

Sincerely,

Jose Gonzales

We are writing to express our concern over the extreme increases proposed for Short Term Rental property taxes that would impact Summit County: *CONCERNING THE PROPERTY TAX TREATMENT OF REAL PROPERTY THAT IS USED TO PROVIDE LODGING*

While we understand the housing shortage and are supportive of collaborative solutions to resolve the problem, these increases are extreme and punitive to homeowners like us. A solution **MUST** be more nuanced than this. It must allow for *both* increased local housing *and* property owners that are invested in the community to continue supporting Breckenridge's future.

We are renting our home not as a business venture, but rather as a way to deepen ties and strengthen the community. We repeat: **this is NOT a business and should not be treated as such**. It's not "just an investment" - it's a HOME.

Our family has been full or part time residents of Breckenridge for nearly 40 years. We love this town more than any other place and as our family has expanded, we needed more space to share our love of Breckenridge with future generations.

We have strong local ties to the community and own our home to *maintain* those ties and to *deepen* our commitment to this place we love dearly.

When we bought our home in Breckenridge, we didn't do it to make money or to let it sit vacant for months at a time while we use it as a vacation home. Rather, we bought it as a gathering place for our own family - a place where we spend nearly a third of the year, taking care of the property and our neighborhood, connecting with neighbors, and feeding money directly into the local economy.

When we do rent it, we cater to large families looking for a place to be together. Our guests pay thousands of dollars in occupancy taxes, purchase hundreds of lift tickets, and support local business through equipment rentals, groceries, meals out, and shopping in town. **This isn't money WE are making. This is revenue for Breckenridge, providing jobs, vitality, and an optimistic future for a town fully dependent on tourism.**

Our belief is that the vast majority of STR owners are people like us - people with deep ties to the community, invested in the future of Breckenridge and committed to keeping our families in this town for as long as possible.

But all of this is in jeopardy with these tax increases.

IF we figure out how to absorb a 4x or more increase in property tax (**approx increase of \$36K per year**), we will undoubtedly have to raise rates. This may reduce the number of nights the property is rented, and impact the economy overall.

Alternatively, if we choose to try to stay below the 90 night threshold, we will cut our bookings in half. The impact on the town would be a **loss of more than \$10K in occupancy taxes and many thousands of dollars of tourism revenue that currently pour directly into the local economy.**

Ultimately, with either outcome, we would likely be forced to sell our property. Not only will that be devastating for personal reasons, it will hurt the character of our neighborhood.

In our small neighborhood in Warrior's Mark, there are 11 lots. Only 1 is occupied by full-time residents of Summit County. We are the only STR - between the 100+ nights that our family is there and our rentals, our home is occupied nearly 100% of the year. Like so many other mid-to-large homes in Summit County, the others are vacation homes and most sit vacant the majority of the year. Is this what we want for our neighborhoods? This is what will happen if STR owners are forced to sell when these punitive measures become too much to absorb.

It will not be locals that purchase these homes. It will be wealthy second home owners with little to no ties to the community. We will see dark, empty homes for the most of the year. We've already seen this happening with homes sold over the past year. This does NOT solve the problem.

Big vacation rental companies, investors, and developers looking to make profits are unlikely to be hurt by this - they will pay the fees and continue to own/sell/rent the vast majority of smaller properties formerly on the long term rental market. Rather, individual owners like US are the most likely to suffer, as we look for ways to absorb this unreasonable increase in our overall costs.

Please reconsider this extreme measure- we must come together *as a community* to solve this problem.

Rebecca and Eric Vierhaus

Opposition – Bill 6

Members of the Interim Oversight Legislative Committee, thank you for reviewing these important comments. Comments that I believe touch on something important that I did not hear in most online comments.

I understand that in the consideration of many bills and legislations, it often feels like an argument over who might benefit, and who might feel like they are not getting their way. **THIS is not one of those situations**. This is not a bill that might represent the good of the many outweighing the good of the few. This is an **every-single-party-loses-scenario**. Government funding loses here, local jurisdictions lose here, tourists and travelers, small businesses, every long-term mountain resident, schools, our youth, resorts, hotels, and restaurant owners would lose here and lose HUGE.

That this bill is even a discussion is beyond me. There is a clear lack of understanding of the unintended consequences of this bill. Respectfully, if this bill ever saw the light of day, it would utterly embarrass anyone who had their hand on it, and I do not believe I am overstating anything.

As fiduciaries for this wonderful state, and for the people contributing to our economies, please take seriously your obligation to consider the objective fallout this bill would cause. There is no upside.

If this bill passed, no one would pay 4 times their share of property taxes. For a couple reasons:

- 1) These are not commercial properties, they were not built or bought as such, and are not utilized as such. It makes no sense, is unconstitutional, and legally inconsistent. No one will just sigh and pay it.
- 2) Owners who rent do not have the margin for this added expense. To cross any nightly threshold and thus be saddled with this penalty would not be financially feasible.

So, the only scenario even considerable is for these homeowners (many of which are middle class families already operating with little to no margin). The only scenario is for these homeowners is to see if it would even be possible to sustain their ownership if you limit their ability to rent to 90 nights and cut their earnings potential by 30 or 50%. For most, it will not be sustainable. So, they will go bankrupt, or sell...if they can...once the market explodes with properties being abandoned into a virtually non-existent buying pool given the inability to rent out mountain homes you purchase and elevated interested rates.

So, the best-case scenario is that no one pays a dime more in property tax, you lose insane amounts of tax revenue from the current revenue these properties produce in sales and lodging tax, and SOME find a way to survive the concept of renting only 90 nights.

Oh, but this would not be survived...by anyone, and here is why. The moment any owner faces a 90-night limit. Anyone in a mountain resort town who might attempt to survive only renting 90 nights will block their calendar from April through early December because of resort season pricing. You are missing this piece, and it is huge. No one will even consider renting their home during any time except the highest priced seasons represented as the Holidays and central ski season. No one will rent during the other 8 months when they can make better revenue during the holiday/ski season.

Consequence summary: STRs that Colorado depends on for revenue and tourism will disappear by the droves, you will lose revenue to a staggering degree, and the real estate market will crumble. Of the owners that can survive on slashed revenue, they will all shut down 8 months of the year. Resort towns cannot survive on 4 months of business. Never mind restaurants and small businesses, no resort town can survive 8 months of trickle traffic or daily hikers only. This bill would crush tourism for Colorado, cripple every mountain town, force generational residents and the working class to relocate, and lose revenue for Colorado.

This bill should not be considered for one more minute.

Honorable Members of the Legislative Oversight Committee, Senators and Representatives Concerning Tax Policy,

I, Valerie Garcia, am the owner of a vacation rental in Colorado, which I have operated as a short-term rental for the past three years. I am writing today to express my strong opposition to Bill 6—Lodging Property Tax Treatment and to urge you not to recommend its progression to the Legislative Council.

The decision to rent our home as a short-term rental was made to supplement our income and cover expenses such as taxes, insurance, and maintenance costs for our second home, which we acquired a decade ago in Grand Lake. This additional income has allowed us to retain our property, particularly during these economically challenging times. It's essential to emphasize that we utilize our short-term rental only sporadically, primarily for personal use. When we do visit, we actively contribute to the local economy by dining out, shopping, and engaging in activities like snowmobiling. Our presence, along with other short-term rentals, helps sustain the businesses that depend on tourism in Grand Lake.

Grand Lake, being a sought-after tourist destination, lacks substantial hotel or motel accommodations nearby. Increasing taxes on short-term rentals could potentially dissuade property owners from continuing to offer their homes as short-term rentals, leading to a detrimental impact on the local community and its businesses, which greatly rely on tourism.

It's important to dispel the misconception that short-term rentals are solely responsible for the rising cost of living in Colorado resort towns. Numerous studies and resources, including [SummitCountyResortHomes.org](https://www.summitcountyresorthomes.org), Yahoo Finance, and Airbnb research, have highlighted that there is no direct correlation between short-term rentals and housing costs. These rentals serve as a means for many Coloradans to offset the high cost of living.

Furthermore, vacation rentals play a crucial role in the state's tourism economy, generating 13,300 direct jobs and contributing over \$73 million in visitor spending throughout Colorado. Personally, I rely on a local property management company to facilitate my vacation rental. If I'm

unable to sustain it due to increased taxes, it would adversely affect the local employees of this small business, who are an integral part of the community.

Raising taxes places an unjust burden on Colorado homeowners and small businesses, without addressing the more intricate economic factors responsible for housing price increases. There must be alternative approaches to combat the rising cost of living without penalizing Coloradans whose properties are vital to the state's economy.

I implore you to reject this substantial tax increase.

Sincerely,

Valerie Garcia

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy

My name is Juanita Evans and although I don't live full time in Colorado, it is my chosen home as the mountains are always calling me. I have a second home in Summit County that I hope to one day convert to my primary. Until then, I have used short term rentals to defray the costs of ownership.

Please vote NO on Bill 6. A property tax raise from 6.765% to 29% would be punitive to homeowners who short term rent their property without providing any true services to the community or provide a solution to the perceived stem of the housing problem. For me that is a tax hike of at least \$15000 more than what I already pay. To put this in perspective; we had revenue (not profit!) of approximately \$60,000 last year to defray the costs of ownership. Last year renting out our home through AirBnB we contributed at least \$19,000 of that \$60,000 in revenue directly to the local business who did repairs, helped maintain the home and helped clean the home. This property tax hike will have unintended side effects hurting local business and local communities.

Short term rentals are not driving the prices of homes higher and this legislation does not directly or indirectly solve the United States inflation and housing problems. However this legislation will ensure that more homes stay vacant year round, that normal everyday people have less choice on where to stay when vacationing in Colorado and that a ripple effect will lessen the economic contributions of short term rental industry in our beloved communities.

Please vote NO on Bill 6.

Sincerely
Juanita Evans

To the Legislative Oversight Committee Concerning Tax Policy & Task Force and Who it May Concern,

Thank you for your service to our state. As a constituent, I am writing to express my opposition to proposed bill **SB23-304 Property Tax Valuation** to tax short-term rentals at commercial property rate.

This proposed legislation won't pump the breaks on the short-term rentals in Colorado, this tax will make them largely unviable. If the objective is to use this tax to increase funding for public services, the legislation will instead, kill the ox pulling the cart and initiate other unintended consequences for travelers, the tourism industry, local communities, and the State of Colorado.

My husband and I built an accessory dwelling unit in our family's backyard – a two-bedroom, one bath apartment above a three-car garage to help offset our living expenses. I love hosting; welcoming guests and serving as an ambassador for the mile city and the state of Colorado.

Based on the experience hosting our “carriage house”, my husband and I bought a 4-bedroom / 3-bath ranch in unincorporated Adams county. I host families coming in for their kids' and/or grandkids' graduations from CU, families traveling in for weddings, college friend reunions, bachelor / bachelorette parties, and a son and his family celebrating his mom's life after her passing. Through my short-term rental, I provide an important service to my guests, and the income we earn helps us invest in our kids' college funds and save for our retirement.

Supply and demand are already balancing short-term rentals

The post-COVID high-watermark years of 2021 and 2022 have ended, and demand is receding to pre-pandemic levels. With rising house prices and high interest rates, less short term rentals are entering the market, and many underperforming short-term rentals are shutting down.

- If this proposed property tax hike were to take effect, almost all short-term rentals will not be able to remain in business.

Short-term rentals provide a much-desired lodging option for travelers and help drive tourism in the state

When I travel with my extended family or groups of friends, I prefer staying at houses – bedrooms for the privacy of each guest, a kitchen for preparing and sharing meals (saves money and is great to not “have” to go out for meals, especially with kids!), plus common room(s) to spend quality time together hang out, watch TV, play games, etc.

It's very likely that you've enjoyed one or more of these features when you've traveled.

- If houses aren't available as short-term rentals, many tourists will select other western states, reducing revenue and jobs for those in the industry

Colorado is a tourism state, and limiting STRs will reduce travel to the state

Per the Colorado Office of Economic Development & International Trade ([Tourism | Major Industries in Colorado | Colorado Office of Economic Development & International Trade0 \(choosecolorado.com\)](#)):

Tourism is one of the strongest economic drivers of Colorado, providing a valuable source of revenue and jobs. In 2016, 82.4 million visitors spent a total of \$19.7 billion here, generating \$1.2 billion in state and local taxes — an all-time high for the state.

With 1.7 percent of the U.S. population, Colorado has 7.7 percent of the nation's tourism jobs. The hospitality industry was Colorado's second-largest employer in 2016, with travel spending generating more than 165,000 jobs and earnings of \$5.8 billion.

- Killing the residential short-term rental market will have other unintended consequences, hurting local businesses, industry employees, and cut tax revenues.

Local cities and counties are already regulating short-term rentals in ways that work for the needs of their own communities; and state involvement is NOT necessary

As examples, Denver requires short-term rentals to be a primary residence, Lakewood requires STRs to be owner-occupied, Wheat Ridge limits the number of STR licenses per geographical area, unincorporated Jefferson County is starting to enforce their short-term rentals. Voters in Avon, Crested Butte, Leadville and Ouray are considering tax increases on short-term rentals.

- It is important to allow local governments to serve their communities. The State jumping in is an unnecessary overstep

Compromise is possible with property taxes.

While I prefer the state take no action at this time and allow supply/demand and local government autonomy to play out, a smaller, more reasonable property tax on short-term rentals could be considered.

Other states have different owner-occupied versus homestead property tax rates. For example, Indiana where I grew up, has a property tax at 2% of the assessed value, but a 1% homestead exemption, whereby owner-occupied residences pay 1% property tax. While I feel this policy unfairly taxes renters, who are paying rent (and thus covering this incremental property tax rate), but not benefiting from the income tax deduction of property taxes or mortgage interest, I can envision a scenario where a 2 times property tax could both be reasonable for short-term rental operators as well as constituents and other stakeholders.

In conclusion, this proposed legislation will not effectively serve the state, Colorado residents, the tourists who travel here, people who are a part of the tourism industry in our state, or property owners.

Thank you for taking time to read my letter and consider my viewpoint – I am welcome to discuss more via email / phone or connect in person.

Sincerely,

Angela Graef
4220 Eliot St, Denver, CO 80211

—



Opposition to Colorado State Legislature Draft Bill on Vacation Rental Property Tax Changes

Noah Nemmers to: TaxPolicyCommittee.ga@coleg.gov

10/28/2023 07:31 PM

"elisabeth.lawrence@summitcountyco.gov",
Cc: "Tamara.Pogue@summitcountyco.gov",
"nina.waters@summitcountyco.gov"

I am writing to express our deep concerns about the draft bill currently under consideration by the Colorado State Legislature, which seeks to significantly increase property taxes on Short-Term Rentals (STRs) in our state. This proposed legislation, if enacted, would have a profound impact on the affordable housing situation in Summit County, as well as on our tourism industry.

We believe it is crucial for the legislative committee and the Governor to understand the financial challenges that property owners in Colorado are already facing. Recent events, such as wildfires and the withdrawal of many insurers from our state, have resulted in increased insurance premiums. This situation has left property owners, particularly those in wildfire-prone areas, grappling with the burden of substantially higher insurance costs. Moreover, in our own experience, we have witnessed HOA dues doubling for a property in Summit County that is currently part of the Lease to Locals program, aimed at providing affordable housing solutions.

We request your attention to the potential ramifications of these proposed tax changes, both for properties used for short-term rentals to tourists and those used for longer-term rentals by local residents. It is already challenging for individuals to find affordable housing close to their places of work in high-priced real estate markets like Summit County. Increasing taxes on STRs, which often allow property owners to rent out portions of their residence or second homes when not in use, could exacerbate the difficulties faced by those striving to reside near their workplaces.

We appreciate your consideration of these concerns and ask for your support in addressing this issue. We believe it is in the best interest of Summit County and the entire state of Colorado to find a balanced solution that doesn't place undue financial burdens on property owners, especially those involved in the Lease to Locals program and other affordable housing initiatives.

Thank you for your time and attention to this matter.

Sincerely,

Noah and Kimberly Nemmers
8500 Ryan Gulch Road, Unit 308
Silverthorne, CO 80498



I oppose the new STR bill in Colorado
Whitney Bradberry to: TaxPolicyCommittee.ga

10/29/2023 04:09 PM

Hello, my name is Whitney Bradberry and I am an Airbnb Host in Colorado.

Please don't do this. After I lost my dad I bought a small cabin with the money, remodeled it, and turned it into an Airbnb in a rural area. This place is my second home; it means more to me than you could imagine, and I've gone out of my way to engage with the local community. I work with the local coffee shop, work with local repairmen, hire the local painter, use local cleaners, work with a local plow service, and work with local businesses if anything breaks. I can't afford to do small things like this that I know make a big difference for my local businesses if I can barely afford to own this cabin.

If you introduce this short-term rental tax reclassification, it would directly impact the livelihoods of local residents like me who rely on hosting to make ends meet. A significant increase in property taxes would financially burden hosts across the state that cannot afford to pay higher taxes and rely on earned supplemental income. Support Coloradans who are struggling to keep up with the rising costs of living by rejecting this massive tax.

Please, please don't do this.

Whitney

--

Whitney Bradberry (She/Her)

Marketing Consultant | Owner of fronrangeaframe.com

[LinkedIn](#) | (941) 448-9314



Vote "No" on Bill 6 - Lodging Property Tax Treatment
Diana Herman to: TaxPolicyCommittee.ga

10/30/2023 06:41 AM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

I am a second homeowner in Summit Country & have rented my home for 19 years to cover the expenses until my husband & I retire from our full time jobs & spend more time enjoying the beautiful mountains. We are now retired & are terrified that the bill expanding our property tax rates will destroy that dream. PLEASE do not consider adding this burden.

Our children & grandchildren live in Colorado & this has provided a way to stay connected with them. We are not wealthy & have worked hard, saving money to afford this dream. Thank you for considering.

Diana Herman



Please Consider Voting "No" on Bill 6 - Lodging Property Tax Treatment

Jenna Pate to: undisclosed-recipients;

10/30/2023 08:17 AM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,
My name is Jenna Pate and I am a vacation rental Host in Silverthorne, Colorado. After years of saving, planning (and lots of spreadsheets), I purchased my dream condo in 2021. As a 35 year old single woman I completely renovated the condo while also working full time which was one of the hardest projects I've ever done.

Purchasing this wasn't exactly easy as I've worked in the ski and snowboard industry my entire career and wanted to make sure I could actually afford it. Being able to rent my condo while still living part time in Detroit was the only thing that made this dream feasible.

Unfortunately I've hit nothing but roadblocks. The first season after finally getting a license I was able to book 62 bookings. Let me be clear, this isn't enough to come out ahead with the size of my mortgage and HOA fees (which doubled this year), but it was enough to offset my mortgage enough to afford it as per my original calculations. This year the county implemented a new rule that I can only have 35 bookings, taking a huge cut off of what I'm even allowed to make off my property. This is going to be a huge hit. Now, adding a huge increase in taxes is yet another blow and to be honest I'm not sure I'll be able to make it.

What will happen to my property? If I were to have to sell now, a new owner can't get a short term license anyways, meaning it will likely be someone who is retired and can afford to sit on the property without any supplemental income. It certainly won't be a local working in town as the mortgage on my place isn't affordable at those income levels. It means one less place to stay where guests can come and spend money in our town and sadly it means one less person here that isn't independently wealthy and had to work hard to get here.

Please consider people like myself as you vote on this new tax policy. I truly hope to continue to be a part of this community and voting "no" on this new policy would greatly help me do so.

Thank you for your time,

Jenna Pate

517-304-2209



Tax Policy for Short Term Rental Properties

Eric Hemmer to: undisclosed-recipients;;

10/30/2023 08:18 AM

Dear Honorable Members of the Legislative Oversight Committee Concerning Tax Policy:

I understand you are holding hearings today to gather input from your constituents. My wife and I own a home in Silverthorne that we rent out approximately 20 days per year. We comply with all the local regulations and pay all the local taxes and fees that have been enacted over the years. Knowing that we could rent our home when we were not using it ourselves was a big part of the calculus when we decided to upgrade our condo and take on a bigger mortgage payment and higher property taxes back in 2010. If you decide to increase taxes, we may no longer be able to afford our home. The premiums on our insurance have risen almost \$1,000 per month due to wildfire risk and this has created a strain on our finances along with inflation. Please do not increase the tax burden on short term rentals. It will negatively affect a lot of summit county property owners in a very negative way.

Eric Hemmer



Tax Policy for Short Term Rental Properties

Nicole Hemmer to: undisclosed-recipients;

10/30/2023 08:28 AM

Dear Honorable Members of the Legislative Oversight Committee Concerning Tax Policy:

I understand you are holding hearings today to gather input from your constituents. My wife and I own a home in Silverthorne that we rent out approximately 20 days per year. We comply with all the local regulations and pay all the local taxes and fees that have been enacted over the years. Knowing that we could rent our home when we were not using it ourselves was a big part of the calculus when we decided to upgrade our condo and take on a bigger mortgage payment and higher property taxes back in 2010. If you decide to increase taxes, we may no longer be able to afford our home. The premiums on our insurance have risen almost \$1,000 per month due to wildfire risk and this has created a strain on our finances along with inflation. Please do not increase the tax burden on short term rentals. It will negatively affect a lot of summit county property owners in a very negative way.

Regards,

Nicole Hemmer



Bill 6 - Lodging Property Tax Treatment
kkcoolidge to: TaxPolicyCommittee.ga

10/30/2023 09:23 AM

Dear Tax Policy Committee:

I am writing to oppose Bill 6- Lodging Property Tax Treatment which would triple the real property tax on our Summit County home located at 84 Guyot Lane, Dillon, CO.

Our Summit County home is a second home for us. We purchased it because we sent both of our sons to the University of Colorado in Boulder (paying out-of-state tuition), they met remarkable women whom they married and settled in the Denver area raising our grandchildren. Our Summit County home is a family retreat.

We occupy our Summit County home anywhere from 80 to 150 days/year depending on our health and family activities. When we are not occupying our home, we make it available for short-term rentals through Vacasa. We have complied with all county laws and regulations as well as all the HOA rules and regulations. In fact, I serve on the HOA board and have been part of implementing rules and regulations for short-term rentals so that STR guests maintain the character of the neighborhood. We pay all required taxes and feel we are contributing to the local economy.

Since 2019, Summit County has been promulgating and implementing more and more restrictive regulations to control short-term rentals. The County initiated a permitting process for a fee of \$75/year. In 2021 the permit process changed to a license process. In 2022 the license fee jumped from \$75/year to \$550/year. Yet another change in 2023 has us paying \$350/year for the license.

This year the County also doubled the assessed value of our home due to the market value increases. This market value is not a realized gain for us. The assessed value will obviously double our real property taxes and now Bill 6 will triple the tax rate thereby tripling our real estate taxes on top of the doubling.

Bill 6 may also limit our short-term rental nights to 90/year before tripling the tax rate. Summit County used to have a limit of 135 nights/year. Last year that was changed to 35 reservations with no limit on the number of nights. If the County has decided that these limits are sufficient to preserve the character in the neighborhood overlay zones, why should the state impose tighter restrictions?

The truth of the matter is that our average net income from short-term rentals is less than \$25,000/year. That does not cover our mortgage and real estate tax and insurance escrow much less the utilities, HOA dues and other household expenses. And now the state wants to take an additional bite out of this modest income. Given these facts you may wonder why we offer our home for short-term rentals. We do so because an occupied home is safer than an unoccupied home in terms of both crime and the physical condition our home.

The notion that second home owners are the cause of the housing shortage in Colorado is misplaced. If we stopped making our home available for short-term rentals, it would not be available for long-term rentals. The state should be focusing on building affordable housing, not beating up on people who just want to own and share a family retreat.

Thank you for considering my thoughts even though Colorado is not my domicile for purposes of voting.

Katherine Coolidge

Katherine K. Coolidge
659 S. Washington Street
Belchertown, MA 01007
kkcoolidge@charter.net
Mobile: (413) 531-9313
Home: (413) 289-1260



Bill 6

Christine Young to: TaxPolicyCommittee.ga, Governorpolis,
joe.neguse

10/30/2023 09:27 AM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy:

My name is Christine Young. I am a vacation rental host in Colorado.

I own one property for short term rentals in Summit County. I make very little profit on these rentals. I am 76 years old, divorced. I don't ski anymore but my children and grandchildren do. We enjoy getting together a couple of times a year in Summit County. This is a joy I look forward to in my retirement.

Many of my renters are from out of state. They spend their vacation dollars in Summit County. Do you really want to discourage people from vacationing here in our beautiful county??

If you introduce this STR tax classification it will directly impact the livelihood of local residents. We are all struggling to keep up with the rising costs of living.

Please support Coloradans by rejecting this massive tax.

Thank you

Sincerely

Christine Young



Vote No on Bill 6 Lodging Property Tax Treatment
Ski Run to: TaxPolicyCommittee.ga

10/30/2023 10:47 AM

Honorable Sir/Madame:

We are writing to ask you to vote no for the Bill 6 Lodging Property Tax Treatment so that it is not be forwarded to the Legislative Council to be considered a bill.

We are long term owners (over 20 years) of a 1 bedroom condominium in Keystone, located in Summit County. Although we do not rent our unit out for more than 90 days, being near retirement, we might consider renting more than we currently do. This bill will affect many individuals who are not wealthy, like ourselves, and have counted on this income to offset the rising costs of our condominium. This unit, as well as others like ours, produces income to Summit County by renting to individuals who bring income into the area by purchasing lift tickets, meals, groceries and activities in the area. If this bill passes we may be forced to sell which is not what we want to do as owning this home there was a dream we worked very hard for. There are many individuals like us whose property is an investment for their retirement and well being and the passage of this bill would create a hardship for all of us.

Thank you, we can not afford this bill.

Ed & Dorothy Duben

Ski Run #403

skiruncondokeystone@yahoo.com

P 720-271-1012



Please do not move forward Bill 6 - Lodging Property Tax Treatment

James, Kristin to:

10/30/2023 11:30 AM

Cc: "tamara.pogue@summitcountyco.gov", "Richard Mason"

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Kristin McLain and I am a vacation rental host in Keystone, Colorado.

My husband, daughter and I are an average middle class family and we come from hard working families of farmers, tradesmen and women and retired military veterans.

I hope we're not just considered "some faceless entitled rich people who live far away," because we're not.

We don't own lots of rental properties, which allows us to be very hands-on with ours. We LOVE our modest condo and we personally communicate with each of our guests to foster a positive experience for them in Colorado.

Today, we already do NOT profit from renting out our condo. After expenses, there's nothing leftover. For some reason, the nightly rental rates have not increased much in the 9 years that we've owned. But what has increased? Airbnb, VRBO fees etc., state and local taxes, license/ permit fees, HOA dues, and the cost of paying our property managers and housekeeping.

Recategorizing individually-owned units as commercial property is illogical.

- **Comparison to hotels/motels is unequitable and inaccurate**
 - Hotels/motels are NOT under the same local ordinances and restrictions as private home vacation rentals.
 - Economies of Scale are VASTLY different between hotels/motels and private home vacation rentals.
 - Service providers for private home vacation rentals are paid 3 to 4 times what hotel/motel/timeshare employees are paid.
 - Private home vacation rentals cannot provide additional services, food, or amenities

If you introduce this short-term rental tax reclassification, it will directly impact the livelihoods of your local residents who rely on hosting, and/or the support industry, to make ends meet.

A significant increase in property taxes would financially burden hosts across the state that cannot afford to pay higher taxes, not to mention the cascading impact on the tourism industry.

In a time when Americans are struggling to keep up with inflation, this just piles on more.

For us personally, we will have no choice but to stop renting altogether.

This will not result in an additional long-term rental unit for a local because we love our condo and want to use it too.

It will also eliminate sales tax revenue going to the state of Colorado and Summit County, and the contribution to the jobs needed to maintain the property.

*****Please support Coloradans and your fellow Americans who are already struggling to keep up with the rising costs of living by rejecting this massive tax.**

*****Please also consider the mental health effects: we're all real people with real feelings here and this is scary, worrisome and stressful!**

Sincerely,
Kristin

Kristin N. McLain, MBA

Consultant, Technical Product Orchestration and SaaS Modernization

Dell | Client Solutions Group

Office: 1 512-720-4545 Fax: 512-283-4653

How am I doing? Please contact my manager Tony.Pierce@Dell.com with any feedback

Internal Use - Confidential



Vote NO on Bill 6-Lodge Property Tax Treatment

Adam n' kristen Lunceford to: TaxPolicyCommittee.ga@coleg.gov

10/30/2023 11:41 AM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Adam Lunceford and my wife, Kristen, and I own a single family vacation rental home in Colorado.

We have four young children (ages 13-7) and are middle aged. We have a LARGE mortgage on our property, and the rental income does NOT cover our expenses. However, we are looking at this as a long term investment to help us get to retirement, and maybe be able to help our children someday if they ever needed. We also are able to use this property a few times a year for our own vacation in creating family memories that will last a lifetime.

If you introduce this short-term rental tax reclassification, it would devastate our opportunity to continue to operate this retirement strategy. Our taxes would increase to \$65k/year on this property, and that is a \$58,000 increase. Our family vacations would be lost as we wouldn't be able to continue to own the home with this huge increase in expense. We already aren't able to produce any cash flow on this property, but believe currently that we can negate the short term losses for the potential long term future payoff. But with such a dramatic expense increase on the taxes, that dream would be shattered. This significant increase in property taxes proposed by Bill 6 would financially over burden us as we cannot afford to pay the higher taxes.

Please support us homeowners who are trying to create family memories and a lasting retirement already burdened with the higher costs of living by rejecting this incredulous tax increase!

Sincerely,

Adam Lunceford
536 Beeler Pl
Frisco, CO 80443



Tax Policy
Carol to: taxpolicycommittee.ga

10/30/2023 12:03 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Carol Fennell and I am an artist and vacation rental Host in Summit County, Colorado.

I have loved going to the mountains and staying at unique little condos over the years. I wanted to bring that magical experience to others and purchased a condo in Summit County. I am an artist and it was not an easy decision to purchase. Costs were high and doing most of the work myself was non-negotiable. I use my artistic skills and learned a few along the way to fix up the property so it could be used by others wanting a getaway.

Hosting this little home away from home allows me to combine my artist/handi-woman skills and guest services, but financially it remains tight. An increase in property taxes related to this rental would make it difficult to keep this property. In addition to all the work on the condo, this year alone I had fifty thousand of boiler repair costs which will eat up profits for two years. There is always more to maintain and looking ahead, I was quoted over forty eight thousand for windows. This is on a thousand square foot condo.

More expense, such as tax increase, on top of increase in repairs and maintenance, would not make this feasible.

If you introduce this short-term rental tax reclassification, it would directly impact many locals and others who are trying to get by . A significant increase in property taxes would financially burden hosts across the state that cannot afford to pay higher taxes and rely on earned supplemental income. Support Coloradans who are struggling to keep up with the rising costs of living by rejecting this massive tax.

Sincerely,
Carol Fennell
209 Wheeler
Frisco, CO

Phone: 303-717-5133



Vote "No" on Bill 6 - Lodging Property Tax Treatment
Connie Rosel to: Connie Rosel

10/30/2023 12:14 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Connie Rosel and I am the property owner of our family's home located in Lewis Ranch in Copper Mountain.

It has been a joy and privilege to open our family home to others, allowing them the opportunity to enjoy the Colorado outdoors while also contributing *massively* to our local economy. Our visitors spend thousands of dollars at local restaurants and stores, not to mention ski and bike rentals, golfing, and lift tickets. We employ a family member to manage the property and hire all local residents for maintenance and upkeep.

Should you introduce this short-term rental tax reclassification it would directly impact the livelihoods of local residents who rely on property to make ends meet. Should this legislation pass we are discussing how to get through existing contracts and close down our STR. This will impact both the local community, local workers, and Copper. Our home alone contributes hundreds of thousands of dollars to the local economy EVERY YEAR and that would come to a drastic stop, not to mention the loss of jobs. The drastic tax increase is the final push that no longer makes opening our home to others worthwhile.

Please support Coloradans who are struggling to keep up with the rising costs of living by rejecting this massive tax.

Sincerely,
Connie Rosel
548 Beeler Pl
Frisco, CO 80443
Phone: 303.995.5501

Sent from my iPhone



Vote "No" on Bill 6 - Lodging Property Tax Treatment
George Rosel to: George Rosel

10/30/2023 12:28 PM

Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is George Rosel and I am the property owner of our family's home located in Lewis Ranch in Copper Mountain.

It has been a joy and privilege to open our family home to others, allowing them the opportunity to enjoy the Colorado outdoors while also contributing *massively* to our local economy. Our visitors spend thousands of dollars at local restaurants and stores, not to mention ski and bike rentals, golfing, and lift tickets. We employ a family member to manage the property and hire all local residents for maintenance and upkeep.

Should you introduce this short-term rental tax reclassification it would directly impact the livelihoods of local residents who rely on property to make ends meet. Should this legislation pass we are discussing how to get through existing contracts and close down our STR. This will impact both the local community, local workers, and Copper. Our home alone contributes hundreds of thousands of dollars to the local economy EVERY YEAR and that would come to a drastic stop, not to mention the loss of jobs. The drastic tax increase is the final push that no longer makes opening our home to others worthwhile. Please support Coloradans who are struggling to keep up with the rising costs of living by rejecting this massive tax.

Sincerely,
George Rosel
548 Beeler Pl
Frisco, CO 80443
Phone: 303.995.5501

The Lodge at Timberline, LLC



Fw: STR TAX PROPOSAL
LCS Committees to: TaxPolicyCommittee.ga
Sent by: **Katie Ruedebusch**

10/30/2023 12:42 PM

----- Forwarded by Katie Ruedebusch/CLICS on 10/30/2023 12:41 PM -----

From: "ashbrynn2" <ashbrynn2@aol.com>
To: committees.lcs.ga@state.co.us
Date: 10/30/2023 12:37 PM
Subject: STR TAX PROPOSAL

I am very AGAINST this proposal. Having our grandparent's (now family property) as a STR has allowed us to be able to share a beautiful estate home with guests coming into the Loveland area, as well as add to the sales revenue of the city, county and the state, which is already taxed at a high rate compared to many states STR TAX RATES.

To put an increase on our STR tax brackets will make us have to raise rates to afford the actual property taxes, utilities, and overall maintenance just to off set it! This year as brought high inflation spikes, higher cost of traveling, higher cost of Colorado living in general. You will decrease support to the small businesses, not to mention the ability to make memories NOT at commercialized hotels, and corporate environments. Both tourists and local families enjoy the cozy atmosphere that a home vacation brings both in mountains and plains alike. PLEASE DO NOT put this on the ballot. You cannot tax a residential unit as a commercial tax, surely zoning laws are on our side. Please be grateful with what you get from all of us just trying to use our American enterprise system while dutifully giving your just due (which is 9.7% ((sales, city, county and lodging tax))on top of the 8% paid to marketing websites!

SUGGESTION: What you could do is make it much easier to pay you all when having a STR(it's a nightmare trying to figure out the correct route). That way you would actually receive the money you are due.

**Side note: I pay every quarter and the city and the state have many thousands from our small but highly loved 5 star estate.

Respectfully written and hoping you will take it under advisement,

Partial owner, and booking manager,
A.Sprouse



Fwd: Bill 6 Lodging property tax
janice bell to: TaxPolicyCommittee.ga

10/30/2023 12:48 PM

>
> My name is Janice Bell and I am a vacation rental owner in Colorado.
>
> I purchased this home for my family to enjoy. We go and spend a lot of time in Colorado.
> I am not a wealthy person. In fact I am widowed, and I bought this to spend time with my family. With an increase in taxes I don't know how I could continue with the increase of taxes, insurance, and interest rates. I have a mortgage on floating rate (long story why) .
> With all the continued increases makes it very difficult to have a positive month.
> I really wish you would consider taking this off the table as it will hurt so many people.
> People are spoiled going to Vacation rentals. Families like to spend their time in a home and not a cramped hotel room. This will hurt the tourism industry big time, therefore effecting the state overall. I personally think this will be a huge mistake for tourism.
> So many other businesses depend on tourism in the state. If we have to keep upping our prices to cover taxes then then people will choose to go to another state where they can visit for a lot less money. Rentals are down this year overall and they will continue to drop if rates get out of hand. I really think there are better options. Impose a tax on each night that is rented. That way the customer picks up the tab. It would add up a lot of dollars. Some rentals don't rent as much as others, so if it is done by the night it would be fair across the state.
>
> Please consider my proposals. We all aren't rich people like some people think.
> This is the only way I can afford to have a home in Colorado.
>
> Thanks for your time,
>
> Janice Bell
> Pagosa Springs, CO
>
> Sent from my iPad



Vote "No" on Bill 6 - Lodging Property Tax Treatment
Amy Brandenburg to: undisclosed-recipients;;

10/30/2023 12:57 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Amy Brandenburg and I am a small business founder/owner/operator and vacation rental host in Colorado.

Hospitality, entrepreneurship, and local economic development in our State are all passions of mine. Renting out our newly acquired Keystone property has allowed me the opportunity to fulfill a lifelong dream and merge all of these passions into one place and has brought me much joy. My husband works for a non-profit home health clinic in the mountains and his route as a physical therapist allows us the ability to maintain the rental property ourselves.

In the last 12 months, we've had the joy of opening up our home to new people from all over the world, supporting other local small businesses, and [sharing our beloved Colorado experiences](#). Our home is also a perfect place for traveling medical professionals who work at nearby medical facilities and hospitals in Summit County and need a residence with flexible rental options.

An increase in property taxes for us small business owners with a modest 2 bed, 2 bath home would be absolutely detrimental to us and we rely on sharing our home as a Host. We've sacrificed personal financial goals to invest in this property and share it with others.

If you introduce this short-term rental tax reclassification, it would directly impact a substantial portion of local residents like me who rely on hosting to make ends meet. A significant increase in property taxes would force us to consider selling our property and financially burden hosts across the state that cannot afford to pay higher taxes and rely on earned supplemental income. My ask is that you please listen and support Coloradans who are struggling to keep up with the rising costs of living by rejecting this massive tax.

Sincerely,
Amy Brandenburg

Snowdance Manor
23034 US-6
Keystone, CO 80435
Phone: 214-601-2492



Bill 6 - Lodging Property Tax Treatment
Joni May to: TaxPolicyCommittee.ga@coleg.gov

10/30/2023 01:19 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Joni May and I am a short-term rental host in unincorporated Silverthorne, CO. We own a lower-priced 1-bedroom condo in Wilderndest and bought it with the intention of keeping it in the family for us and our four sons and their families to use when enjoying the mountains long term. We have participated in the Lease to Locals program and currently have it listed as a short-term rental to be able to afford our long-term goal someday. Property manager mismanagement caused our HOA to seek out a new property manager and we are currently all incurring double HOA payments to restore the buildings to status quo. It is important to do this, and fellow owners are rallying to repair and volunteer with little complaint.

If property taxes were increased at all, we would reluctantly remove our unit from the short-term rental market. The STR management fees, cleaning fees, and taxes would then make renting a losing proposition.

Additionally, we know from many resources and personal family experience that restrictions placed on STR's do not impact housing prices and affordability as much as much-needed local workforce housing accessibility. If affordability is the goal and tax base is the mechanism, balance is encouraged.

Tax bases are best served by a balance of long-term residents, tourism, businesses, retail, agriculture, etc. Summit County can do more to encourage community foundations and long-term residents by starting with their seasonal workforce housing.

Please do not increase the property taxes on STRs in Summit County. Thank you for your time and consideration.

Joni and Dave May
Buffalo Village
Silverthorne, CO 80498



Vote No on Bill 6 Please

Brian Haub to: TaxPolicyCommittee.ga

10/30/2023 01:21 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,
My name is Brian Haub and I am an owner of 2 Short Term Rental properties in Colorado. If you pass this short-term rental tax reclassification bill, it would directly impact our ability to continue to own a second home and we will likely be forced to sell. A property tax increase from 6.765% to 29% is punitive to homeowners and punishes those that have scrimped and saved to buy their second homes. Many owners such as my wife and I bought properties to diversify our retirement portfolios, this also puts into jeopardy our retirement. This legislation unfairly targets the short-term rental owners and those that have risked their saving to buy second homes.

The notion that short term rental properties are highly profitable is just not true and blaming STR for lack of affordable housing is also not correct. Policy or lack there of a policy to build affordable housing and seasonal housing is what has created this issue and needs to be addressed and not punish those that have purchased STR's. If this legislation passes, ownership of second homes will be limited to those wealthy individuals that can afford to leave houses vacant.

Please vote no to this Bill 6! This bill is very mean spirited and scapegoats those that have achieved the American Dream of owning a beautiful Colorado mountain property.

Please vote NO on Bill 6.

Brian Haub

BrianHaub@me.com

(832)647-5241



Please Vote No on Bill 6: Lodging Property Tax Treatment

Melissa Clark to: undisclosed-recipients;;

10/30/2023 01:29 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Melissa Clark and I use vacation Airbnb rentals in Colorado.

I am concerned about the new bill being proposed for vacation rentals in Colorado.

I use vacation rentals a few times a year for ski season and other in-state vacations. I hear that the proposed bill will be a huge financial burden on many short term rental owners and this may cause many of these owners to shut down their business or severely increase the cost for renters, which will ultimately trickle down and hurt the economy and tourism industry in our towns.

I have friends and family that use short term rentals for their WHOLE income and to supplement their income because the current cost of living in Colorado has become strenuous.

Please consider saying no to this bill. I understand that something needs to be done to slow the rise of investors purchasing up properties, especially in communities that are hurting for affordable housing for their local residents. However, I do not believe taxing homeowners the same as big commercial properties is the answer or solution to this problem.

Thank you for your consideration.

Sincerely,

Melissa Clark

Lakewood, Colorado

720.275.9723



Bill 6 - Lodging Property Tax Treatment. Please Vote NO

Al Furlone to: undisclosed-recipients;

10/30/2023 01:36 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Al Furlone and I have worked in the vacation rental industry in Colorado for 11 years.

I'm sure you all know that this is not a new topic in the state, but since the conversation started, a lot has changed at the local level. Towns and counties have raised lodging taxes and imposed large registration fees on vacation rentals, and typically the goal of raising those taxes and fees is to fund affordable housing initiatives in those communities. The revenues collected from vacation rentals is already significant and making a sweeping and drastic change like this at the state level threatens to thwart local initiatives that are counting on their funding sources. I believe this bill will be at the detriment of many communities who have budgeted around the existence of vacation rentals as part of their tourism economy.

If the goal of doing this is to thwart the housing boom that is happening in towns across the state, then I think there's a good argument to be made that this could do the opposite. A large number of properties will switch to capping rentals at 90 days which will create a supply shortage and open up more opportunity for second homes to be built. If the goal of this bill is to stop institutional money from buying or building multiple vacation rentals, then I would suggest there are other ways of stopping that from happening which don't punish the larger majority of homeowners.

Lastly, if this passes, people will continue to figure out how to make the numbers work with owning a vacation rental. In order to make the numbers work, those folks will look towards mega-managers- companies who operate nationally or globally- who offer low commissions for their services. The trade-off with these large companies is that local, boots on the ground employees are limited and therefore the management of properties suffers. When the property management suffers, so too do the neighbors of those homes because guests are not vetted and rules/regulations are not managed and enforced. The local property managers, with so many local employees in these communities, will suffer the most when homeowners feel this pinch because homeowners will choose the cheapest option for management. That option will diminish the quality of our industry for everyone involved and will send more money out of state into the hands of these larger companies.

I ask that you please vote to not advance bill 6. Thank you-

Al Furlone | General Manager
Winter Park Lodging Company | Steamboat Lodging Company



Fw: proposed bill to tax short-term rentals at commercial property rate

Katie Ruedebusch to: TaxPolicyCommittee.ga

10/30/2023 01:53 PM

Katie Ruedebusch
Legislative Council Staff
303-866-3001

katie.ruedebusch@coleg.gov

----- Forwarded by Katie Ruedebusch/CLICS on 10/30/2023 01:51 PM -----

From: "Angie Graef" <angieheid@gmail.com>
To: katie.ruedebusch@coleg.gov
Date: 10/30/2023 01:09 PM
Subject: proposed bill to tax short-term rentals at commercial property rate

As a constituent, I am writing to express my opposition to proposed bill to tax short-term rentals at commercial property rate.

This proposed legislation won't pump the breaks on the short-term rentals in Colorado, this tax will make them largely unviable. If the objective is to use this tax to increase funding for public services, the legislation will instead, kill the ox pulling the cart and initiate other unintended consequences for travelers, the tourism industry, local communities, and the State of Colorado.

Supply and demand are already balancing short-term rentals

The post-COVID high-watermark years of 2021 and 2022 have ended, and demand is receding to pre-pandemic levels. With rising house prices and high interest rates, less short term rentals are entering the market, and many underperforming short-term rentals are shutting down.

➤ If this proposed property tax hike were to take effect, almost all short-term rentals will not be able to remain in business.

Short-term rentals provide a much-desired lodging option for travelers and help drive tourism in the state

When I travel with my extended family or groups of friends, I prefer staying at houses – bedrooms for the privacy of each guest, a kitchen for preparing and sharing meals (saves money and is great to not “have” to go out for meals, especially with kids!), plus common room(s) to

spend quality time together hang out, watch TV, play games, etc.

It's very likely that you've enjoyed one or more of these features when you've traveled.

➤ If houses aren't available as short-term rentals, many tourists will select other western states, reducing revenue and jobs for those in the industry

Colorado is a tourism state, and limiting STRs will reduce travel to the state

Per the Colorado Office of Economic Development & International Trade ([Tourism | Major Industries in Colorado | Colorado Office of Economic Development & International Trade0 \(choosecolorado.com\)](http://choosecolorado.com)):

Tourism is one of the strongest economic drivers of Colorado, providing a valuable source of revenue and jobs. In 2016, 82.4 million visitors spent a total of \$19.7 billion here, generating \$1.2 billion in state and local taxes — an all-time high for the state.

With 1.7 percent of the U.S. population, Colorado has 7.7 percent of the nation's tourism jobs. The hospitality industry was Colorado's second-largest employer in 2016, with travel spending generating more than 165,000 jobs and earnings of \$5.8 billion.

➤ Killing the residential short-term rental market will have other unintended consequences, hurting local businesses, industry employees, and tax revenues.

Local cities and counties are already regulating short-term rentals in ways that work for the needs of their own communities; and state involvement is NOT necessary

As examples, Denver requires short-term rentals to be a primary residence, Lakewood requires STRs to be owner-occupied, Wheat Ridge limits the number of STR licenses per geographical area, unincorporated Jefferson County is starting to enforce their short-term rentals. Voters in Avon, Crested Butte, Leadville and Ouray are considering tax increases on short-term rentals.

➤ It is important to allow local governments to serve their communities. The State jumping in is an unnecessary overstep

Compromise is possible with property taxes.

While I prefer the state take no action at this time and allow supply/demand and local government autonomy to play out, a smaller, more reasonable property tax on short-term rentals could be considered.

Other states have different owner-occupied versus homestead property tax rates. For example, Indiana where I grew up, has a property tax at 2% of the assessed value, but a 1% homestead exemption, whereby owner-occupied residences pay 1% property tax. While I feel this policy unfairly taxes renters, who are paying rent (and thus covering this incremental property tax rate), but not benefiting from the income tax deduction of property taxes or mortgage interest, I can envision a scenario where a 2 times property tax could both be reasonable for short-term rental operators as well as constituents and other stakeholders.

In conclusion, this proposed legislation will not effectively serve the state, Colorado residents, the tourists who travel here, people who are a part of the tourism industry in our state, or property owners.

Thank you for taking time to read my letter and considering my viewpoint – I am welcome to discuss more via email / phone or connect in person.

Sincerely,

Angie Graef

Angie Graef
4220 Eliot St, Denver, CO 80211

phone: 303.909.4939
email: angieheid@gmail.com



Fw: Bill 6 - Lodging Property Tax Treatment
Katie Ruedebusch to: TaxPolicyCommittee.ga

10/30/2023 01:53 PM

Katie Ruedebusch
Legislative Council Staff
303-866-3001

katie.ruedebusch@coleg.gov

----- Forwarded by Katie Ruedebusch/CLICS on 10/30/2023 01:53 PM -----

From: "Joni May" <jonimay4@yahoo.com>
To: "katie.ruedebusch@coleg.gov" <katie.ruedebusch@coleg.gov>
Date: 10/30/2023 01:14 PM
Subject: Bill 6 - Lodging Property Tax Treatment

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Joni May and I am a short-term rental host in unincorporated Silverthorne, CO. We own a lower-priced 1-bedroom condo in Wilderndest and bought it with the intention of keeping it in the family for us and our four sons and their families to use when enjoying the mountains long term. We have participated in the Lease to Locals program and currently have it listed as a short-term rental to be able to afford our long-term goal someday. Property manager mismanagement caused our HOA to seek out a new property manager and we are currently all incurring double HOA payments to restore the buildings to status quo. It is important to do this, and fellow owners are rallying to repair and volunteer with little complaint.

If property taxes were increased at all, we would reluctantly remove our unit from the short-term rental market. The STR management fees, cleaning fees, and taxes would then make renting a losing proposition.

Additionally, we know from many resources and personal family experience that restrictions placed on STR's do not impact housing prices and affordability as much as much-needed local workforce housing accessibility. If affordability is the goal and tax base is the mechanism, balance is encouraged.

Tax bases are best served by a balance of long-term residents, tourism, businesses, retail, agriculture, etc. Summit County can do more to encourage community foundations and long-term residents by starting with their seasonal workforce housing.

Please do not increase the property taxes on STRs in Summit County. Thank you for your time and consideration.

Joni and Dave May
Buffalo Village

Silverthorne, CO 80498



Bill 6 - Lodging and Property Tax Treatment
Charles G to: TaxPolicyCommittee.ga@coleg.gov
Please respond to "Charles G"

10/30/2023 02:15 PM

October 30th, 2023

Dear Tax Policy Committee Members,

I am writing to you regarding Bill 6 - Lodging and Property Tax Treatment which is currently being considered by you for approval.

This increased tax on short term rental properties is unnecessary and unfair.

I own a house in Summit county, Colorado which I built and completed in 2016. I built the house with the idea that by renting it out part time I could help defray the expenses of owning a second home. However the price of everything, including maintenance, utilities and existing taxes keeps going up. Since 2016 I have been paying both property taxes on the property and sales taxes on all of the rentals of my house. I should also point out that due to wildly escalating home prices in my area my property taxes have been going up every year. In addition Summit county just recently added a short term rental tax of 2 percent on top of those taxes. Now you are considering raising my taxes even more. Do you really believe that is necessary when inflation is rampant and my taxes are already very high?

I love the Colorado mountains and I am happy to share my home with others who love to come to the Rockies to stay in my house and enjoy all of the same activities that I do. All of these short term renters help to support the local economy, and of course I employ locals to help maintain my house including cleaners, hot tub maintenance, electricians, plumbers and more. If I can't continue to rent my house out all of this will disappear, including the sales tax revenue that I pay on the rents that I receive.

I want to point out that my house is not a hotel and should not be taxed like one.

I respectfully ask you to vote no on the above bill.

Thank you for your consideration.

Charles Goldsworthy
474 Four O'Clock Run Road
Breckenridge, CO
80424



Bill#6 "Lodging Property Tax Treatment"

Gary Quist to: TaxPolicyCommittee.ga

10/30/2023 02:25 PM

Dear Staff members,

I as an owner of a short term rental in the mountains ask that you dissuade the committee from forwarding this bill to the legislature. It will negatively impact families like mine that rely on the revenue of short term rentals to recoup a portion of the expenses of owning a property, that until I retire, I use less than thirty days a year. In fact, even with the rental-days, my unit sits vacant nearly two thirds of the time while paying taxes all year long. The revenues our short term rental generate, not only help with the mortgage and the taxes I now pay, those revenues pay small businesses in the community such as my property manager, our building management company, our repair persons, and the local merchants who provide the furniture and fixtures constantly needing replacement, not to mention the house cleaning team. Bill #6 "Lodging Property Tax Treatment" is full of unintended consequences. Houses will be withdrawn from the market, rising lodging costs on visitors to the resorts who will be forced to stay at corporate establishments. This will likely increase "day trippers", increasing traffic and its hazards, decreasing time and money spent in the community. Houses withdrawn from the market will not generate the tax receipts forecast and perhaps due to the aforementioned reasons, decrease local sales tax receipts. Bill #6 should not advance. Thank you, Gary Quist



Vote "NO" on Bill 6 - Lodging Property Tax Treatment
Ruth Delin to: taxpolicycommittee.ga

10/30/2023 03:10 PM

Honorable Member of the Legislative Oversight Committee Concerning Tax Policy,

We own a condominium in Summit County, Colorado where we have successfully conducted short-term rentals (STRs) via Airbnb for the past eight years. We purchased the property with the anticipation of using STRs as a means of not only covering our expenses for maintaining the property but also for providing retirement disposable income. Managing our STRs also provides us with much enjoyment and activities in our retirement.

As you undoubtedly know, Summit County recently imposed a limit of 35 STR bookings per year (a 50% reduction in our previous average number of rentals per year). Obviously, this new county regulation is having a significant adverse effect on our income and retirement! In addition, the recent assessment of valuation for our condo greatly overvalued the property by \$200-\$300,000, based on recent sales of nearby comparable properties; this will result in an anomalous increase in our property taxes. Also, our home insurance rate has doubled over the past couple of years, due to various factors beyond our control. Consequently, any additional increase in our property taxes because of Bill 6 would further decimate our retirement and livelihood.

If you introduce this short-term rental tax reclassification, it will adversely impact the livelihoods of residents like us who rely on STR hosting to make ends meet. A significant increase in property taxes such as Bill 6 would financially burden hosts across the state who cannot afford to pay higher taxes and rely on earned supplemental income. Support Coloradans who are struggling to keep up with the rising costs of living by rejecting this massive tax increase.

Please vote NO on Bill 6 - Lodging Property Tax Treatment.

Sincerely,

Ruth and Geoff Delin

10000 Ryan Gulch Road, #G115

Silverthorne, CO 80162

Phone: 303-933-1111



Vote NO on Bill 6-Lodging tax
James Nagy to: TaxPolicyCommittee.ga

10/30/2023 03:43 PM

After waiting for 10 plus years to be able to afford a vacation home in Summit county, a change is tax policy would be devastating.

Our unit is generally rent for 130-140 nights with the balance being vacant or personal use.

This policy would not creat any additional tax revenue or provide “long term/worker housing” in our case. If enacted, this would mean an increase of approx \$35k in annual RE tax increase. This additional cost means we would have to rent our unit for roughly 100 additional nights before covering this cost. We would rent peak season only to limit to 90 days

This becomes a basic math problem. We would be forced to reduce the annual nights available for rent to the 90 day limit.

- 1) Reduce available STR housing stock to peak rental income times.
- 2) Less places for tourists to stay during off peak times when unit owners are not receiving top revenue per night.
- 3) Will not provide any additional worker/longterm housing
- 4) Vacation homes will sit vacant because it is not worth the additional wear and tear on the home to overcome the additional tax burden

James Nagy
Broker, Palm Island Realty
813-843-2233 (c)
1406 N Dale Mabry Hwy
Ste 200
Tampa FL 33607



Voting No on Bill 6 Lodging Property Tax Treatment

TaxPolicyCommittee.ga@coleg.gov,

Tommy Frevert to: %20julie.mccluskie.house,
%20dylan.roberts.senate

10/30/2023 03:51 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Tommy Frevert, and I am a vacation rental Host in Keystone, Colorado. My wife and I invested in this property back in 2018 and have been able to share it with many people who LOVE the state of Colorado and all the fun things it has to offer!

Even though it is not my occupation, meeting new people and sharing my Colorado experiences with my friends and family is something that I love. We use the rental to share our love of snowboarding with our kids. We would love to continue our family tradition for decades to come. An increase in property taxes related to our short term vacation rental would decimate our DREAMS and our RETIREMENT.

If you introduce this short-term rental tax reclassification, with a significant increase in property taxes would financially burden hosts across the state that cannot afford to pay higher taxes and rely on earned supplemental income. Support the people who are supporting Colorado by helping provide lower vacation spots for tourists to come and enjoy the Beautiful State of Colorado! Please vote NO on reclassifying the vacation rental home taxes.

Sincerely,

Tommy Frevert

801 SE Willow Place

Blue Springs, MO 64014

Phone: 816-210-1568



Vote No on BILL 6-LODGING PROPERTY TAX TREATMENT

sheryl chandler to: TaxPolicyCommittee.ga

10/30/2023 04:02 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Sheryl Chandler and I own a vacation rental in Colorado. I have been renting my home as a short-term rental for just under 2 years. I am writing today to strongly encourage you NOT to recommend Bill 6–Lodging Property Tax Treatment to proceed to the Legislative Council. My husband Paul and I rent out our condo and we care a lot about Steamboat. We ski, we soak at Old, we play tennis, and we bike with our 9-year-old son Wade. And we've learned a lot about hunting from our neighbors there.

We want this community to be an amazing place that people want to visit just like we do. The overall community character of Steamboat is that of a resort town and is growing into a much bigger one. All of this means long-term planning, not taxing short-term rentals, is key. Frankly, we won't be able to maintain our condo if the taxes quadruple. I urge you to think long-term when assessing taxes for us and families like us who worked hard and over time saved to be able to purchase a place in the mountains but must rent out to maintain it. In addition, it is worth noting that vacation rentals play an important role in the state tourism economy, creating 13,300 direct jobs and over \$73M in visitor spending across the state. If I cannot afford to continue to rent my home as a vacation rental, it will have a negative ripple effect on the local staff of this small business who live, work, and play here.

Moreover, while short-term rentals are often blamed for increased cost of living in Colorado resort towns, there is an abundance of research that proves this to be untrue. Please take the time to review the following resources to this end:

- [SummitCountyResortHomes.org](https://www.summitcountyresorthomes.org)
- [Yahoo Finance](https://www.yahoo.com/finance)
- [Airbnb research](https://www.airbnb.com/research)

The truth is that short term rentals are helping many Coloradans to *supplement* the high cost of living and that there is no direct correlation between STRs and housing costs. This is true for us.

An increase to taxes would put an unfair burden on Colorado homeowners like us and small businesses without solving the more complex economics that are truly responsible for the increase in housing prices.

There has to be another way to combat rising cost of living without punishing Coloradans whose homes play a vital role in the Colorado economy. Please reject this massive tax.

Sincerely,

Sheryl Chandler



Fw: STR bills 102 and 103 - Hearing to be help Oct 31, 2023

LCS Committees to: TaxPolicyCommittee.ga

Sent by: **Katie Ruedebusch**

10/30/2023 04:03 PM

----- Forwarded by Katie Ruedebusch/CLICS on 10/30/2023 04:03 PM -----

From: "Kathy Ponder" <kathy@kathyponder.com>
To: "committees.lcs.ga@state.co.us" <committees.lcs.ga@state.co.us>
Date: 10/30/2023 02:45 PM
Subject: STR bills 102 and 103 - Hearing to be help Oct 31, 2023

I am a STR owner in Aspen, CO. I purchased the unit as a 2nd home and offer it on VRBO when I am not using it. It is located in a zone near the lift that has always been intended to provide temporary lodging to visitors. This last may, the City of Aspen imposed a 10% STR tax on rentals. Your proposed bill threatens to increase my property taxes by 400%, as I understand it. These bills, if passed, will have the effect of raising rental rates and discouraging visitors. None of this is good for a tourist town that is slowly pricing out many would be visitors. The town depends on Winter and Summer rentals, in these two seasons, one could hope for 150 days, the remaining days of the year the units are owner occupied or empty. The price of real estate in Aspen is outrageous, limiting owners to a 90 day window is extremely unjust.

I was not able to figure out how to do this through your on-line portal as I could not select these bills from the very limited drop down menus. Please record this as my testimony and feel free to ask any questions.

I am reachable on my mobile, 206-650-9913 or at this email address, kathy@kathyponder.com

Thank you for your consideration.

Best,
Kathy Ponder
Owner of 747 S Galena St, Unit 110, Aspen, CO 81611



Say no!!

Marti Lilja to: TaxPolicyCommittee.ga@coleg.gov

10/30/2023 04:07 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,
My name is **Marti Lilja** and I own a vacation rental in Colorado. I have been renting my home as a short-term rental for 3 **years**. I am writing today to strongly encourage you NOT to recommend Bill 6—Lodging Property Tax Treatment to proceed to the Legislative Council.

Our family purchased our condo in hopes to keep it as a long term condo in our family. The only way we financially we could afford our condo was to rent it out short term. As interest rates are increasing, if this bill passes we are looking at the possibility of having the sell our unit.

While short-term rentals are often blamed for increased cost of living in Colorado resort towns, there is an abundance of research that proves this to be untrue. Please take the time to review the following resources to this end:

SummitCountyResortHomes.org

[Yahoo Finance](#)

[Airbnb research](#)

The truth is that short term rentals are helping many Coloradans to *supplement* the high cost of living and that there is no direct correlation between STRs and housing costs.

In addition, it is worth noting that vacation rentals play an important role in the state tourism economy, creating 13,300 direct jobs and over \$73M in visitor spending across the state. I myself rent my home with the help of a local property management business. If I cannot afford to continue to rent my home as a vacation rental, it will have a negative ripple effect on the local staff of this small business who live, work, and play here.

An increase to taxes would put an unfair burden on Colorado homeowners and small businesses without solving the more complex economics that are truly responsible for the increase in housing prices.

There has to be another way to combat rising cost of living without punishing Coloradans whose homes play a vital role in the Colorado economy. Please reject this massive tax.

Thank you,
Marti Lilja and family



Vacation Short Term Rentals

Thomas Allen to: TaxPolicyCommittee.ga@coleg.gov

10/30/2023 04:12 PM

Greetings:

My wife and I purchased a condo in Breckenridge in 1994 for our family's periodic use. At the time it was not possible for us to afford without also letting it serve the market as a short term rental. Now it seems that every legislative body in the state wants to blame people like us for the current housing problem and punish us with adverse taxation and fee measures. Even with short term rentals we lose money on this property each year. It already has a high property tax rate being in a resort community. If the current climate continues we will have to either remove it from short term rental, decreasing the overall housing supply by having it sit empty, or sell it. I would like to make the following points:

1. People who invested in properties used for short term rental did so under certain understandings of how taxation and rental would work for them, and paid for their properties accordingly. Changing the "rules" now will unfairly reduce their property values. Many of these people are in their retirement years and cannot afford the proposed taxes.
2. If current owners sell their properties they will incur an income tax burden they also may not be able to afford.
3. Most short term rental owners can only dream of the occupancy rates seen by hotels which operate as commercially taxed enterprises.
4. Converting short term rentals to long term rentals totally defeats the purpose of most owners which is to have a property they can use periodically for themselves or their families.
5. Many of these properties used for short term rental already operate at a loss, a premium bourn in order to have a family use property.
6. When the "dust settles" in the market, if properties currently taxed as residential are taxed as commercial, the renters will pay the added cost. This will make housing or family vacation prices rise!

Ultimately, the differences in commercial vs. residential property tax treatment were established in order to ease the financial burdens of housing, and have done so. That will be true whether a property is owned by its occupants or rented to them with tax costs passed through in their market-rate rents. Properties used for residential or vacation residential purposes should be taxed as residential!

Thank you for your consideration of these points.

Sincerely,
Thomas J. Allen
Loveland, CO

Sent from [Mail](#) for Windows



Vote "No" on Bill 6 - Lodging Property Tax Treatment
Randall Johannes to:

10/30/2023 04:15 PM

Honorable Member of the Legislative Oversight Committee Concerning Tax Policy:

I am a Colorado Native and I have worked my entire life to be able to retire someday. My retirement plan includes three vacation rentals that I own in Breckenridge, Keystone and Steamboat. My wife and I, together with our two sons have invested hundreds of thousands of dollars in purchasing and maintaining these vacation rental properties. We have been renting out our property for the past six years and hope to continue to provide this benefit to the tourists that visit our beautiful state. If this tax proceeds, we will be forced to sell these properties. For our Breckenridge condo, we were hit with a \$2,200 assessment this last summer because State Farm no longer wanted to insure our development due to the fire risk. Since then, our monthly HOA costs have continued to rise.

With the extreme costs of monthly HOA's (due to insurance increases because of fire danger in Colorado), the significant property tax increase that we all experienced this year, the increase in utilities costs, we barely make enough money to be profitable. If this tax is approved, we will be negative on our rental income and we will be forced to sell. Vacation rentals create over 13,000 jobs in Colorado. This tax will negatively affect these jobs as Vacation Rentals will surely decline.

Please, please reject this extreme tax measure. We are so overly burdened with costs and taxes that this really feels like an overreach by our government. Please remember how hard we were hit with the recent property tax increase.

Please do not recommend Bill 6 – Lodging Property Tax Treatment to the Legislative Council.

Thank you for your time

Randall D Johannes
Senior Litigation Attorney
Bighorn Legal
randall@bighorn.legal

303-863-9500 x7

If you would like to opt out of receiving emails from me, reply "Opt Out" to this email.
Confidentiality Notice

This email and any accompanying documents contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance of the contents of this information is strictly prohibited. If you have received this email in error, please immediately notify us by email to arrange for the return of the documents to us.



Bill 6 - Lodging Property Tax Treatment
Candy Palazzo to: TaxPolicyCommittee.ga

10/30/2023 04:18 PM

To the Honorable Members to the Legislative Oversight Committee Concerning Tax Policy & Task Force and others:

I am writing in regards to Bill 6 – Lodging Property Tax Treatment.

I encourage you to oppose this bill for the well-being of private homeowners such as myself and my family as well as the entire tourist industry of Summit County.

My family enjoys our home during major holidays and for most of the summer as we choose to spend our time in Summit County to enjoy the many summer activities. My daughter has worked at a local business during the summer and we have participated in service events as well. We attend the flea market and other festivals and events. Our family and our renter's families dump a large amount of income into the local towns while visiting Summit County.

The quadruple increase in the tax rate will have horrendous effects on both our family and other families who live in Colorado part-time and for those wishing to invest in our county in the future. After living in Colorado for 17 years, we purchased our property when we had to move out of state for my husband's work. We wanted a place to come back to so we could spend as much time in Colorado as possible. Not everyone who owns a second home in the mountains can afford it without the supplemental income renting provides. We love Colorado so much we purchased this home knowing we would need the supplemental rental income to make it affordable.

By increasing the property tax rates on our property, it would quite possibly make our home unaffordable to us. It is already so expensive to live in Summit County and this will only make it harder for many. I ask that you please oppose Bill 6 – Lodging Property Tax Treatment to support the people who invest in and love Summit County. We are not in it for the money, only the joy of being in Colorado!

Sincerely,
Candy Palazzo
747 Independence Road
Keystone, CO 80435
(303)81-9032



Bill 6 Lodging tax

David Dunham to: undisclosed-recipients;;

10/30/2023 04:31 PM

BILL 6–LODGING PROPERTY TAX TREATMENT

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is David Dunham and my wife, Laura and I own a vacation rental in Colorado. I have been renting my home as a short-term rental for 8 years. I am writing today to strongly encourage you NOT to recommend Bill 6–Lodging Property Tax Treatment to proceed to the Legislative Council.

We bought a condominium in Steamboat Springs after visiting for years and falling in love with the community and people of that area. We have enjoyed both using the unit, as well as welcoming guests in from all over the country. We take pride in the condition of our unit and continue to make improvements to make folk's stays more enjoyable. To us, being able to share the beauty of Colorado and all it has to offer is gratifying. Increasing the tax rate would severely impact our rentals as it would make it unaffordable for many people. We would in turn be sending these Colorado visitors to other states that are more affordable. The loss of income would also impact us personally as we rely on this income to support our livelihood.

While short-term rentals are often blamed for increased cost of living in Colorado resort towns, there is an abundance of research that proves this to be untrue. Please take the time to review the following resources to this end:

- [SummitCountyResortHomes.org](https://www.summitcountyresorthomes.org)
- [Yahoo Finance](https://finance.yahoo.com)
- [Airbnb research](#)

The truth is that short term rentals are helping many Coloradans to *supplement* the high cost of living and that there is no direct correlation between STRs and housing costs.

In addition, it is worth noting that vacation rentals play an important role in the state tourism economy, creating 13,300 direct jobs and over \$73M in visitor spending across the state. I myself rent my home with the help of a local property management business. If I cannot afford to continue to rent my home as a vacation rental, it will have a negative ripple effect on the local staff of this small business who live, work, and play here.

An increase to taxes would put an unfair burden on Colorado homeowners and small businesses without solving the more complex economics that are truly responsible for the increase in housing prices.

There has to be another way to combat rising cost of living without punishing Coloradans whose homes play a vital role in the Colorado economy. Please reject this massive tax.

Sincerely,
David and Laura Dunham



Bill 6 Objection Letter.docx



Opposition to Bill 6 - Lodging Property Tax Treatment

Brian Primeau to: TaxPolicyCommittee.ga

10/30/2023 04:57 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Brian Primeau and I live and work in Boulder, CO with my family and am fortunate to own a vacation home in Breckenridge, CO.

I'm writing to urge you to vote no on advancing Bill 6 – Lodging Property Tax Treatment.

Like many Coloradans, our family loves spending time in the mountains. In 2018 we decided to invest within our community and purchased a condo in Breckenridge rather than dumping more money into equities outside of this state. Since then, we've spent quite a lot of time in Breckenridge ourselves, typically 40-50 nights per year. While we don't live in Breckenridge, our children spend summers in camps at the Breckenridge Recreation Center, we eat at the local restaurants, drink at the local breweries, hike and bike the trails (and thus visit the local urgent care!), and on and on.

Instead of letting our second home sit vacant while we're not using it, we also rent it as a Short-Term Rental through AirBnB, grossing about \$40,000 per year (of which at least 25% immediately stays in Summit County where we rely on local businesses for property management, cleaning, maintenance, etc). After all of our annual expenses (management, maintenance, taxes, HOA, taxes, insurance, etc), we usually net \$5,000 or less a year.

We typically rent it out over 90 nights in a year and under the proposed legislation would be classified as a lodging on par with a hotel rather than a personal property. To be clear, we would not own this property if we didn't live in CO and if we didn't have the opportunity to use it for personal use.

As it is, we remit all the appropriate sales and lodging taxes through AirBnB, pay the annual license fees to Breckenridge, and pay state income taxes on any net profits every year. While that amount seems reasonable to me, quadrupling our property taxes under a new classification is absurd.

If our taxes skyrocket due to this new proposal, I'm not quite certain what we would do. Almost certainly we'd cap the number of nightly rentals at 90 per year, if we continue to rent it at all. I don't see how this benefits anyone involved – ourselves, Summit County, Colorado, visitors, or locals. Our home would simply sit vacant more nights of the year. We'd probably take it off the market in the shoulder seasons, where visitors to the area are already scarce. The only beneficiary of such a scheme I can think of are the Marriott (and similar) stockholders. How many of them are Coloradans?

I understand that housing costs in Summit County and Colorado at large are a problem. To date I've supported reasonable increases in expenses like increased BOLT fees in Breckenridge to pay our fair share of community expenses. But this proposal goes too far. I urge you to vote no on advancing this proposal.

Sincerely,

Brian Primeau

4097 Saint Lucia St.

Boulder, CO

And

720 Columbine Road #305,

Breckenridge, CO



Short-term rentals - No to higher property taxes and fees and No to short-term rental restrictions and rules

Kim Stevenson to: 'TaxPolicyCommittee.ga@coleg.gov'

10/30/2023 05:01 PM

Cc: "Dylan.roberts.senate@coleg.gov",
"julie.mccluskie.house@coleg.gov"

Please quit taxing us to death and making new laws, restrictions and rules featuring higher taxes and fees for real estate ownership and short-term rentals. Please use the exorbitant tax funds you already receive more efficiently. I have worked hard my entire life for my retirement, just to see my income dwindle through higher property taxes and fees and new real estate rules and restrictions.

Will Government ever have enough?

Kind regards,

Kim Stevenson

Summit County, CO

970-390-3150 cell

Kim@BreckenridgeAssociates.com



Vote "No" on Bill 6 - Lodging Property Tax Treatment
Scott Davis to: TaxPolicyCommittee.ga@colleg.gov

10/30/2023 05:11 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Scott Davis. I am a native Coloradan and I am a vacation rental Host in Colorado.

We have owned a home in Breckenridge as a family for nearly 25 years now. Sharing our home and Colorado experiences is both emotionally fulfilling as well as a small family business to us. To help make ends meet as I get older. As a result, our retirement path ABSOLUTELY depends on sharing our home as a Host.

An increase in property taxes related to our vacation rental would decimate our small family business as well as deeply impact my retirement.

If you introduce this short-term rental tax reclassification, it would directly impact the livelihoods of home owners like me who rely on hosting to make ends meet. A significant increase in property taxes would financially burden hosts across the state that cannot afford to pay higher taxes and rely on earned supplemental income. Please support Coloradans who are struggling to keep up with the rising costs of living by rejecting this massive tax.

I sincerely appreciate your consideration and a "no" vote on Bill 6!

Regards,

Scott Davis
808.722.8068

This message is private and confidential. If you have received this message in error, please notify me and remove it from your system. Thank you.



Vote "No" on Bill 6 - Lodging Property Tax Treatment
Thomas Teare to: TaxPolicyCommittee.ga

10/30/2023 05:54 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,
My name is Tom Teare and I am a vacation rental Host in Colorado. Hosting plays an integral role in our retirement plan, one we cannot afford to deviate from this late in the game. Since 2016 we've invested countless hours and made significant financial investments in upgrades and maintenance of our property in Keystone. We have also supported the local economy (trades persons and building suppliers) along the way. An increase in property taxes related to our vacation rental would negatively impact our retirement plan, substantially.

If you introduce this short-term rental tax reclassification, it would directly impact the livelihoods of many local residents who rely on hosting to make ends meet. A significant increase in property taxes would financially burden hosts across the state that cannot afford to pay higher taxes and rely on earned supplemental income. Please support Coloradans who are struggling to keep up with the rising costs of living by rejecting this massive tax: Vote NO on Bill 6.

Respectfully,
Tom Teare
620 Tennis Club Rd
Unit 1337



Summit County short term rentals
Lori Deacon to: TaxPolicyCommittee.ga

10/30/2023 05:54 PM

Honorable Member of the Legislative Oversight Committee Concerning Tax Policy,
We are writing to address the proposed classification in short-term rentals in Summit County from residential to commercial, resulting in significant tax increases for owners. Please know that the people this will affect most represent hard-working individuals and families who have spent their lives working toward the goal of property investment, not the corporations that own multiple properties. We depend on these investments to help support our families, our kids' educations, our retirements, and our overall financial security.

We ask that you please vote against changing the short-term rental classification to COMMERCIAL and help those that depend on these rentals. The dramatic tax increase will create a tremendous burden on families.

Thank you,

Lori Deacon-Ross & Dave Ross

Denver residents & Summit County short-term rental owners



Opposition to Bill 6

Aaron Conte to: ABW Snowhouse, LLC

10/30/2023 06:34 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Aaron Conte. My wife and I are the owners of a rental property in Summit County, Colorado. We love to use our home for weekend trips and holiday trips into the mountains in both summer and winter. We rent our second home on a short-term basis when we aren't using it ourselves to partially offset some of the costs of ownership but also simply to maintain the home and ensure no major issues are arising or are identified early. We do not net positive revenue from the rental of our home. We ordinarily face \$10,000 - \$20,000 in annual losses even with gross revenues of approximately \$75,000. We are already facing lower revenue and substantially increased losses on this home in 2023 and beyond due to the new short-term rental regulations in Summit County. This tax hike would further expand our losses by increasing our property taxes by nearly \$27,000 and further restricting our ability to rent the property to less than 90 days. If you pass this short-term rental tax reclassification, it would directly impact our ability to continue to own a second home and we will likely be forced to sell or simply hold the home vacant which does not contribute to the economic viability of the town nor does it enable the tourism that the area is so reliant upon.

Please vote NO on Bill 6. A property tax raise from 6.765% to 29% would be punitive to homeowners who short term rent their property without a strong justification for how these homes should be taxed more like hotels as opposed to long-term rentals. This legislation seems to be unfairly targeting the short-term rental owners without due consideration to longer term impacts.

Contrary to the popular narrative, short term rental homes are not wildly profitable. We are not like hotels that make high profits due to many high-paying guests on a nightly basis. Many short-term rental owners are ordinary citizens like us who rely on rental income to help offset already high costs of living in the area and enable us to maintain a home so we can enjoy that mountain lifestyle that Colorado is known for. If this legislation passes, ownership of second homes will be limited to corporations not families that want to be a part of the community over a long period. Please vote no to this proposed legislation so that normal, everyday people can have a chance to live the American dream and so our family can continue to share the love of the mountains with our future generations.

Please vote NO on Bill 6.

Sincerely,

Aaron Conte



Do not implement a lodging tax on STRs!

Gina Wing to: TaxPolicyCommittee.ga, julie.mccluskie.house,
dylan.roberts.senate, Governorpolis,
comments.ga

10/30/2023 07:43 PM

We have owned a short term rental condo in Breckenridge for 5 years. The primary use of this condo is for our family's vacations and weekend getaways. On average, we spend 30+ days a year at our condo, which contributes to the local, and state economy. We rent out our vacation condo to offset the cost of the condo.

Our Short-term rental operates with almost no profit. Cash flow wise, we barely break even every year, some years at a loss. Tax wise, our property is operating at a loss every year. After accounting for registration fees, taxes, maintenance costs, etc., our net earnings were just \$2,300 last year.

We are not a commercial investor. The threshold for commercial operation should be set for those with multiple investment properties, or those not using their property for personal purposes.

We also believe that taxing vacation rentals at such high rates would discourage short-term rentals, leading to a loss of taxable revenue for the state, which contradicts policymakers' intentions.

If we rent for fewer than 90 days per year, we will not be able to afford the property and will have to sell. The hope was/is that we will eventually retire in Breckenridge

Thank you for your consideration in this matter
Steve and Gina Wing



Property Tax

roger mathews to: TaxPolicyCommittee.ga

10/30/2023 08:42 PM

I'm Roger Mathews. 42 years ago, my mom bought a house in Winter Park Highlands, outside of Tabernash. We raised six kids there. I was an educator in Wichita and spent four months a year at the family residence. Three of those kids have moved and worked in Colorado. It's crazy expensive to get this property!!! We started short term rentals to make ends meet! If you pass the increase taxes bill, we will have to let this heritage home go....

Sent from my iPhone



Bill 6 - Lodging Property Tax Treatment-"Fair to hardworking Coloradans?"

Drew Whelchel | Home to: Drew Whelchel | Home

10/30/2023 08:53 PM

Legislative Oversight Committee Concerning Tax Policy

10/30/2023

Dear Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

I trust this letter reaches you in good health and spirits. My name is Drew Whelchel, with 24+ years of deep roots in Colorado, passionately involved in sharing the distinct charm of our state through vacation rentals of my private residence.

Perhaps some of the most impactful stories in our lives aren't always derived from our main occupations, but from the hobbies and passions we nurture. For me, the world of vacation rental hosting isn't a mere side endeavor. It's a canvas where I paint memories for others, blending the beauty of Colorado with heartfelt hospitality. Over the years, this 'canvas' has expanded beyond a hobby—it's now intertwined with our retirement vision.

Consider the dedication it requires to invest seven plus years, hundreds of thousands of dollars and hours into any venture. For many like myself, these ventures aren't merely about profits. They're about community, about sharing Colorado's essence, and about **ensuring a secure future for ourselves and our families.**

I recognize and respect the complexities of crafting tax policies. However, I earnestly ask you to pause and reflect on the **broader implications of a tax reclassification on short-term rentals.** A hike in property taxes, specifically targeting vacation rentals, can inadvertently extinguish the hopes and dreams of many hardworking Coloradans who rely on this income to manage the ever-rising living costs.

Not only that, a surge in taxes like these will most certainly impact the tourism industry – the unintended consequence of draining dollars away from our state instead of facilitating a thriving economy.

In seeking financial equilibrium for our state, it's crucial to ensure we don't tilt the balance so heavily that it topples the aspirations of individual citizens. Let's nurture a Colorado where dreams are kindled, not curtailed. I encourage the committee to delve deeper, to understand the nuances, and to develop policies that are both equitable and supportive.

Your guidance and decisions shape the narrative of our state. I kindly request that as you pen this chapter, you create a story where both the state and its passionate citizens thrive harmoniously.

Thank you for your attention to this matter, and for all you do to make Colorado the vibrant state that it is.

Warmest regards,

Drew Welchel
1457 E Keystone Rd #B3
Keystone, CO 80457
drew@welchfamily.com
970-402-1872



Vote "No" on Bill 6 - Lodging Property Tax Treatment

Serge Adzinets to: undisclosed-recipients;

10/30/2023 09:55 PM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Serge Adzinets and I and my wife are vacation rental hosts in Colorado. We had been visiting Colorado Rockies for many years before we decided to buy a house there in 2020. Our dream was to stay there a few times a year and in the meantime to rent it out to offset the costs. We put at least \$150,000 into renovating the property to ensure we and our guests enjoy it. Since then, we have had hundreds of reservations and even more satisfied guests. We have been supporting numerous well paid local employees who clean, maintain and help us operate the vacation rental.

If bill 6 becomes a law, our property taxes will almost quadruple. This would mean we would have to close our small family business and sell the house. We do not think anyone except the big resort corporations would benefit.

Please vote "No" on Bill 6.

Regards,

--

Serge Adzinets



STR Taxation Bill - Arguments Against this Bill

Mike Specht to: TaxPolicyCommittee.ga

10/30/2023 10:20 PM

Dear Committee Members,

I am a resident at 3476 Yale Dr in the Broomfield, CO, and we are also owners of two homes in Summit County that we use personally and as short-term rentals (65 Snowberry Way, Dillon and 511 Ryan Gulch, Silverthorne). I've become aware of a potential bill being considered to significantly increase taxes on properties rented for short-term, and wanted to convey my concerns about this bill.

We have owned vacation homes either in CO (for the past 6 years) and previously in the Lake of the Ozarks for over 15 years, where we've been fortunate enough to spend quality family time mixed with the benefit of short-term rental income to help offset the costs of ownership. When we make our home available for others to use, we are very mindful of creating an excellent experience both for our guests, as well as our neighborhood . . . and we've invested in and improved both homes quite a bit over the years. As you're likely aware, Summit County has also introduced short-term rental restrictions which will impact many individuals like us who own and utilize similar properties.

Passage of a bill similar to what has been proposed will further strain the ability to maintain these properties for our personal benefit, but also for the benefit of the many visitors who support Colorado's vibrant tourist economy. I expect many of the local restrictions recently introduced will already create an economic impact, and this would further exacerbate the situation. Frankly, we are already seeing an impact with the local family who cleans our home between rentals, as the new county restrictions have forced us to no longer offer our home for shorter weekend stays during the offseason, creating a reduced number of cleanings. There is a similar impact to the local couple who own and operate a trash pick-up service, as I've also cancelled pick-ups during these periods. Both of these situations are directly impacting the livelihood of local residents . . . not to mention the loss of visitor spend at local businesses.

As we get closer to retirement age, we have also planned to likely move into one of the homes full or part-time and utilize the income to support our retirement plans. Having these homes as an investment is a major part of our retirement plan, and this legislation feels like it changes the rules of the game with an undue and unfair impact to these plans. Imagine someone unduly and arbitrarily reduced your pension plan . . . something you've counted on to support your own retirement.

I'm happy to further discuss our concerns, and I sincerely hope you will actively take my and other voiced concerns into account when considering this potential bill.

Best Regards,

Mike Specht

specht.mike@gmail.com

913.486.9624



Short term rental taxation

catherine marsh to: TaxPolicyCommittee.ga

10/30/2023 10:27 PM

To Whom It May Concern

I am writing in opposition to the reclassification of short-term rentals to Icommercial property.

I own a modest, 888 square foot condominium in unincorporated Summit County. I purchased my condo more than 15 years ago with the intent of using it as a vacation home and a short-term rental. Historically it was rented from mid-December through March totalling 100-110 nights each year, although new regulations limited rentals to a 90 day total. I, and my guests, support the state and local economy through sales tax on restaurants, grocery and retail stores. We provide the demand that creates local employment. Although we have never used the school system, we pay the same property tax as a local with multiple children.

To equate a short-term rental with a corporate hotel or motel chain is unfair. A commercial property anticipates a full, or almost full, occupancy rate. I do not anticipate, nor do I want, this type of occupancy. This is my home, I live in it approximately one half of the year. The modest income I receive from renting is essential to paying my mortgage, taxes and HOA dues.

Owners of short-term rentals have been blamed for the shortage of affordable housing in Summit County. We now pay for a license and regulations limit our ability to rent. As licenses can't be transferred, our property has been devalued. Yet, Summit County and towns continue to allow developers to build million dollar homes while doing little to develop affordable housing.

The quadrupling of my taxes through reclassification will be beyond my financial capabilities and I will be forced to sell my beloved home.

Catherine Marsh
163 Summit Way
Erie, CO 80516



Objection to Proposed Commercial Tax for Vacation Rentals

Rebecca Vierhaus to: TaxPolicyCommittee.ga

10/30/2023 10:29 PM

We are writing to express our concern over the extreme increases proposed for Short Term Rental property taxes that would impact Summit County: *CONCERNING THE PROPERTY TAX TREATMENT OF REAL PROPERTY THAT IS USED TO PROVIDE LODGING*

While we understand the housing shortage and are supportive of collaborative solutions to resolve the problem, these increases are extreme and punitive to homeowners like us. A solution MUST be more nuanced than this. It must allow for *both* increased local housing *and* property owners that are invested in the community to continue supporting Breckenridge's future.

We are renting our home not as a business venture, but rather as a way to deepen ties and strengthen the community. We repeat: **this is NOT a business and should not be treated as such.** It's not "just an investment" - it's a HOME.

Our family has been full or part time residents of Breckenridge for nearly 40 years. We love this town more than any other place and as our family has expanded, we needed more space to share our love of Breckenridge with future generations.

We have strong local ties to the community and own our home to *maintain* those ties and to *deepen* our commitment to this place we love dearly.

When we bought our home in Breckenridge, we didn't do it to make money or to let it sit vacant for months at a time while we use it as a vacation home. Rather, we bought it as a gathering place for our own family - a place where we spend nearly a third of the year, taking care of the property and our neighborhood, connecting with neighbors, and feeding money directly into the local economy.

When we do rent it, we cater to large families looking for a place to be together. Our guests pay thousands of dollars in occupancy taxes, purchase hundreds of lift tickets, and support local business through equipment rentals, groceries, meals out, and shopping in town. **This isn't money WE are making. This is revenue for Breckenridge, providing jobs, vitality, and an optimistic future for a town fully dependent on tourism.**

Our belief is that the vast majority of STR owners are people like us - people with deep ties to the community, invested in the future of Breckenridge and committed to keeping our families in this town for as long as possible.

But all of this is in jeopardy with these tax increases.

IF we figure out how to absorb a 4x or more increase in property tax (**approx increase of \$36K per year**), we will undoubtedly have to raise rates. This may reduce the number of nights the property is rented, and impact the economy overall.

Alternatively, if we choose to try to stay below the 90 night threshold, we will cut our bookings in half. The impact on the town would be a **loss of more than \$10K in occupancy taxes and many thousands of dollars of tourism revenue that currently pour directly into the local economy.**

Ultimately, with either outcome, we would likely be forced to sell our property. Not only will that be devastating for personal reasons, it will hurt the character of our neighborhood.

In our small neighborhood in Warrior's Mark, there are 11 lots. Only 1 is occupied by full-time residents of Summit County. We are the only STR - between the 100+ nights that our family is there and our rentals, our home is occupied nearly 100% of the year. Like so many other mid-to-large homes in Summit County, the others are vacation homes and most sit vacant the majority of the year. Is this what we want for our neighborhoods? This is what will happen if STR owners are forced to sell when these punitive measures become too much to absorb.

It will not be locals that purchase these homes. It will be wealthy second home owners with little to no ties to the community. We will see dark, empty homes for the most of the year. We've already seen this happening with homes sold over the past year. This does NOT solve the problem.

Big vacation rental companies, investors, and developers looking to make profits are unlikely to be hurt by this - they will pay the fees and continue to own/sell/rent the vast majority of smaller properties formerly on the long term rental market. Rather, individual owners like US are the most likely to suffer, as we look for ways to absorb this unreasonable increase in our overall costs.

Please reconsider this extreme measure- we must come together *as a community* to solve this problem.

Rebecca and Eric Vierhaus



Fw: Comments for not recommending Bill 6—Lodging Property Tax Treatment

Katie Ruedebusch to: TaxPolicyCommittee.ga

10/31/2023 08:19 AM

Katie Ruedebusch
Legislative Council Staff
303-866-3001

katie.ruedebusch@coleg.gov

----- Forwarded by Katie Ruedebusch/CLICS on 10/31/2023 08:19 AM -----

From: "Susan" <susan@skyrun.com>
To: katie.ruedebusch@coleg.gov
Date: 10/30/2023 06:11 PM
Subject: Comments for not recommending Bill 6—Lodging Property Tax Treatment

Dear Ms. Ruedebusch,

Please find attached my letter which I have sent today to the Legislative Oversight Committee Concerning Tax Policy. I am urging the committee to NOT recommend Bill 6 to the Legislative Council.

Thank you for your consideration and your service to our state.

Susan Graber
Lafayette, CO

Susan Graber

Director of Operations, SkyRun Vacation Rentals

877-SkyRun-1 (877-757-9861), ext 803 | susan@skyrun.com

www.SkyRun.com



BILL 6-LODGING PROPERTY TAX TREATMENT_Comments_2023-10.pdf



Fw: Vote No on Bill 6 Lodging Property Tax
Katie Ruedebusch to: TaxPolicyCommittee.ga

10/31/2023 08:24 AM

----- Forwarded by Katie Ruedebusch/CLICS on 10/31/2023 08:21 AM -----

From: "Judy Hyde" <garyhyde@att.net>
To: katie.ruedebusch@coleg.gov
Date: 10/30/2023 09:14 PM
Subject: Vote No on Bill 6 Lodging Property Tax

Honorable Member of the Legislative Oversight Committee Concerning Tax Policy

I am writing about Bill 6 on Lodging Property Tax Treatment currently before the legislature. I encourage you not to move this Bill 6 forward to the legislative council on the grounds that it would have a financial detrimental impact on my family and the community.

We have been coming to this area for over 20 years to enjoy it with friends and family. Five years ago we finally were able to invest in ownership of two older condominiums in River Run. These were used not only for investment, but for family vacations, and also to offer at charitable events.

Already with the growth at the resort, the competition is making it difficult to rent our units. This year our smaller unit rented for 127 days and the larger unit rented for 147 days. And, there are several new developments that will be completed by next year.

The proposed increase in taxes of Bill 6 would triple my taxes, and along with everything going up due to inflation, for example, the increase in expenses such as maintenance fees, special assessments to replace old equipment, cleaning fees, marketing, etc, this increase would make it necessary to reevaluate our investment as a rental property. We cannot afford an increase in taxes.

An increase of 27.9% on our two properties is more than what we make on our two units and we could not afford to keep them. We do not have a mortgage on the units and if we had a 27.9% tax increase we would lose money or at best break even so there would be no point in keeping a short term rental.

The second scenario would require us to reflect the proposed increase in our rates which would hurt our competitiveness in the market, not make it feasible for vacationers to afford, and it would be necessary for us to eliminate any charitable offers. That would result in lost lodging tax revenue, and in the long term, rentals would decline in this area which would negatively impact the job market. Everyone would suffer from this lodging property tax increase.

Should you wish to discuss this further, feel free to call me at 713-248-2773.

Sincerely,
Gary and Judy Hyde



Fw: STR bills 102 and 103 - Hearing to be help Oct 31, 2023

LCS Committees to: TaxPolicyCommittee.ga

Sent by: **Katie Ruedebusch**

10/31/2023 08:33 AM

----- Forwarded by Katie Ruedebusch/CLICS on 10/31/2023 08:33 AM -----

From: "Kathy Ponder" <kathy@kathyponder.com>
To: "committees.lcs.ga@state.co.us" <committees.lcs.ga@state.co.us>
Date: 10/30/2023 02:45 PM
Subject: STR bills 102 and 103 - Hearing to be help Oct 31, 2023

I am a STR owner in Aspen, CO. I purchased the unit as a 2nd home and offer it on VRBO when I am not using it. It is located in a zone near the lift that has always been intended to provide temporary lodging to visitors. This last may, the City of Aspen imposed a 10% STR tax on rentals. Your proposed bill threatens to increase my property taxes by 400%, as I understand it. These bills, if passed, will have the effect of raising rental rates and discouraging visitors. None of this is good for a tourist town that is slowly pricing out many would be visitors. The town depends on Winter and Summer rentals, in these two seasons, one could hope for 150 days, the remaining days of the year the units are owner occupied or empty. The price of real estate in Aspen is outrageous, limiting owners to a 90 day window is extremely unjust.

I was not able to figure out how to do this through your on-line portal as I could not select these bills from the very limited drop down menus. Please record this as my testimony and feel free to ask any questions.

I am reachable on my mobile, 206-650-9913 or at this email address, kathy@kathyponder.com

Thank you for your consideration.

Best,
Kathy Ponder
Owner of 747 S Galena St, Unit 110, Aspen, CO 81611



Fw: Vote NO on Taxing Vacation Homes as Commercial Property

LCS Committees to: TaxPolicyCommittee.ga

10/31/2023 08:33 AM

Sent by: **Katie Ruedebusch**

----- Forwarded by Katie Ruedebusch/CLICS on 10/31/2023 08:33 AM -----

From: "Tammie Daily" <tdaily@kw.com>
To: committees.lcs.ga@coleg.gov
Date: 10/30/2023 10:45 PM
Subject: Vote NO on Taxing Vacation Homes as Commercial Property

As the owner of a short-term rental property that has been in my family for four years, I'd like to express my concerns regarding the proposal to tax vacation homes as commercial properties. This property primarily serves as our family's cherished vacation destination, where we spend about 60 days per year. Not only do we contribute to the local economy during our stays, but we also rent out the home to help cover the rising costs of maintenance and everyday expenses.

Short-term rentals, like mine, often operate on razor-thin profit margins. When factoring in registration fees, taxes, and maintenance expenses, my net earnings were almost flat last year. It's important to note that I am not a commercial investor. I also don't believe there should be a cap on those who do not use their property for personal purposes. Do they actually own their property or just take on the risk as an investor with none of the upside of that said "ownership"?

For those of us who rent for fewer than 90 days per year, we are on the cusp of breaking even or even incurring a loss. Many homeowners depend on this rental income to support their families, contribute to their retirement savings, or supplement their income, especially in today's challenging economic climate.

Moreover, our short-term rental property is already subject to various existing limitations, including higher than like property tax assessments, a plethora of local permits, inspections and fees in Archuleta County. If this new tax proposal becomes law, it could compel us to make the difficult choice of either selling our home or leaving it vacant beyond our family's use, resulting in a loss of income for my family and a significant economic impact on our community. We will be harmed!

Vacation rentals like ours play a crucial role in Colorado's economy by supporting local businesses and providing jobs for many workers and service providers. Taxing vacation rentals at excessively high rates could discourage short-term rentals, ultimately leading to a loss of taxable revenue for the state, which goes against the intentions of policymakers.

The majority of vacation rental owners, including us, simply cannot afford to shoulder the burden of commercial lodging tax rates on properties that were purchased and zoned as residential. If property tax rates increase significantly due to zoning changes,

many owners may have no choice but to sell their homes, causing further disruption to the housing market and impacting the community negatively.

Tammie Daily



Fw: Short Term Rental Equity
LCS Committees to: TaxPolicyCommittee.ga
Sent by: **Katie Ruedebusch**

10/31/2023 08:33 AM

----- Forwarded by Katie Ruedebusch/CLICS on 10/31/2023 08:33 AM -----

From: "justin komhyr" <sayjustin@gmail.com>
To: Committees.lcs.ga@coleg.gov
Date: 10/30/2023 11:07 PM
Subject: Short Term Rental Equity

I am a 50 year old Colorado native. Continually I hear the term equity and see how it shapes so many of our policies. I can't help to think that equity equals inequality when it comes to entrepreneurs and small business owners. Does anybody consider us?

Does anybody care that I can't just raise wages for myself for the increased cost of living. No company offers me a raise. No company pays my employment taxes or health insurance. It's on me. No medicaid here.

I have a small business and I supplement my income with renting my house. I have a kid to put through college. I have recently had financial set backs and I rely heavily on short term rental income from my house.

I have been renting my house for 9 years. Paying the 17% denver lodging tax was a direct hit out of my pocket when that was implemented. Increase labor costs for repairs, updates, cleaning and over all inflation is bleeding me dry. The increased property tax rates, insurance, etc.... is already killing me.

I am not Marriott, Hilton or any hotel that is backed by investors that has endless resources and funds. I am just me. This increase tax proposal is not equity. It is 100% based on inequality. A single individual or a struggling family trying to make ends meet is not equal to a hotel conglomeration and should not be treated as equals.

I do not have the money, staff, borrowing power, marketing, skills or resources as Marriott. It's not just affecting a small portion of a corporations bottom line. It's destroying my income. For example: if I have to pay 25k more in taxes it will kill my income that I gave relied on for the last 9 years.

You may think only being taxed more over 90 days is fair. But I don't think people realize the sacrifices people make, and have made, to make short term rentals work to produce income. I have sacrificed so much of my life to make it work.

I have disrupted mine and my kids life by leaving the house. I have stayed with friends, family, camped and had to pay money for hotels and other accomodations while renting my house. A hotel doesn't have to pay to sleep somewhere else. That's an extra expense out of my pocket.

Please don't make this a bill that voters can vote on. It seems like any bill that claims that the money goes to schools pass. People don't realize that it directly hurts individuals and families while helping the large corporations.

Thank You,
Justin Komhyr



Fw: STR taxation written testimony for hearing Oct 31, 2023

LCS Committees to: TaxPolicyCommittee.ga

Sent by: **Katie Ruedebusch**

10/31/2023 08:33 AM

----- Forwarded by Katie Ruedebusch/CLICS on 10/31/2023 08:33 AM -----

From: "Janet Kinder" <singanddancej@gmail.com>
To: committees.lcs.ga@coleg.gov
Date: 10/31/2023 01:23 AM
Subject: STR taxation written testimony for hearing Oct 31, 2023

Virus-free.

www.avast.com



STR to state committee.docx



Fw: Legislative Oversight Committee Concerning Tax Policy - Testimony Submission

LCS Committees to: TaxPolicyCommittee.ga
Sent by: **Katie Ruedebusch**

10/31/2023 08:33 AM

----- Forwarded by Katie Ruedebusch/CLICS on 10/31/2023 08:33 AM -----

From: "Vincent Palazzotto" <vincent@melodyinvestments.com>
To: committees.lcs.ga@state.co.us
Date: 10/31/2023 01:41 AM
Subject: Legislative Oversight Committee Concerning Tax Policy - Testimony Submission

To Whom It May Concern:

The link to provide written testimony is not working, as the only dates available are listed as 2022.

Please provide my below written testimony to the above referenced committee concerning the proposed bill on taxing residential homes as commercial property.

I greatly urge the Legislative Oversight Committee Concerning Tax Policy to vote no on the proposed bill of taxing residential properties as commercial properties. For resident owners who rely on the modest amount of extra income a short term rental generates, this bill would have a catastrophic impact on the economic benefit a short term rental provides to owners who rent their home for more than 90 days. As a frequent out of state worker, I often work out of state for upwards of 8 months per year, and this bill's proposed taxation on my home would nearly eliminate any benefit of renting my home when working out of state.

This bill is detrimental to my family's financial well being, and for this reason, I vehemently request the committee vote no on this proposal

Thank-you,
Vincent Palazzotto
Denver, CO

303-915-6762



Fw: Art Metcalf - October 31: Legislative Oversight Committee Concerning Tax Policy Hearing

LCS Committees to: TaxPolicyCommittee.ga

10/31/2023 08:33 AM

Sent by: **Katie Ruedebusch**

----- Forwarded by Katie Ruedebusch/CLICS on 10/31/2023 08:33 AM -----

From: "Art Metcalf" <art.metcalf@gmail.com>
To: committees.lcs.ga@state.co.us
Date: 10/31/2023 08:12 AM
Subject: Art Metcalf - October 31: Legislative Oversight Committee Concerning Tax Policy Hearing

To whom it concerns,

I learned of this Committee meeting yesterday. I tried to register to make a comment but I am not able to. Please make sure my comments are shared with the committee. I am referring to the Lodging Property Tax Treatment bill. This is deeply disturbing to me. In the past two years my property tax has gone from \$1,100 to over \$2,600. My family purchased a 1972 double wide manufactured home on land with 2 small cabins. Each building, and the property were in poor condition. We are a single income family so my income and our income from renting one of the cabins, the other one is still being repaired, is barely enough for us to make our mortgage and keep groceries coming in. Now, next year, I will have to pay the increased property taxes. They more than doubled in two years. My hourly wage didn't even come close to doubling in those years. Colorado is already an extremely expensive state to live in. Our family could not afford to live here if we didn't have short term rental income. We talk several times a year about selling our home and moving out of state just because of how expensive it is. We love Colorado though. We want to stay here. Short term rentals, in general, are operated by hard working small business owners. We work very hard to make ours work. It is our second job and a huge commitment. We are hoping to have our second rental open next spring if we can get all the repairs taken care of bit by bit, paycheck by paycheck. One thing we are particularly excited about, once the second rental is going, is that we may be able to afford to get our family to the dentist. We haven't been in over 4 years. Why would Colorado legislators seek to take money from hard working individuals and families? Colorado legislators haven't done anything to earn this money and we are already being taxed more each year. Please do not take away our potential for a profit margin. Our hard work to provide these short term rentals brings more revenue into the state as it is. More travelers, more purchases, more tax revenue. Our hard work to provide for our families already benefits the state greatly. Please do not let greed to capitalize on our hard work guide this decision any further than it already has. Please do not increase our short term rental taxes.

Thank you for your time.

Art Metcalf
Parlin, Colorado
970-765-5093



Re: BILL 6-LODGING PROPERTY TAX TREATMENT

Taylor Hebel to: Tatyana Sturm, Realtor
mike.weissman.house, chris.hansen.senate, chris.kolker.senate,
Cc: lisa.frizell.house, larry.liston.senate, bob.marshall.house,
katie.ruedebusch, greg.sobetski, emily.dohrman, david.hansen,

10/31/2023 09:10 AM

Very well said.

Taylor Hebel

Location Manager, SkyRun Steamboat

877.SKYRUN.1 | 970.315.0209 | taylor@skyrun.com

www.steamboat.skyrun.com

Create your own [email signature](#)

On Mon, Oct 30, 2023 at 3:50 PM Tatyana Sturm, Realtor <tatyana@exitrealtydtc.com> wrote:

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is Tatyana Sturm and I own a vacation rental in Colorado. I have been renting my home as a short-term rental for 3 years. I am writing today to strongly encourage you NOT to recommend Bill 6—Lodging Property Tax Treatment to proceed to the Legislative Council.

We purchased this property in 2020 to supplement our family's income. The last few years we have had decent rental income to offset our expenses and to be able to have a few days with our family to enjoy the property. As we head into 2024 however the number of nights the property is rented out has significantly decreased with inflation and the recession. At this time we are not cash flowing and our personal business has decreased by 50% due to interest rates. If this additional tax would be imposed it would cause our family additional hardship on top of what we have been dealing with this year thus far. When the property is not being rented out we often donate stays to schools, churches and charities so they can raise money for their auctions. So we also use this property to give back to our community.

While short-term rentals are often blamed for increased cost of living in Colorado resort towns, there is an abundance of research that proves this to be untrue. Please take the time to review the following resources to this end:

- [SummitCountyResortHomes.org](https://www.summitcountyresorthomes.org)
- [Yahoo Finance](#)
- [Airbnb research](#)

The truth is that short term rentals are helping many Coloradans to *supplement* the high cost of living and that there is no direct correlation between STRs and housing costs.

In addition, it is worth noting that vacation rentals play an important role in the state tourism economy, creating 13,300 direct jobs and over \$73M in visitor spending across the state. I myself rent my home with the help of a local property management business. If I cannot afford to continue to rent my home as a vacation rental, it will have a negative ripple effect on the local staff of this small business who live, work, and play here.

An increase to taxes would put an unfair burden on Colorado homeowners and small businesses without solving the more complex economics that are truly responsible for the increase in housing prices.

There has to be another way to combat rising cost of living without punishing Coloradans whose homes play a vital role in the Colorado economy. Please reject this massive tax.

Sincerely,
Tatyana Sturm

--

Tatyana Sturm
Realtor, GRI, Senior Real Estate Expert, CDPE

EXIT Realty DTC **Phone** [720-350-5909](tel:720-350-5909)
Website www.thestorckteam.com **Email** tatyana@exitrealtydtc.com

FAQs about today's real estate market in Denver, Colorado
Home owners think their homes will sell themselves in this market. Here are just a few reasons why you need an agent that does not take shortcuts when you are selling yo...
by [Tatyana Sturm](#) | 2022-03-22 | **128**



Fw: Short term rental tax - testimony for todays meeting

LCS Committees to: TaxPolicyCommittee.ga

Sent by: **Katie Ruedebusch**

10/31/2023 09:12 AM

----- Forwarded by Katie Ruedebusch/CLICS on 10/31/2023 09:12 AM -----

From: "Seth" <Sethskiman@yahoo.com>
To: committees.lcs.ga@state.co.us
Date: 10/31/2023 08:54 AM
Subject: Short term rental tax - testimony for todays meeting

My family has lived in Gunnison Colorado for 40 years and have seen extraordinary change in that time. Non as much as recently however. The cost of living has skyrocketed, land value and subsequent property tax has increased substantially. Many of my friends, one being a sheriffs officer, couldn't make enough money to live here therefore many people I know have moved to other states.

Is this the way we want our state to be? Only a place for the super wealthy to reside? Short term rentals offer a way for hard working, motivated people to pay their bills and try to maintain life here. The margin on these rentals is minimal and taxing them more would certainly make it unprofitable to operate them. I'm assuming that is why the government is attempting to pass this legislation, pushing out short term rentals to potentially increase "affordable housing". The only way many of my friends can afford their house is to rent it out occasionally or a separate space. Increasing the tax would only cause more working class families to lose their house and move out of state. Making room for second home owners to purchase their now vacant house and use it two weeks a year. I don't think that's the change we want.

Thank you for your thoughtful consideration and not raising taxes on already strapped Coloradans.

Thanks,

Seth

Seth Nienhueser, DVM
Mountain Legacy Veterinary Center
Gunnison, Colorado
970-765-7303



Please vote no on Bill 6—Lodging Property Tax Treatment

Cynthia Weinig to: Cynthia Weinig

10/31/2023 09:22 AM

Good morning,

I am writing to request that you please vote against Bill 6.

My family has been going to Steamboat Springs for about 17 years, and we were able to purchase a home there 2 yrs ago. My sons have trained with the Steamboat Springs Winter Sports club over the years (even before we owned a home), worked at the Alpine slide, been in the July 4th parade, and my daughter just started writing reviews for the local bookstore, Off the Beaten Path.

This year we felt we needed to use occasional STR to make ends meet. We limit the number of rentals to just what we really need; in part we limit the rental number to limit the impact on our neighbors.

I am not sure entirely what the intent of this Bill is, but I feel as much a local as our neighbors who live in Steamboat but work from there remotely for an out-of-town business or our very nice retiree neighbors who only live in Steamboat in the summer. These folks also take up houses, but won't be punished with increased property taxes.

Finally, the proposed increase in property taxes will likely mean we have to increase the number of rental nights in order to offset those costs. In other words, I think an unintended consequence of this Bill will be more rental nights.

We love being in Steamboat and really value the community there. I hope very much we can continue here.

Thanks so much for your consideration,
Cynthia Weinig



Please Vote Yes on Bill 6
S F to: TaxPolicyCommittee.ga

10/31/2023 09:24 AM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,
My name is Scott Fines, and unlike many letters you have received from the Breckenridge area, I actually live here. My wife and I have been in the same home for 19 years. It is our only home, and we work very hard to keep it.

When we moved in to our neighborhood, it was just that... a neighborhood.. with neighbors. Instead of neighbors we now have a revolving door of inconsiderate three day renters who don't care about this neighborhood, community, or what they leave behind. I dread coming home from work sometimes to see whar kind of "new" neighbors I'll have to deal with.

People don't wave at each other walking around the block anymore. It really stinks. We feel like we live in a commercial area.

Short term rentals do harm.

I'm no "fat cat" with a lot of money. I'm a high school coach and my wife is an ER nurse. I believe that what we do is valuable.

We believe that a Yes on Bill 6 will be a vote for people like us.. People building a life for themselves by working in the community in which they live, ultimately making the community stronger.

We also believe that people owning and operating businesses in our neighborhood should be taxed like businesses. Thus, discouraging the buy-up of all houses in.my area being bought cash, and turned into a 3 bedroom house that sleeps 14.

Please consider us "real" people when making your decision.. It will affect us.

We don't have another home to go to.

Thank You,
Scott and Claire Fines



Proposed Tax Legislation on Short Term Rental Properties

Rick Rathe to: TaxPolicyCommittee.ga

10/31/2023 09:39 AM

To the committee:

I have been coming to Colorado on ski vacations for 40 years and have always stayed in condos and houses rented from Colorado homeowners. It has been a long standing practice for homeowners who have second homes in the mountains to rent these properties out to help pay their mortgage and make the properties affordable for the normal person. Recently I was fortunate enough to purchase a second home in Breckenridge that I use for just such a purpose. My family enjoys skiing and we are able to use the house for a few ski trips and a Summer and Fall vacation in the rockies.

Your proposed legislation would cause me to lose the property and have to sell it at a huge loss. There is no way I could afford this property without the short term rental income helping me pay the mortgage. I don't understand why you are trying to wipe out second homeowners and related tax revenue from vacationers in Colorado. Many people come in groups and prefer to stay in condos and houses over hotels. There would be significant revenue losses from vacationers not being able to find properties to rent. This legislation only helps the uber weathy, who don't need to rent their properties to pay their mortgage and corporations.

I'm begging you not to pass this legislation as it will cause me to lose my property in Colorado and be forced to sell it at a substantial loss.

Sincerely,

Richard Rathe



Fw: Commercial real estate
LCS Committees to: TaxPolicyCommittee.ga
Sent by: **Katie Ruedebusch**

10/31/2023 10:20 AM

----- Forwarded by Katie Ruedebusch/CLICS on 10/31/2023 10:20 AM -----

From: "Dr William Parker MD FACS" <docparker22@gmail.com>
To: committees.lcs.ga@state.co.us
Date: 10/31/2023 10:13 AM
Subject: Commercial real estate

If we continue to tax our rental homes at this rate you will kill tourism in Colorado
We will move our money to Florida where we can actually get better rental
Our town Steamboat just raised the tax by 100 % on our home
We are not going to keep doing this
William Parker
1914 Cambria
San Antonio Texas 78258
5802209847



Commercial Tax for Vacation Rentals

Shelley Hendrickson to: TaxPolicyCommittee.ga@coleg.gov
Cc: "lcplatz@msn.com", "dhradams@gmail.com", "kksadams@q.com"

10/31/2023 10:21 AM

Dear Committee Members:

I am writing to express deep concern about the vacation rental tax proposal. I am completely against this tax and want the committee to discontinue this effort. We are a family LLC with one property in Breckenridge. We use the property and we rent it out periodically. We are not a hotel or a property that is continuously rented. We are taxed by the town of Breckenridge at an unfair rate compared to the hotels and time shares due to the per bedroom fees recently imposed. Plus, we face the issue of the cap on short-term rentals which impacts resale price of our property. Hotels and timeshares are exempt from the caps.

The current proposal represents a 27.9% property tax increase in addition to the current mill levies. This is also coming off a year when tax assessments went up astronomically. Our rental income is less than breakeven, and this tax would create notable hardship. This cost is not one that can be readily passed on to renters – the hotel rates become much more competitive. Further, this proposal assumes we have 30% occupancy to pay the new tax when hotels have an average of 80% occupancy. We would be required to rent the property less than 90 days per year which then has an indirect economic impact (lost lodging tax, sales tax, etc.) on the town of Breckenridge. We should encourage tourism rather than push travelers away.

Our property will never be one that can be used for long term rentals as the family uses it. If we can't periodically rent the property, we would be forced to sell at a notable discount for reasons listed above.

Thank you for your consideration.

Shelley Hendrickson
705 Snowberry Lane, LLC



Bill 6 - Lodging Property Tax Treatment to proceed to the Legislative Council

K.C. Yasmer to: K.C. Yasmer

10/31/2023 11:07 AM

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

My name is K.C. Yasmer and I own a vacation rental in Colorado. I have been renting my home as a short-term rental for years. I am writing today to strongly encourage you NOT to recommend Bill 6—Lodging Property Tax Treatment to proceed to the Legislative Council.

I rent my home because I need the income. With the additional taxes, it will bury my ability to do so and could lose my home.

While short-term rentals are often blamed for increased cost of living in Colorado resort towns, there is an abundance of research that proves this to be untrue. Please take the time to review the following resources to this end:

<https://drive.google.com/file/d/1JuBD9WQIeb2sgRLa6W7nlKYIR-Xe-eTG/view>

<https://finance.yahoo.com/news/housing-crisis-hamlet-moment-airbnb-152149377.html?guccounter=1>

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/

https://news.airbnb.com/wp-content/uploads/sites/4/2022/06/STR-Colorado-Impact-Study_Final_05.25.2022.pdf

The truth is that short term rentals are helping many Coloradans to supplement the high cost of living and that there is no direct correlation between STRs and housing costs.

In addition, it is worth noting that vacation rentals play an important role in the state tourism economy, creating 13,300 direct jobs and over \$73M in visitor spending across the state. I myself rent my home with the help of a local property management business. If I cannot afford to continue to rent my home as a vacation rental, it will have a negative ripple effect on the local staff of this small business who live, work, and play here.

An increase to taxes would put an unfair burden on Colorado homeowners and small businesses without solving the more complex economics that are truly responsible for the increase in housing prices.

There has to be another way to combat rising cost of living without punishing Coloradans whose homes play a vital role in the Colorado economy. Please reject this massive tax.

Sincerely,

K.C. Yasmer



an Act on Property Tax Treatment (Bill 6)

LCS Tax Policy Committee and Task Force,
kbl to: mike.weissman.house, chris.hansen.senate,
chris.kolker.senate, larry.liston.senate, lisa.frizell.house,

10/31/2023 12:01 PM

Honorable Senators Weissman, Hansen, Kolker, Liston, Roberts and Representatives McCluskie, Frizell, and Marshall;

RE: Legislative Oversight Committee Concerning Tax Policy Bill for an Act on Property Tax Treatment (Bill 6)

I ask the committee to consider the long term Dynamic Economic Impact (https://leg.colorado.gov/sites/default/files/images/dynamic_modeling_2024_update.pdf) of the proposed bill. Substantially increasing the cost of real estate ownership will have a dramatic detrimental dynamic economic impact on all real estate in Summit County.

The following are possible effects of increasing the costs of STRs in Summit County by more than tripling property tax dollars.

- Higher costs leads to fewer eligible buyers. Fewer buyers generally has the effect of reducing the price in a competitive market.
- A reduction in sales price of STRs, which are a large percentage of total real property, will lower all property values. Lower values means less property tax revenue and a loss in net worth of all property owners.
- Many current owners of STR property are already operating with Return on Investment near \$0. A substantial increase in cost will cause those owners to seek to raise their rent income. Net rental income is increased by
 - Raising daily rent price
 - Increasing quantity of days rented
 - Reducing costs associated with rents such as seeking lower prices and quality of the services and products property owners buy such as property management contracts, cleaning services, snow removal services, furniture, etc. including the secondary services such as accounting and banking.
- Basic economics tells us that an increase in rents will shrink the market by reducing the number of renters and /or number of rental nights.
- A reduction in renters can mean fewer tourist dollars being spent on retail

and service sales in Summit County with corresponding reduction in tax revenues. i.e lower sales tax revenues, lodging tax revenues, other fees targeting tourism and ultimately income tax revenues from the local businesses.

- A reduction in tourism means a reduction in just about all business.
- Tourism money has an economic multiplier effect that is greater than dollar for dollar. A typical multiplier is in the range of 1.5 – 2.5. For every dollar spent by a tourist, the local economy benefits by \$1.50. The converse is true as well. For every dollar not spent on local goods and services, the local economy suffers a \$1.50 - \$2.50 loss. Friedman economic theory tells us that government expenditures typically has a much lower multiplier.

Many buyers of real estate in a resort community like Summit County, stretch their budgets with the dream of owning a second home paid for by tourism. Increasing the cost of ownership raises the threshold of affordability and reduces the number of eligible buyers.

A reduction in overnight tourists may cause a reaction from some local businesses such as the Vail Corporation to increase marketing to the Day Skier. The savvy day skier will pack a lunch purchased in the front range and minimize expenditures at Summit County resort prices. As the world class ski area closest to Denver area, Keystone is likely to have the greatest Day Skier impact. Day skiers use the infrastructure with a minimal contribution to the local economy. Unless, of course the Town of Keystone introduces special taxes on Day Skiers such as a lift ticket tax.

This legislation is more than just a reclassification of a real property. Isn't this proposed legislation imposing a new tax on personal property? Is this in compliance with TABOR?

Kevin Linehan
760 Penstemon RD
Keystone, CO 80435
703 402 2826



Fw: Statement Opposing STR Taxation Bill #6
LCS Committees to: TaxPolicyCommittee.ga
Sent by: **Katie Ruedebusch**

10/31/2023 12:58 PM

----- Forwarded by Katie Ruedebusch/CLICS on 10/31/2023 12:57 PM -----

From: "Bert Rankin" <bertrankin@gmail.com>
To: committees.lcs.ga@coleg.gov
Cc: "Bert Rankin" <bertrankin@gmail.com>
Date: 10/31/2023 12:53 PM
Subject: Statement Opposing STR Taxation Bill #6

My name is Bert Rankin,

We as property owners implore you to please vote NO on this unjust **Bill 6 - Lodging Property Tax Treatment** "

My Wife and I have been forced due to Covid to close our 23-year old Cooking School and Auto Brokerage businesses and forced into early retirement, forced to rely on Vacation Rentals for Retirement and not just family enjoyment.

Per recent studies, CO now likely has the highest inflation in the country. We will sell our homes and move out of the state before we would ever rent long-term, as it does not make financial sense and most STR's are not aurantsclose to affordable starter homes.

Vacation Rentals have been around for over 75 years. Our grandparents and great-grandparents owned boarding houses before that. Passing this bill will effectively kill off vacation rentals in CO, and deal a death blow for tourism in rural CO areas with no hotels, like Twin Lakes, CO, where we have our vacation homes.

We own and live part-year in our vacation rentals in Twin Lakes Village and Black Hawk City, and without this rental income, we will be forced to sell if you pass this bill! We employ several cleaners at \$30 an hour, handymen and contractors. Our Property taxes are already going up for 2024 by 50-70%!! and our License fees have doubled this year! As high as \$6,000 just to obtain a license in Jefferson County! So, your bill will mean about 600%

Doesn't it make far more sense for you to pass a bill to address the Primary Cause of the housing issue in CO and Nationwide - Black Rock and other corporate housing market investors own 30 Million Homes - That is 45-TIMES MORE homes Nationwide than Mom and Pop Short-Term Rentals.

Short Term Rentals bring massive tourism dollars to small-town Main Streets. Pass this bill, you won't have an employee housing shortage, as there won't be enough Tourists to justify employing locals at restaurants and small business!

My first home was affordable housing... So why not Incentivize affordable housing with tax incentives and streamlined permitting and waving fees so builders can solve the problem by building more affordable housing?

There are very fundamental differences between STRs and hotels....and form a clear rationale for why they should never be taxes the same:

My costs for a single 3500 sq foot home are multiples times higher than a 350 square foot Hotel

each hotel is composed of multiple, separate, simultaneous rentals streams....strs have only one at any given time.....

hotels always have some occupancy any given day of the year.....hotels are all corporate entities,STRs usually are not corporations.....for many, the income from these rentals is relied upon for retirement and retirement savings, not to mention being able to have a vacation home of their own and pass them down to their children.

Bert Rankin

(Cell) [303-710-4181](tel:303-710-4181)

www.linkedin.com/in/bertrankin/



Re: Bill 6 - Legislative Oversight Committee Concerning Tax Policy

mike.weissman.house, chris.hansen.senate,
Laura James to: chris.kolker.senate, lisa.frizell.house,
larry.liston.senate, bob.marshall.house,
Cc: "Jesse James"

10/31/2023 02:12 PM

Hi, unfortunately, I was unable to speak today even though registered.

I kindly ask you to consider the real data when county commissioners spoke. Elizabeth Lawrence, county commissioner, earlier testimony is completely false. We are not "Income producing" since the limit opposed by Summit County and our net operating income has decreased by 50%. We are regulated and pay our fair share of taxes already. We are not a commercial property but a non-income producing personal home. Hotels can book 365 nights a year. We're limited to 35 bookings, how are we commercial? I ask you to not just consider rhetoric, but actually look into the data.

Amy White shared that some STRs in Larimer County are not taxed. This is not the case in Summit County. That is a great example of how this is a local Larimer County issue, not a state tax issue.

I am asking you to vote NO on Bill 6 and please honor a hard-working family who built upon an American dream 45 years ago. This is not just about taxes but a human consideration. This tax hike would further expand our losses by increasing our property taxes by nearly \$15,000 and further restricting our ability to rent the property to less than 90 days. If you pass this short-term rental tax reclassification, it would directly impact our ability to continue to own our family home and we will likely be forced to sell. ***Simply put, this bill will force us to lose everything our family worked hard to build.*** Please honor the hard work of our family and what this nation was built on. Let's do our long-standing Colorado citizens justice and implement economic and tax policies aligned with the principles of a capitalistic country.

Thanks,
Laura

On Oct 30, 2023, at 1:47 PM, Laura James <lljames16@gmail.com> wrote:

Honorable Members of the Legislative Oversight Committee Concerning Tax Policy,

Our family purchased and built a cabin in Breckenridge, Colorado in 1976. It was built with love, dedication and hard work among my 3 brothers, my father and recently deceased mother, Jimmie Zawacki. It is a treasure in our family, true labor of love, and my husband and I purchased the property in 2016 in order to keep it in the family. My parents raised their children here and we have now raised the second generation of 16 grandchildren at what we fondly call, "the cabin". Many memories of family and love through the years. Before my mother's passing in January, she was thrilled with our ability to keep it in the family and we would be devastated to not honor her/my father's wishes and maintain ownership.

In order to keep it in the family and to offset the cost of ownership, we rent it part

time as a short-term-rental and have been doing so since before any STR regulations implemented by Summit County. Due to recent Summit County STR restrictions, we are facing lower revenue and substantially increased losses on this home.

I am writing to ask you to vote NO vote on Bill 6. This tax hike would further expand our losses by increasing our property taxes by nearly \$15000 and further restricting our ability to rent the property to less than 90 days. If you pass this short-term rental tax reclassification, it would directly impact our ability to continue to own our family home and we will likely be forced to sell. *Simply put, this bill will force us to lose everything our family worked hard to build.* Let's do our long-standing Colorado citizens justice and implement economic and tax policies aligned with the principles of a capitalistic country.

Sincerely,
Jesse and Laura James
8635 Ponderosa Springs Point
Colorado Springs, CO 80908
719-493-3182



Property tax ruling
Ryan Wipf to: TaxPolicyCommittee.ga

10/31/2023 03:22 PM

To whom it may concern,

I am a condo owner that is in the category of consideration changing the tax treatment. I am not a big business and have enjoyed the beauty and all the mountains have to offer, while attempting to cover as much costs as possible by renting it when I am not there. I am against the change of taxation on short-term rentals including limiting the nights per year to be exempt from this. Please take this into consideration. This taxation would have a significant impact on myself as well as the community we are in.

Best,

Ryan Wipf

[Sent from Yahoo Mail for iPhone](#)



Fwd: Please vote no on Bill 6—Lodging Property Tax Treatment

Cynthia Weinig to: Cynthia Weinig

11/01/2023 09:39 AM

Good morning,

First, I'd like to thank you for your role as a public servant; I think we do not as a country sufficiently appreciate this service and its importance.

I also want to note that I am disappointed to see Bill 6 move forward. I feel that this is caving to attacks by and the profit interests of the mega-hotel industry. The "little people" like me are losing out because we rent our houses intermittently.

I'd very much appreciate a reply explaining why exactly STRs are being singled out. There is little evidence to suggest that they strongly affect housing stock, and places such as Steamboat have recently imposed 20% lodging taxes.

Thanks so much,
Cynthia Weinig



Short term Rentals

Robert Cole to: TaxPolicyCommittee.ga@coleg.gov

11/01/2023 10:58 AM

You are on the right track with your proposal to raise the property tax on short term rentals.

The rise of Airbnb's is one reason that housing supply and affordability has reached emergency levels across the country and in Colorado. AirBNB's took millions of single family homes off the market, converting them to short term rentals. Do you have a good idea how many there are in Colorado, and, importantly, who owns them???

How many Colorado AirBNB's are owned by corporate real estate investors or hedge funds ??

Likewise; the supply of single family homes has been very greatly reduced, in Colorado and across the country, because hedge funds and other investment companies purchased (millions?) of single family homes, converted them to rentals and promptly raised rents to the absolutely highest levels they could get away with. Not only did this take a huge chunk of single family homes off the market, the rapacious rents guarantee that many people will remain "rent poor" and will never be able to afford to buy a home.

How many single family homes in Colorado are owned by hedge funds and other private investment companies ?

There is nothing "free" about the single family home real estate market in Colorado.

Without data, it is not possible to know the precise effect of AirBNB's and Hedge Fund/Corporate ownership on single family home availability and affordability in Colorado. But you can bet the two trends of ownership and conversions to rentals have badly skewed the market.

Good luck on your efforts.

Bob Cole

Loveland, Colorado



Re: an Act on Property Tax Treatment (Bill 6)

LCS Tax Policy Committee and Task Force,
Dan Sullivan to: mike.weissman.house@coleg.gov,
chris.hansen.senate@coleg.gov,
Cc: "Keystone Election Commission"

11/01/2023 02:17 PM

I also agree with Mr. Linehan and hope you will heed his thoughts and guidance. We in the "resort" areas can not afford the kind of hit that this legislation would bring upon our community.

Dan Sullivan

dan.iowa@aol.com

[\(214\) 668 5474 \(cell\)](tel:2146685474)

On Tuesday, October 31, 2023 at 12:01:13 PM MDT, kbl <linehansix@aol.com> wrote:

Honorable Senators Weissman, Hansen, Kolker, Liston, Roberts and Representatives McCluskie, Frizell, and Marshall;

RE: Legislative Oversight Committee Concerning Tax Policy Bill for an Act on Property Tax Treatment (Bill 6)

I ask the committee to consider the long term Dynamic Economic Impact (https://leg.colorado.gov/sites/default/files/images/dynamic_modeling_2024_update.pdf) of the proposed bill. Substantially increasing the cost of real estate ownership will have a dramatic detrimental dynamic economic impact on all real estate in Summit County.

The following are possible effects of increasing the costs of STRs in Summit County by more than tripling property tax dollars.

- Higher costs leads to fewer eligible buyers. Fewer buyers generally has the effect of reducing the price in a competitive market.
- A reduction in sales price of STRs, which are a large percentage of total real property, will lower all property values. Lower values means less property tax revenue and a loss in net worth of all property owners.
- Many current owners of STR property are already operating with Return on Investment near \$0. A substantial increase in cost will cause those owners to seek to raise their rent income. Net rental income is increased by
 - o Raising daily rent price
 - o Increasing quantity of days rented

- o Reducing costs associated with rents such as seeking lower prices and quality of the services and products property owners buy such as property management contracts, cleaning services, snow removal services, furniture, etc. including the secondary services such as accounting and banking.

- Basic economics tells us that an increase in rents will shrink the market by reducing the number of renters and /or number of rental nights.
- A reduction in renters can mean fewer tourist dollars being spent on retail and service sales in Summit County with corresponding reduction in tax revenues. i.e lower sales tax revenues, lodging tax revenues, other fees targeting tourism and ultimately income tax revenues from the local businesses.
- A reduction in tourism means a reduction in just about all business.
- Tourism money has an economic multiplier effect that is greater than dollar for dollar. A typical multiplier is in the range of 1.5 – 2.5. For every dollar spent by a tourist, the local economy benefits by \$1.50. The converse is true as well. For every dollar not spent on local goods and services, the local economy suffers a \$1.50 - \$2.50 loss. Friedman economic theory tells us that government expenditures typically has a much lower multiplier.

Many buyers of real estate in a resort community like Summit County, stretch their budgets with the dream of owning a second home paid for by tourism. Increasing the cost of ownership raises the threshold of affordability and reduces the number of eligible buyers.

A reduction in overnight tourists may cause a reaction from some local businesses such as the Vail Corporation to increase marketing to the Day Skier. The savvy day skier will pack a lunch purchased in the front range and minimize expenditures at Summit County resort prices. As the world class ski area closest to Denver area, Keystone is likely to have the greatest Day Skier impact. Day skiers use the infrastructure with a minimal contribution to the local economy. Unless, of course the Town of Keystone introduces special taxes on Day Skiers such as a lift ticket tax.

This legislation is more than just a reclassification of a real property. Isn't this proposed legislation imposing a new tax on personal property? Is this in compliance with TABOR?

Kevin Linehan
760 Penstemon RD
Keystone, CO 80435
703 402 2826

