



SHORT-TERM RENTALS

COMMUNITY DEVELOPMENT | PLANNING

DEFINITION - *Short-term Rental*

A principal dwelling rented to transient guests who are part of one party for short-term lodging (30 days or less) when not occupied by the owner/operator. The term “party” as used in this definition shall mean one or more persons who stay at a short-term rental as a single group pursuant to a single reservation and payment.

- A short-term rental shall be limited to **10 or fewer guests** who are part of one party or single group of renters.



LICENSE TRANSFERABILITY

Ownership of a license may not be transferred one of the exceptions listed below is met:

- The transfer of title to real property when the grantee is a member of the grantor’s immediate family. For purposes of this section, a family transaction shall mean between parents and children, spouse or domestic partners, siblings, grandparents and grandchildren, or similar family relationship.
- An active license for a specific short-term rental, operating continuously (by license, renewal, or approved transfer) under the required license since prior to the effective date of June 1, 2023, may transfer the license to a different owner one (1) time within ten (10) years.

Contact us to verify transferability: PlanningCIRT@larimer.org

LIFE SAFETY INSPECTION & LICENSE RENEWAL

Before operating, a short-term rental must first undergo and pass a life-safety inspection or other required building inspection. A Short-term rental license renewal is required every other year on the anniversary of the original approval or license date.

For additional Land Use Code information contact:

Larimer County Planning Division
200 West Oak Street, 3rd floor Fort Collins, CO 80521
970-498-7679 | planning@larimer.org

CAN I APPLY FOR A SHORT-TERM RENTAL LICENSE?

Zoning & Planning Process Required

Short-term Rentals are allowed in the following zoning districts:

Admin Special Review	Site Plan	Special Review
FO Forestry A Agriculture UR-1 Urban Residential UR-2 Urban Residential UR-3 Urban Residential MU-N Mixed Use Ngbd. MU-C Mixed Use Com. CD - Com Destination AP - Airport EV E-1S Estes Valley STR	EV A - Accomodations EV A-1 Accomodations EV CO Outlying Com.	RR-1 Rural Residential RR-2 Rural Residetnail O Open IR Interface Residential

Operating licenses for short-term rentals in Estes Valley residential zoning districts (EV E, EV E-1, EV R, EV RE, EV RE-1, and EV RM) shall be held at a maximum total (“cap”) of 208 registrations in effect at any given time. The County maintains a waiting list for interested applicants. Waitlist spots are nontransferable. Contact the On Call Planner for more information.

Floodplain

If a dwelling, its primary parking area, or 100 feet of the drive lane abutting the primary parking (which includes the street) is within the floodplain, it is not eilgable to apply for a short-term rental license. *To evaluate proximity to the floodplain, you can use the Land Information Locator map. Click the ‘Flood’ button on from the option on the Home tab. The floodplain with appear on the map.*

Separation Requirements

- A short-term rental shall not be located within **500 feet of another short-term rental**. In the Red Feather Lakes, this distance is **250 feet**. *Short-term rentals in the EV A, EV A-1, and EV E-1S zoning districts are not subject to this requirement.*
- A short-term rental shall not be located within **500-feet of a Larimer County Park or Open Space**.

To confirm these requirements, you may use the Approved Lodging Facilities map. Click on the ‘Layer List’ button in the upper right corner to turn on the ‘Parks Open Space 500-Foot Buffer’ layer.

Access

Local roadways, whether public or private, used to access the short-term rental, shall comply with the Appendix G Standards of Larimer County Rural Area Roadway Standards. A Certification of Adequate Access (completed by a professional Engineer) is required with your application. If a property takes access directly from a state highway or numbered county road, this requirement may be waived.

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