



CCAT

Counties & Commissioners Acting Together

Support HB 23-1287

County Regulation Related to Short-Term Rentals

Speaker Julie McCluskie & Rep. Meghan Lukens and Senators Dylan Roberts & Perry Will

OVERVIEW

- Since the beginning of the pandemic, Short-Term Rentals (STRs) in Colorado have surged dramatically, most notably within resort communities. This is facilitated by platforms, such as Airbnb, VRBO, and other similar digital platforms.
- In Summit County alone, over 40% of the housing stock is now being used for STR's and/or second home owner vacation homes.
- Such a dramatic increase in short-term rentals has necessitated that local governments exercise oversight of this activity due to various issues associated with STRs use. This includes inadequate parking, noise complaints, "party houses," inadequate trash disposal, overflowing septic systems, and water wells running dry. In addition, many counties have been unable to thoroughly identify and ensure that all such properties are remitting appropriate sales and use taxes and lodging taxes.
- In 2020, counties were granted the authority to create licensing authorities to oversee short-term rental activities in the unincorporated areas of a county. However, that authority excluded the ability of a county to require the digital platforms to ensure the STR listings they offer have an active and valid local license.

WHY IS THE BILL NEEDED?

- Requiring STR platforms to verify a listing is valid and necessary. This will also allow for the removal of non-compliant listings until STRs comply with local regulations and the jurisdiction's licensing requirements.

PROPOSED CHANGES

HB23-1287 will provide counties the much-needed ability to direct digital platforms to:

1. Require any owner (or agent of an owner) to provide a valid license or permit to operate a short-term rental and list that license or permit on the unit's listing on a platform site.
2. Require the platform to stop listing a property on the platform when notified by the county that a property has had its license or permit suspended, revoked, or the listing violates local regulations and requirements for operating a short-term rental.
3. An exemption is also being created by the licensing authority granted in the 2020 legislation for a hotel/motel unit that is zoned as such and classified as commercial property.

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