

## Bed and Breakfast (B&B) Facilities

### Land Use Code Requirements:

**Bed & Breakfast (definition)** - an owner- or operator-occupied dwelling where lodging rooms are provided to transient guests for 30 or fewer consecutive days.

**10 or fewer guests** - A bed and breakfast in the A-Agriculture, RR-1 Rural Residential, RR-2 Rural Residential, IR- Interface Residential, O-Open, RC- Rural Commercial, UR-1, UR-2, UR-3- Urban Residential, MU-C- Mixed Use Commercial, MU-N Mixed Use Neighborhood, CD- Commercial Destination, AP- Airport zoning district accommodating ten (10) or fewer guests requires approval through the **Administrative Special Review** process.

**More than 10 guests** - A bed and breakfast in the A-Agriculture, FO- Forestry, RR-1 Rural Residential, RR-2 Rural Residential, IR- Interface Residential, O-Open, RC- Rural Commercial, MU-C- Mixed Use Commercial, MU-N Mixed Use Neighborhood, CD- Commercial Destination zoning district accommodating more than ten (10) guests requires approval through the **Administrative Special Review** process that will be heard by the Board of County Commissioners.

**Number or guests** – determined by multiplying the number of guest bedrooms by 2.

Planning approval must be obtained prior to submitting a building permit application to convert a dwelling to a Bed & Breakfast. Once Planning approval is obtained, a building permit application may be submitted to the Building Division.

See summary of the building permit application process for B&Bs under the Building Division requirements on the next page.



### Department of Health & Environment:

B&B facilities serviced by a septic system or private well need to be reviewed for adequacy, use and size. B&B facilities offering food to the public (other than guests staying at the facility), may need a license for food preparation.

Any building permit application for B&B facilities requires Department of Health and Environment approval prior to issuance of the permit. For more information, call the Department of Health & Environment at (970) 498-6780.

### Additional Contact Information

It is recommended that anyone interested in pursuing a B&B contact these applicable entities:

Planning Division 970-498-7679

Building Division 970-498-7660

Health Department (if on septic) 970-498-6775

Division of Water Resources (if on a well) 303-866-3581

Applicable Fire, Water and Sewer Districts

[Colorado Department of Revenue Sales Tax](#)

[Larimer County Sales Tax License](#)

[Larimer County Planning Website](#)

## Building Permit Requirements:

New structures, additions, and alterations require a building permit. Existing structures converted to a Bed and Breakfast require a building permit. The specific building code rules that apply depend on the number of guestrooms (see below).

| FIVE (5) OR FEWER GUESTROOMS (BEDROOMS)   | SIX (6) OR MORE GUESTROOMS  |
|---|---|
| <p>An “owner-occupied lodging house” (B&amp;B) with five or fewer guestrooms is considered a Single-Family Residence under the International Residential Code (IRC).</p> <p>Use the <a href="#">residential permit application</a> for new construction, additions and alterations and follow the residential plan guidelines.</p> <p>A building permit, life-safety inspection approvals and a Certificate of Occupancy is required for an existing residence converted to a B&amp;B. See <a href="#">Larimer County’s amended IRC</a> Sections R101.2 #2, R332.2.2 through 332.2.14 and R332.3.</p> <p>Transportation Capital Expansion Fees (TCEF) fees do not apply.</p> <p>No fire sprinkler is required for B&amp;Bs under the IRC. Check with local fire departments for their requirements.</p> <p>A homeowner doing their own work on the home in which they reside may obtain a residential permit, or they can hire a Larimer County-licensed General Contractor. Anyone hired to do electrical or plumbing work requires a state license.</p> | <p>A larger B&amp;B is classified as Occupancy Group R-1 under the International Building Code (IBC).</p> <p>A change of occupancy permit is required for converting a residence to a B&amp;B, and for new construction, additions, and alterations. Use the <a href="#">commercial permit application</a> and follow commercial guidelines.</p> <p>Transportation Capital Expansion Fees (TCEF) fees apply to a B &amp; B with six (6) or more guestrooms.</p> <p>A fire-sprinkler permit must be obtained through your local fire department or through the Colorado Division of Fire Prevention and Control<sup>1</sup> (if the B &amp; B is not in a fire district that issues sprinkler permits).</p> <p>B &amp; B’s will be reviewed at the time of building plans submittal to determine the extent of accessibility required under the IBC and the International Existing Building Code. Colorado Revised Statutes handicapped accessibility requirements do not apply to privately funded residential properties containing less than seven (7) residential units. State rules do apply to properties with seven (7) or more residential units.</p> <p>Other code considerations include fire alarms, smoke alarms, emergency egress windows and exiting.</p> <p>All building plans for new structures, including floor layout plans for change of occupancy permits, must be stamped by a Colorado licensed architect. All structural plans for new construction, additions or alterations to an existing structure must be stamped by a licensed Colorado Professional Engineer.</p> <p>Commercial permits must be obtained by a Larimer County-licensed General Contractor (Class A or B). Electricians and plumbers require a valid state license.</p> |



<sup>1</sup> Colorado Division of Fire Prevention and Control, Department of Public Safety, 690 Kipling St, Suite 2000, Lakewood, CO 80215, (303)239-4600, Fax (303) 239-5887