

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 28, 2022 11:20 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Keep current zoning districts and also allow use for MHP and MR.

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I lean towards allowing more freedom of use to owners.

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Do not cap or limit the number of STRs but if the county must for some reason, perhaps limit each owner to say, 3 STR properties (could have more than 1 per property), so as to limit monopolies and spread the income around.

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

In general, no. Please consider that the only way many hosts can afford their own mortgages is by renting rooms etc. Home prices in Larimer are unattainable for the average worker. STRs are actually helping people like me become homeowners.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No. The ability to immediately rent out rooms or a basement may mean that the home buyer can afford their mortgage and significantly help lower income people get on the property ladder.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

This might work but new hosts will not know in advance how many days they will be booked and each year could be different. Would the county refund them somehow if the days rented were less?

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Including owner-occupied STRs in the B&B category doesn't seem to fit since B&B's might be subject to restaurant-type regulations and inspections. It seems reasonable that STRs where the owner resides on the property should be the least regulated since they are the least commercial.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Here are a few of the benefits I've personally found as an STR host & guest: 1. Before Larimer took it away, my STR allowed me to be a stay-at-home mom 2. I like having an STR nearby - my family can visit now! 3. STRs give people hoping to move to Larimer a chance to meet a local & experience the area 4. STRs help lower-income people own a home by allowing us to

supplement the mortgage Bonus: ADUs & RVs make perfect STRs. Want to help low-income people? Let them benefit from their own property

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near LaPorte

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 28, 2022 10:12 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 28, 2022 9:57 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Focus restricting STR's to the problem properties that are not managed or maintained. These areas should be available for tourism. Capping or limiting how many units available will not do anything to address the problematic properties.

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Property owners should be allowed to have an STR within current zoning restrictions. Focus should be on addressing the issue properties, not restricting access.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

Fees are already extremely high for STR's owners and the burden of employee housing should not be placed on private homeowners.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.



**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I don't think the county should adopt a mid-term rental tier

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

lfpetrick@gmail.com

**Date and Time**

August 28, 2022 9:17 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 28, 2022 9:55 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

simpler all together

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

make them all for a year. You can not guess how much someone may book

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

They should be left alone

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

When our family travels we prefer to stay at a STR as we find them to be safer than hotels. Look at the ones off Mulberry and I25. The police/SWAT are there all the time and theft in cars in the parking lot is high. You also have better accommodations at a STR and can be closer to where we would like to be. Your in something other than a run down hotel. You can choose something to fit your needs. With these rules and regulations growing it will make costs of these go up with fewer places.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I do not think that any of the proposed regulations should be increased. People pay taxes on income so why does it need to be taxed though lodging and property. It does not seem right. If a property with the right setup has the ability to have multiple STRs then why not. Larimer county is not a ski resort with extremely limited housing. We are not comparable. There is a wide variety of housing to fit all needs. limiting these will not make housing cheaper. Many move here rich from out of state

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

**Question #2 - Do you live near a Short-term Rental?**

**Question #3 - Do you live or work in Larimer County?**

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 28, 2022 9:13 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 28, 2022 9:11 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Do not regulate mid term rentals

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 28, 2022 9:08 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 28, 2022 9:11 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

be allowed anywhere housing is possibly other places

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I do not know

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Cut back regulation and length of application. bad ones will not make it

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

all should be approved for any amount in the year

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Should not be regulated

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

as for all aspects of STR's. This all is getting out of hand and I think we need to not complicate this and keep it simple and safe. These are homes not a apartment complexes being built in downtown Fort Collins. This process needs to cut back from where it is. Many people use these for visiting family where otherwise is no lodging. This will drive costs up for people to rent and cause many to simply make day trips instead. It will impact tourism thought the county. Also shut many down.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

This has turned into more then what it was proposed as. it is taking away peoples rights and creating new definitions. there are already rules and regulations in place there is no need to re invent the wheel. If someone rents a place to have a party the neighbors want it shut down just as much as the owner. So they can talk to the guest or call the police and they can fine the party crowd for a noise violation they dont need to make new rules when ones exist and can be enforced. Stop this!



**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

ryanzigray@gmail.com

**Date and Time**

August 28, 2022 8:31 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 28, 2022 9:10 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

8 months

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Owner-occupied Bed & Breakfast could have a less stringent approval process.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 28, 2022 8:22 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 28, 2022 9:05 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Do not address mid-term rentals

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Please respect property rights. There is not a massive issue with STR in Larimer county, especially when compared to mountain communities like in Summit County. Do not over-regulate or burden the People.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Info@sallteam.com

**Date and Time**

August 28, 2022 8:23 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 28, 2022 8:33 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

I would recommend reducing the STR numbers as STR rentals in accommodation zones don't count against the cap. I would also consider two types of STRs - those that are intense use (eg. 365 days/year) and low usage (e.g. 2 weeks/year).

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

If STRs are to be allowed in residential zones, I would limit the STR rentals based on both a)intensity of use (not for 365 days/year rental) and b) density (#STRs/acre or block).

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes , simpler review for only EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Neutral

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

If STR is in an accommodation zone (A in Estes Valley), unlimited use. If STR is in A1 would recommend 90-180 days. If STRs are approved for residential zoning, would recommend 2-4 weeks. residential zoning would recommend

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Neutral

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

There have been some recent examples, where a B&B application appears to be used as a way of avoiding obtaining a STR license - the owner may live on the property part-time but is not often in residence when the property is rented. There is no enforcement mechanism. When done properly, many residents are in favor of B&Bs as issues with noise, etc. are less of an issue as the owner is present.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I think that this survey while helpful, creates some challenges in interpreting the results. People might be in favor of STRs in residential zones if the STR was only 2 weeks/year but not if

it is 365 days/year or if the STRs were not allowed in clusters in residential zones. The early questions don't allow this consideration.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 28, 2022 8:10 PM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 28, 2022 5:37 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Neutral

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No limits

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Larimer County has separate approval for Bed & Breakfast, it is not the same approval process as STR. This question should be withdrawn & reworded

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 28, 2022 5:21 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 28, 2022 4:08 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

I do not know

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

jfeeney@c3-re.com

**Date and Time**

August 28, 2022 3:58 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 28, 2022 3:48 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Manage the existing process better

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No mid term rental restrictions

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near LaPorte

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 28, 2022 3:40 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 28, 2022 1:13 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Neutral

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 28, 2022 1:05 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 28, 2022 12:36 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Simple, easy process.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No Mid-term designation

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Let B&B's take place. These are people that live in the house that they are renting rooms. When you have guests stay in the same house as you it is like living with your land lord. You're not going to do things that you are not supposed to. This is the same case for short term rentals where there is an onsite host that lives close by and checks on the status of there guests.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Short Term Rentals are an integral part of the world today. People want to travel and stay with there family and friends and not be in a hotel. Many locations such as small towns do not have any places to stay other than these short term rentals. Take the commons sense approach to managing these Air B and B's and don't over regulate.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No



**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

mzigray@c3-re.com

**Date and Time**

August 28, 2022 11:51 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 28, 2022 8:54 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for only EV A - Estes Valley Accommodations/Highway Corridor

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

180 days per year (~6 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

nmwilliamson@gmail.com

**Date and Time**

August 28, 2022 8:27 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 28, 2022 8:24 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Flexible month to month options can be critical options for flexibility in providing options to a variety of tenants. Restricting use to just mid-term or classifying a property as mid-term could have made these options significantly harder to provide.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

I do believe resident owned strs should have different approval processes and fees.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STRs provide a economic opportunity for both property owners & for the county. We need to look to areas with well defined regulations & long history of vacation rentals to look for opportunities to improve & manage. It's not entirely fair to blame housing prices on the increase in STRs. Inflation and lack of housing with an increasing population & low interest rates have impacted pricing in most areas more than STRs. We just need to keep our eye on the ball. Safety, efficiency, and opportunity

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

cmbrecheen@gmail.com

**Date and Time**

August 28, 2022 7:26 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 27, 2022 9:55 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

be modified to allow in any zoning

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

allow multiple str's on any zoning

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simple process should be a use by right just maybe have a checklist for safety for all residential property. idences it would be a for both

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

There should be no such thing.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

I see no need for any regulation.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

There is no need for regulation.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near LaPorte

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 4, 2022 1:37 PM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 27, 2022 1:09 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Multi-family Residential zoning districts: EV A, EV A-1, and EV RM

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

180 days per year (~6 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

in my area, short term rentals are serious violators of weed restrictions, fail to maintain culverts and run-off. and violate appropriate noise and night lighting and parking regulations. Visitors trespass on private land. When we purchased our property, there was a thirty day minimum for rentals. how did the county eliminate that without a vote?

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

dabeck49@gmail.com

**Date and Time**

August 27, 2022 12:43 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 27, 2022 11:13 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Multi-family Residential zoning districts: EV A, EV A-1, and EV RM

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

I do not know



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B with required owner on site while renter is there really helps for keeping the residential neighborhood safe and less disturbed. These are MUCH preferred to absentee owners who rent with no regard for property upkeep, neighborhood care and mitigation of "partying".

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Our home is surrounded by short-term rentals. The quality of life is damaged by noise, music, lighting, trespassing. Consider ALL residences in proximity of a rental. We are in county, adjacent to town. There are several STRs close to us that are in the town. Separate regulatory bodies should consider ALL residential neighborhoods close to STRs. There should not be STRs with more than smallest # allowed in residential areas. We have a LARGE STR close to us -8 bedrooms & basketball court.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

pegbeck2@yahoo.com

**Date and Time**

August 27, 2022 10:29 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 27, 2022 7:58 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I do not know

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

create a cap on the number of allowed STRs based on neighborhood and the county's ability to police and protect and enforce STRs. Currently, there is little ability to enforce STR codes and there are over 250 illegal operations.

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

SHould be determined based on ability of county services to respond effectively. demonstrate this with a study to the county residents and allow for resident input to study development.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

A short term rental property should pay a much higher property tax than a residential property as they will more frequently access and require county services either by risks posed by transient users (fire being well doc'd) and other risks to nearby props

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restrict to a specific number of days per year it can be rented to transient guests and require proof of owner use of property for at least the time required by law for it to be a residence. Otherwise, it was purchased for commercial use!

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I really am not well versed on this, but it seems it only complicates the process for nearby land owners to "chase" as they are not included in the process from the beginning; a huge disadvantage for neighbors who may want to seek legal counsel to object

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

A personal trailer can only be on a landowner's land for personal use for 180 days. probably for many reasons, including neighborhood aesthetics. So it seems logical that there should be limits to protect neighborhoods.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

hiltononline@msn.com

**Date and Time**

August 27, 2022 7:40 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 26, 2022 8:41 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

I do not know

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

I do not know.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I don't see why we need to define this. Keep this lumped with long term

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STRs provide jobs for locals, supplemental income for residents, encourages houses to be occupied and kept up, and supports the tourism industry. Personally I know that for the last several years I almost exclusively use STRs when I travel. We must support this type of travel if we want to stay relevant. Furthermore we know for certain that travelers want this because our STRs are nearly always full.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

mollypatrick@gmail.com

**Date and Time**

August 26, 2022 5:28 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 26, 2022 3:23 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

not more than 10% of density regardless

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Why? I don't believe there is a review process for people who live in their homes or for people who rent out there homes long term- stop the overreach

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes , simpler review for only EV A-1 - Estes Valley Accomodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

I do not know

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

do not do this

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No



**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Red Feather Lakes

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 26, 2022 3:09 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 25, 2022 8:14 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Let zone residents vote as to whether, what kind, size, and density of STRs to allow

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Let zone residents vote as to whether, what kind, size, and density of STRs to allow

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Let zone residents vote as to whether, what kind, size, and density of STRs to allow

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Let zone residents vote as to whether, what kind, size, and density of STRs to allow

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Let zone residents vote as to whether, what kind, size, and density of STRs to allow

### **Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley**

**Accommodation/Highway Corridor and EV A-1 Estes Valley  
Accommodation/Low Intensity?**

Let zone residents vote as to whether, what kind, size, and density of STRs to allow

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Let zone residents vote as to whether, what kind, size, and density of STRs to allow

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Let zone residents vote as to whether, what kind, size, and density of STRs to allow

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Let zone residents vote as to whether, what kind, size, scheme, and density of STRs to allow

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

Let zone residents vote as to whether, what kind, size, and density of STRs to allow

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

A resident-manager assumes entirely different responsibilities, and should continue to be regulated separately from STRs.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Non-resident-managed (STR) properties unfairly place the responsibility for the health, safety, and welfare of the community upon the neighbors, a classic 'tragedy of the commons' [https://en.wikipedia.org/wiki/Tragedy\\_of\\_the\\_commons](https://en.wikipedia.org/wiki/Tragedy_of_the_commons) Let zone residents vote as to whether, what kind, size, scheme, and density of STRs to develop in their neighborhoods.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

glassguy@frii.com

**Date and Time**

August 25, 2022 7:33 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 25, 2022 12:58 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I do not know

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Neutral

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

meganthor@yahoo.com

**Date and Time**

August 25, 2022 10:07 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 25, 2022 11:32 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes , simpler review for only EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

Remove requirements for appt

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

No restrictions, let feedback from lodgers track any negative experience too many regulations

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

People owning property should have rights to use property

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Red Feather Lakes

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

carynh757@gmail.com

**Date and Time**

August 25, 2022 11:22 AM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 25, 2022 11:30 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remove all criteria.

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

Remove the requirements for approval. People should be allowed to use their property as they feel best.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Remove requirements for licensing.

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No regulation should be imposed at all.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Red Feather Lakes

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 25, 2022 11:17 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 24, 2022 9:17 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

I do not know

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Properties zoned commercially and consider limiting STRs to an overlay area closer to the center of downtown. Eliminate the use in the unincorporated areas such as Carriage Hills where a large portion of the workforce live currently.

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Agree to reviewing the properties as other STRs. It is still a commercial use in a residential area.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Impact fees should be considered to help offset the impact of this commercial use in residentially zoned districts if it continues to be a use by right in the land use code. The Estes Valley has experienced a significant impact on workforce housing as much of the affordable housing units are being purchased by individuals that do not live in the valley and generally do not live in the state. A limit on the total number of units and density in subdivisions could begin to address the issue.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

calypso.jw@gmail.com

**Date and Time**

August 24, 2022 8:48 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 24, 2022 5:39 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

neutral

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Do not allow STRs in residential areas, thus 0.

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley**

**Accommodation/Highway Corridor and EV A-1 Estes Valley  
Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes, but a longer ownership time (5+ years). This would decrease the amount of people buying a residential home for the sole purpose of using it as an STR.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

neutral

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Local property managers are ineffective in the moment when an issue arrives. Density at the neighborhood level needs to be considered; not just a maximum number in an area. I recommend only having STRs in accommodation zoned areas in the Estes Valley. No downside to STR owners or visitors. Neighbors bear the burden. More consideration needs to be given to the local advisory committee.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

rachel12graham@gmail.com

**Date and Time**

August 24, 2022 5:17 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 23, 2022 8:24 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Work-force housing is very different than short-term vacation properties. A vacation home is used by the owner, and often needs to generate income. The purpose/intent is not the same and can not be put into the same category.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

STR's already pay State, County, Town and Marketing taxes. This is not California!

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Mid-term rentals are 31+ days. What more do you need? Responsible managers check the properties regularly for safety.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Residents in Estes Park want all short-term rentals to disappear, yet they want all the beauty and services we've come to expect and enjoy in Estes Park. Tax dollars from visitors who stay in our vacation homes and spend money at shops, events and restaurants pay for what we have. I'm sorry if a BBQ in the back yard at a vacation home at 7:00 pm is disruptive. I don't believe our residents are going to bed at 7:00 pm in the summer. Visitors have given us many good things - let's relax - enjoy!!

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Please do not make Estes Park or Larimer County a place that people avoid.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

carolhloy@gmail.com

**Date and Time**

August 23, 2022 7:46 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 23, 2022 5:37 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Multi-family Residential zoning districts: EV A, EV A-1, and EV RM

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

STR properties should have property taxes at a higher mill levy than long term residential properties.

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STR need a public reg online w/manager contact Managers need to respond to a complaint within 15 min STR issues such as noise fire violations too many vehicles take too long to resolve and contact information is virtually impossible to find Many STR properties' are not currently properly approved, need an enforcement task force. STR need to be inspected regularly by the county. Many STR properties are in the town but border on the County, a common set of registration records/regs are needed

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No



**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

kspooner@starstones.net

**Date and Time**

August 23, 2022 5:05 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 23, 2022 12:10 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Density limits need to be incorporated at the neighborhood level.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 23, 2022 11:16 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 23, 2022 11:12 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

kistroxtell@gmail.com

**Date and Time**

August 23, 2022 11:02 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 22, 2022 4:30 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Only regulate STRs where STR business is the entire reason for owning the real estate; i.e. it is an investment property for the purpose of STRs.

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remove the cap and do not regulate STRs unless they are the main point of property ownership

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

leave it to Estes Park voters

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have no review process

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

no review process

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

None of this should be specifically regulated

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

Neutral

**Question #7.1 - An approved Short-term Rental should be (select one):**

iOnly if a principle business

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Shouldn't be regulated and this sounds too cumbersome

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Shouldn't have to license your property

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B7B is a principle business and should be reviewed on a case by case basis with input from adjoining landowners.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 22, 2022 4:16 PM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 22, 2022 2:05 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

If allowed in Residential, adopt the Denver guidelines: no commercial ownership, and no STR unless it has been used as a primary residence for 12 consecutive months (opens up housing)

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Geographic area can be added to neighborhood.. such as along roadways

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Increased per the population increase since the cap, but ONLY if Denver guidelines adopted: No commercial ownership and only STR if occupied as a primary residence for 12 months (after each license lapse).

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Actually against it, but understand it is required by law. Govts tend to grant them each time

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

But only if used for STR more than 50% of the year.

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

Particularly if there is a requirement for it to go back in to long term housing, say, for a year. The problem with a license being transferrable is that it drives up the price of the house, makes it on par with commercial use.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the Accommodation or multiuse zones. Unrestricted if they pay property tax.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

This should have the same review as STRs, and frankly, should be limited in residential zones.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I am a real estate attorney, spent many years working on this in the Estes Valley, so my comments here are not off the top of my head, but made with hours of consideration.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 22, 2022 1:43 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 22, 2022 10:15 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, it needs to be severely limited. And the percentages mentioned are way to high. They should be no more than 1% anywhere and 0% in Residential neighborhoods.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have more stringent review processes for ALL STRs, Small and Large.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&Bs should also be subject to "lodging" type taxes and regulations and approvals.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STRs have become a nightmare in residentially zoned neighborhoods. They cause traffic, noise and parking problems. 60% of the fire calls to our fire department over the past 5 years have been for STRs. It has degraded the character of our neighborhood. We have areas zoned for motels and hotels, we do not need "motels" in our residential neighborhoods. The Complaint process for STRs is a joke -- we have complained several times and we get no response, and the police calls are not any better.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

dvhenryep@yahoo.com

**Date and Time**

August 22, 2022 9:57 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 21, 2022 8:07 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for both Small and Large STRs, with particular attention paid to limited access/egress, i.e. single lane, dirt roads, proximity to fire hydrants, and locations of STRs within neighborhoods.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B approval and regulations should be even more stringent than STRs, and definitely not located in neighborhoods. Basically, a property owner has decided to use his home as a commercial business, which may or may not include commercial signage, multiple families at the residence at the same time, multiple vehicles in residential driveways, etc. I DON'T want to live next to a B&B!

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Due to the fact that STRs are considered commercial businesses, they should be assessed commercial property taxes. To my knowledge, this is not currently happening, and should. Rather than extra fees to the homeowners, appropriate taxes assessed would provide assistance to Estes Valley's increasing problem with workforce housing.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

boucherdj48@yahoo.com

**Date and Time**

August 14, 2022 3:47 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 21, 2022 6:58 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Recently a large new house was built as a BNB in my neighborhood. Style was totally out of character with the rest of this historic area (High Drive in Estes Valley). Neighbors were consulted ONLY AFTER the structure was built. Within a few months the owners put it up for sale for \$2.8 million claiming that the STR license is included. Perhaps just a way to make a fast buck? Neighbors were/are concerned about increased traffic, speeding and noise in this rural setting adjacent to RMNP.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I would like to see these severely limited until our urgent need for workplace and affordable housing is met. These should be long-term rentals for the most part.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Barbarawer@gmail.com

**Date and Time**

August 21, 2022 6:31 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 21, 2022 5:17 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Deeply concerned about corporations outbidding residential buyers & flipping to commercial STRs. Also: proliferation of wedding venues--NOISE weeknights & most of weekend, crowds, AWFUL! Neither owners nor county sheriff responsive to wedding venue complaints. For STRs: speeding drivers, guests with dogs running loose, outdoor lights on all night (light pollution), guests talking outside (sounds carry at night), fire hazards & leaving trashcans out for bears--we've experienced it all around us.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No



**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 21, 2022 4:36 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 21, 2022 3:11 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

every where except residential

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Multi-family Residential zoning districts: EV A, EV A-1, and EV RM

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

I do not know

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

As long as they are accepted by the B&B oversight association, let them be. they cause less interface in neighborhoods than a typical STR.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

there is not enough over site when it comes to traffic increase and speed in neighborhoods. I do hope there is more over site germaine to trash, garbage and bear enticements.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

adsnepk2@gmail.com

**Date and Time**

August 21, 2022 1:50 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 21, 2022 2:59 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Reduce and cap ALL STR

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

No



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

rvpapineau@gmail.com

**Date and Time**

August 21, 2022 2:44 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 21, 2022 2:28 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

I do not know

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Neutral

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 21, 2022 2:16 PM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 21, 2022 10:49 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Multi-family Residential zoning districts: EV A, EV A-1, and EV RM

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

180 days per year (~6 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

A chief purpose of these refs should be to maximize rentals to people who work in Estes Park for more than one month.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Same comment as I made for B & Bs.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Hpomranka@yahoo.com

**Date and Time**

August 21, 2022 10:34 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 20, 2022 4:32 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

allowed anywhere

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

See above

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

I do not know

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

I do not know

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

I do not know

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 20, 2022 4:22 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 20, 2022 1:19 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

There should not be any new STRs allowed in any area at this time in order to preserve the character of the residential neighborhoods. We need to consider the needs of the people who live here not just the tourists.

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

See my above suggestion.

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

I have the same answer as the first two above.

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Do not allow any more STRs at all.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Stick to the cap and don't allow any more STRs.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Properties should not be converted to short-term rental because there are enough!

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

A B&B should be considered the same as an STR.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

sylviaschneider49@yahoo.com

**Date and Time**

August 20, 2022 11:22 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 20, 2022 1:19 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

no new STRs allowed in any zoned district. they have saturated our Valley and neighborhoods. str in a neighborhood changes the ambience and the character of what a neighborhood is . My neighbors n myself hav.

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

See above my answer for #1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

See above my answer for #1

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

STRs should be phased out entirely. Once a holder of an STR property sells that property the STR license should expire immediately which would gradually reduce the number of STRs in the area

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

See my first answer of this survey



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

See my answer from the first question I have answered

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

See my first answer of the survey

**Question #4.1 - Should the County modify the approval process (select one):**

If the county actually followed their administrative review process our neighborhood would NOT be as saturated with STRs as opposed to other neighborhoods

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

See answer one of this survey

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes...as they should be charged a significant more

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

See my first answer of this survey

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

See my answer for question 2.2

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B regulations should mirror the SSTR regulations

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

ss1256@gmail.com

**Date and Time**

August 20, 2022 11:22 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 20, 2022 12:10 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes



**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 20, 2022 12:04 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 20, 2022 12:10 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

I would rather see short-term rentals de-incentivized, but an incentive program would likely be quite beneficial.

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Neutral

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 20, 2022 11:43 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 20, 2022 12:04 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Allow STRs only in commercial, accommodations and mixed-use zoning districts, where similar accommodations use is already permitted.

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Allow STRs only in commercial, accommodations and mixed-use zoning districts, where similar accommodations use is already permitted.

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

STRs should not be allowed in purely residential zoning districts but would be allowable in commercial, accommodations and mixed-use districts. Existing STRs outside those districts should be phased out on transfer of the property.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Administrative review is appropriate for STR in commercial or accommodations zones. A hearing with public input should be required in mixed-use zones. STR should be prohibited in all other zones.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Administrative review is appropriate for STR in commercial or accommodations zones. A hearing with public input should be required in mixed-use zones. STR should be prohibited in all other zones.

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

Yes



**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

I do not know.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

I do not know

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 20, 2022 11:45 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 20, 2022 11:47 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Limit to existing buildings

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Perhaps but not affect those whose livelihood currently. depend on STR. (Retirees etc)

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Why should retirees dependent on an STR have to subsidize low wages in resort towns to secure worker housing?

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

We have been paying taxes for A (accommodations) since at least the 50's until the zoning changes in 2000 resulting in our being denied STR permits until recently. Our taxes didn't go down when zoning changed after 2000

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

If restricted then folks couldn't purchase a retirement home and rent it to pay the mortgage till retirement

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Jdrake69@msn.com

**Date and Time**

August 20, 2022 11:18 AM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 20, 2022 11:44 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I think penalizing property owners for their choice of how they use their property is unfair. Owners pay property taxes, insurance, maintenance and assume all risks of having guests stay at their property. No one should be complaining about what someone else is doing with their property just because they can't afford housing in Estes Park. Local businesses need to have some skin in the game and provide housing for their employees or pay a living wage.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 20, 2022 11:30 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 20, 2022 11:31 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Should not be allowed in any residential zoning

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

180 days per year (~6 months)



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 20, 2022 11:21 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 20, 2022 11:00 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Maybe STRs should be de-incentivized instead (probably in the form of much higher taxes). If that can't be done, then yes, give them an incentive to have long term tenants instead.

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

I do not know

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

I think B&B use is far more appropriate than people renting out entire homes that could be used by the workforce, young families, etc. They should still need to go through an approval process but it should be more difficult to be approved for a STR than a B&B.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I just want to say I appreciate that this is being addressed. People who actually live and work in Estes Park shouldn't have to wait for months to years just to have a shot at an apartment just because all the actual houses are being used to make more money for someone who already owns a home.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 20, 2022 10:44 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 20, 2022 10:04 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Rural Estate zoning districts: EV A, EV A-1, EV RE, and EV RE-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 20, 2022 9:57 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 20, 2022 9:56 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

STRs have been operating for 50+ years. This is and continues to be a taking without compensation. This is the highest and best use. You need to focus on additions in housing, not restrictions on what was historic use.

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be eliminated, with specific actions toward developing housing units not restricting STR.

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Do not limit. Focus efforts on something constructive.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Simple on all.

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Don't use it? Lose it.

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Since the town and county harass STR endlessly, it's time to start harassing LTR. They do not meet any safety or maintenance standards and STR are usually well kept. Your overreach needs to extend to LTR if you choose to continue.

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Stop the overreach - no new categories to pester.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes



**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 20, 2022 9:16 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 20, 2022 9:44 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

dianaschubert1957@gmail.com

**Date and Time**

August 20, 2022 9:35 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 20, 2022 9:32 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Multi-family Residential zoning districts: EV A, EV A-1, and EV RM

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

I do not know

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Owners of a property living ON the property for me is an entirely different situation than those owners who do NOT occupy the home. I think it makes sense to have B&B's, or AirB&B's WHERE the owners reside on the property, go through a different process and different regulations. As a home owner in Estes Park who lives next door to a STR where the owners do NOT live on site, it would make a big difference that the owners actually live there vs a string of strangers we do not know.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

We have four STR's in our end of the neighborhood. We bought our house 11 years ago when a family lived in the property. Now this house is a STR and we never know who's going to be there, what kind of presence they may have, who may be coming and going as guests of the people renting. This home happens to look right into our garage and front windows. We are not suspicious people but this kind of situation really takes away from neighborhood cohesiveness and we do not like it.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

suropean@icloud.com

**Date and Time**

August 20, 2022 7:15 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 20, 2022 8:01 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

I do not know

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley**

**Accommodation/Highway Corridor and EV A-1 Estes Valley  
Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

180 days per year (~6 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 20, 2022 7:45 AM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 19, 2022 7:15 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

I attended the meeting with the county on Aug. 18th. It is clear that the people on this board such as Drew Webb, Rex Poggenpohl, David Converse, smoking Michael Kennedy and no internet connection Frank Theis have no clue on where the tax money comes from or where the tax money goes for short term rentals. They are playing God when reviewing and denying short term rentals as they did not approve the one in the county during this meeting and had no legal right to make a decision.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The county meeting held on Aug 18th, was a joke, the people on this meeting representing the county already have their mind set up that STRs are bad and its the not in my backyard mentality. I am taking this survey today as it is clear they discriminate and should not be able to vote on who does or does not get a permit. Their job is to protect, not discriminate. They all called in from home, so they also are running a business out of their home and should pay commercial taxes.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 19, 2022 7:05 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 18, 2022 6:01 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Rural and Conservation and Agricultural character area zoning districts: RR-1, RR-2, O, FO, and A

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

All Residential areas should be the lowest percentage possible -- no more than 2%.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

A B&B should not be in a residentially zoned neighborhood. It is a commercial property.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Short Term Rentals take away options for workforce housing and is detrimental to the neighborhood -- traffic, parking, noise, wildfire and wildlife dangers, trespassing, etc. It increases fire and police calls. Short Term Rentals will drive out our long-term residents. They already feel slighted in Estes Valley.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

ddvvhenny@aol.com

**Date and Time**

August 18, 2022 5:03 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 18, 2022 5:43 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I do not know

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

180 days per year (~6 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Consider traffic and parking available as well as access by emergency vehicle. In the downtown are there is very limited parking in the street which as caused problems with the local residents.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 18, 2022 5:17 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 18, 2022 5:31 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

I do not know

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 18, 2022 4:49 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 17, 2022 11:18 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

In so much as STRs provide lodging to overnight guests, they should contribute to the lodging tax in the same manner as motels and hotels. But a licensed STR that is never rented to a paying guest should NOT be similar susceptible to the lodging tax.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

NO - Many STRs are predominantly residences of their homeowners. They are NOT commercial properties and should not be taxed as such.

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

A 'Mid-term Rental would be an administrative headache to regulate and cause an undue paperwork burden

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

As a Larimer County resident who just received their STR approval, I can speak with some authority on the trials and tribulations of the overall approval process. It was excruciating in terms of its detail and snail-pace process. While I fully understand the desire of the County to ensure a safe environment for short-term renters, the amount of paperwork and regulations seemed unduly over the top. In many cases, I received conflicting guidance from the various reviewing depts.



**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 17, 2022 10:53 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 17, 2022 10:37 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No definition of "mid-term" needed. Keep the two categories LTR or STR.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

No interference on B&Bs. I would not approve of adding further regulations to these small businesses.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I appreciate the complexity of the issue and value Larimer County's outreach for community input. It is essential that in our efforts to build a strong and enjoyable place to live, we do not shut out the middle class's small business ventures in exchange for minimal impact on the housing crunch. Let's take reasonable steps to ensure our neighborhoods remain peaceful without crushing the modest success of small-time real estate investors.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

jrogersincolorado@yahoo.com

**Date and Time**

August 17, 2022 10:07 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 17, 2022 2:44 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

I do not know

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Establish caps by neighborhood with the neighborhood's input

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Have a more stringent approval process for both Small and Large STR's.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

In addition to the oft cited traffic, noise, fire, etc concerns the character of my neighborhood is at risk, in part due to lack of density restrictions. More deputies do not address that and some of the other problems. EP valley needs residents who support community entities and endeavors. STR owners should be required to live in the area. Three strikes should apply, be documented and enforced. The reporting process clarified. Consider not allowing any more STR's in established neighborhoods.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

nhholt@gmail.com

**Date and Time**

August 17, 2022 1:17 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 17, 2022 7:56 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes , simpler review for only EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Lodging tax should apply to owners who do not inhabit the home at all, ie, own it strictly to generate revenue.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

marty-wolf@comcast.net

**Date and Time**

August 17, 2022 7:47 AM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 16, 2022 9:20 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

STR's drastically change the character of a neighborhood and should be limited by neighborhood

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

1853pbh@gmail.com

**Date and Time**

August 16, 2022 8:36 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 16, 2022 3:31 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Rural and Conservation and Agricultural character area zoning districts: RR-1, RR-2, O, FO, and A

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

I do not know

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 16, 2022 3:24 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 15, 2022 9:17 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

You're overthinking it! Anything less than a yearly lease should be STR

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 15, 2022 9:09 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 15, 2022 9:01 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

I feel the locations where they are in place is fine, but the regulations on rural, forestry, open, and agricultural should be minimized.

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I do not know

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Do not cap things. Allow the free market to be free. If there gets to be too many, it will get to be non-profitable and people will not invest in them.

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes, but only in communities that have a high need for work-force housing. A property in Nunn, or a place in Livermore shouldn't be looked at as "taking away from workforce housing".

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 + days. People need short term housing in the real estate market. Don't make it more difficult/expensive for them.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I understand the need for regulation. However, Larimer county is huge! Put our counties time and energy into building proper regulation for the city areas where many people are affected. Allow a different set of rules for rural properties. They are zoned different because they are different. So why treat them the same?

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 15, 2022 8:29 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 15, 2022 11:36 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Should only be restricted by HOA by-laws which gives the direct control to those living nearest the STR activity.

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Should not be addressed in the code

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Regulation should be unchanged

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes



**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

cchale@cox.net

**Date and Time**

August 15, 2022 11:25 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 15, 2022 9:56 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

The cap for one area of the valley isn't appropriate for others. Larger homes in rural areas should be allowed additional permits whereby homes in town that might otherwise serve the local workforce should be differentiated.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

I'm uncertain what part of the review for a 6-8 person rental should be different than a 10-12 person rental. Regardless, all of us owning rental properties in the area should be concerned with their proper use ideally by using a qualified, local mgmt co.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

Not all STR properties are ideal for long-term rental and many out of town homeowners maintain beautiful homes in the area for their own use and rent the property when out of town (which is important economically for Estes). Penalizing them is not right.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

STRs should be subject to the same lodging tax as other properties, but only based on rented nights (not based on simply holding the license).

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Absolutely not - these are frequently someone's home that they simply allow others to enjoy when otherwise unoccupied which helps both the homeowner and the Estes Valley financially.

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

More regulations aren't needed. Nothing about a mid-term rental is substantially different than a short-term rental.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I am concerned with the county using a one-size fits all approach to regulating STRs in the area. Our property has a long-running, local management company and the neighborhood, which is a balanced mix between full and part-time residents, and short-term rentals, has been managed in this way (effectively) for many years. As clarifications on the questions below, we own a

short-term rental but have also recently purchased a home nearby which is not a short-term rental and plan to retire there.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

eigenmann@tx.rr.com

**Date and Time**

August 15, 2022 9:10 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 15, 2022 9:53 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit the number of STRs based on percentage in a neighborhood or geographic location, but also place STRs at a minimum half mile apart from each other

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

The approval process should be more stringent regardless of the size of the STR

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

The approval process should be the same regardless of the zone and size of the STR

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

No



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Bed and Breakfasts appear to be a better option for STR usage due to the fact the property owners are often on site running the facility. Therefore, any issues that arise or need addressing can be handled in a more timely and reasonable fashion. There can, at least, be some direct face-to-face interaction with property owners to address problems that may arise: trespassing, noise, weeds. Most STR property owners are not present and have no care for their property other than to use it for income.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Property owners and property managers of STRs are often not present nor is there timely and reasonable action taken to address issues, such as: trespassing, noise, weed management, lights, wear and tear on roads, etc. by parties (owners and property managers) who should be responsible for their properties. This leaves surrounding properties at a disadvantage, since residents are left with few options to address problems on STR properties. This degrades the quality of the neighborhoods.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 15, 2022 9:25 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 14, 2022 6:21 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Rural Estate zoning districts: EV A, EV A-1, EV RE, and EV RE-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

terrywood1@gmail.com

**Date and Time**

August 5, 2022 10:58 AM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 13, 2022 1:19 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STRs are ignorant of fire danger and fire restrictions. Access in mountain communities by emergency vehicles is problematic due to the narrow dirt roads and would be complicated by more vehicles parked in the area. STRs reduce the number of residents to staff a volunteer fire department. In a small community this impact can be devastating. STRs increase the risk of bears getting into trash or food left in vehicles. The bears then become a problem for the rest of the community to deal with.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 13, 2022 12:43 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 13, 2022 8:44 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Many illegal STR in Red Feather Lakes

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Red Feather Lakes

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Burros4me@gmail.com

**Date and Time**

August 13, 2022 8:37 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 13, 2022 12:35 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Keep this as simple as possible or it'll be subject to constant challenges and re-evaluation.

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

I've seen no data that supports the position that STRs are causing shortages in other types of housing. I think I saw verbiage on the planning committee's website that there "seems to be a correlation" but no data whatsoever to back it up.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No, this suggestion seem to be very far in the weeds, and it's an odd way to limit STRs

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No, this is needless over-regulation. Keep it simple!

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

This process seems mixed up, because it doesn't state, in a data-driven manner, what the problems are with current regulations or what the goals are. It appears that the goal is simply to limit, reduce, or eliminate STRs. Enforce current regulations - that should help with noise or other abuses. I suggest examining best practices - the Windcliff community is a stellar example; we've rented property there for over 15 years, and it's a very positive example with exemplary property management.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 13, 2022 12:13 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 12, 2022 2:58 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Maybe exclude STRs from all areas except "accommodation" zoned areas. In my mind this means resort/hotel type areas. A vacation home should not be allowed to be a STR.

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I do not know

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

The only reason I would say no is because I feel it would be very difficult to enforce number a days

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Neutral

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

A b&b is still a STR and should be treated as such.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 12, 2022 2:34 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 12, 2022 9:48 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for only EV A - Estes Valley Accommodations/Highway Corridor

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes



**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Berthoud

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 12, 2022 9:34 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 11, 2022 3:24 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Regulate all STRs as single family homes: do not delineate Small vs Large. Base occupancy on the number of bedrooms x2 regardless of a home's number of bedrooms

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Long-term rental is not realistic for owners who wish to use their homes off and on throughout the year

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

In so much as STRs provide lodging to overnight guests, they should contribute to the lodging tax in the same manner as motels and hotels. But a licensed STR that is never rented to a paying guest should NOT be similar susceptible to the lodging tax

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 11, 2022 3:03 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 11, 2022 2:08 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

This seems burdensome on both the owner and county to regulate to this detail

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 11, 2022 2:00 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 11, 2022 11:43 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley**

**Accommodation/Highway Corridor and EV A-1 Estes Valley  
Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I live on Prospect Park Drive in the Estes Park valley and short term rentals are destroying the peaceful character of our neighborhood! If Estes Park needs more short term rental build more hotels in the appropriately zoned commercial/accommodation areas. The peaceful character of our neighborhood is being destroyed by the concept of you can buy a second home in the mountains for "free" by just renting it out as a short term rental and letting someone else make the mortgage payment for you ,

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 11, 2022 11:00 AM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 10, 2022 5:33 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Neutral

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

I do not know

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I ran a campaign in my community (The Retreat, Glen Haven) in 2021 to file an amendment to our CCR's prohibiting Short-Term Rentals (under 30-days occupancy unless the owner is present on the property), which was passed and filed for record in Larimer county in November of 2021. Will this covenant be taken into consideration if a Administrative Special Review is requested by someone desiring to turn their property into an STR in The Retreat? We are zoned FO.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

maclark1027@gmail.com

**Date and Time**

August 10, 2022 4:18 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 10, 2022 3:32 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Allow STR everywhere

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Allow them everywhere

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 10, 2022 3:26 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 9, 2022 7:40 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Conservation and Agricultural, Urban, and Mixed Center character area zoning districts, removing the use from Rural character area zoning districts: FO, A, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Multi-family Residential zoning districts: EV A, EV A-1, and EV RM

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

More stringent review for all

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Greater consideration of character of community for safety and compatibility

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

2chapels@gmail.com

**Date and Time**

August 9, 2022 7:26 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 9, 2022 6:52 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Estate zoning districts: EV A, EV A-1, EV E and EV E-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

Substantially less than 90 days. 30 days maximum.

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

This is not a bed and breakfast, per the individuals own post, since deleted, on Facebook. <http://www.pinewood-wireless.net/lodge/pinewood-lake-lodge-screencap.jpg> This is a corporate retreat, a commercial property. Bed and Breakfast doesn't apply. As for Bed & Breakfasts, they should be limited to 30 days or less.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Again, This was from the Pinewood Lake Lodge page. <http://www.pinewood-wireless.net/lodge/pinewood-lake-lodge-screencap.jpg> Here's a video a neighbor captured of the video before the applicant took it down: <https://www.youtube.com/watch?v=ckDqcEJh2fo>

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

eric.richards@richards-fam.org

**Date and Time**

August 9, 2022 6:20 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 9, 2022 6:08 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Allow it in more zones

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No "Mid-Term Rental" process

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Define a B&B as 3 rooms or more

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No



**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 9, 2022 5:58 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 9, 2022 1:20 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Rental periods over 30days or month to month should not be addressed or regulated by LUC

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

driskellrealty@gmail.com

**Date and Time**

August 9, 2022 1:09 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 9, 2022 12:31 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Zoning District: INCORP - INCORPORATED area of Estes Park may have STVR. But NONE in the Rural Estate areas where neighborhoods are QUIET!!!!

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

there are areas of estes valley that already have motels, hotels, and residences... MULTI use. These should be the areas where STVR are placed. East for walkers to the stores, restaurants, and trolley services.

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

The Planning Board should not take Estes Vally as a whole, but by neighborhood. Each area is very different from another..

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Virtual process is excellent. Data must be included.... when a County employee says, "gee I have not seen info from the Sheriff offices on this site..." NOT good, the neighbors should not be responsible for paying for and supplying the data,.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

YES, Tax breaks for owners who provide Long term for Estes Valley workers: School, Hospital, RMNP, restaurant, and shop employees.



**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes, and money should go to the rural neighborhoods who pay for their own road work.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes, then the owners will see what the neighborhood is like... STVR owners need to live in Estes Valley no more than 30 min fro the STVR.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

28 days

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Long term Rental = a year or more.... Mid term Seasonal ..... short term less than 28 days

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Long term Rental = a year or more.... Mid term Seasonal ..... short term less than 28 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Owners must live no more than 30 minutes from the rental. Sheriff must communicate with Planning board or county employee or visa versa so the county knows who has 3 strikes against them. Review yearly approval process where neighbors provide comments.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

ollerenshawjoanne@gmail.com

**Date and Time**

August 9, 2022 11:57 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 9, 2022 11:34 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

More stringent review should be undertaken for both small and large.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

This open a real “can of worms.” Very difficult to manage.

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a ‘Mid-term Rental’ use?**

Yes

**Question #8.2 - A ‘Mid-Term Rental’ should be addressed in the Larimer County Land Use Code and should be defined as “a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter” (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B’S ARE NOT COMPATIBLE WITH RESIDENTIAL NEIGHBORHOODS.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STR units have literally destroyed the fabric of our former quiet, neighborly neighborhood. It might be a very good idea to require an annual review of any and all STRs. That would allow the neighbors an opportunity to have a license revoked.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

STANRFOSTER@Q.COM

**Date and Time**

August 9, 2022 10:27 AM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 9, 2022 11:32 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

More stringent review for all STRs in residential zones

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

180 days per year (~6 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

This is too hard to administer

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

A B&B is a commercial for-profit business, and should not be in areas zoned for residential use.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Short term rental use of residential properties is converting residential neighborhoods into commercial areas one property at a time, and is ruining the character of neighborhoods in Estes park. It also works against having residential long-term rentals available for the Estes Valley workforce, as short term rentals are generally much more profitable for owners that long term leases.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Crosefoster@q.com

**Date and Time**

August 9, 2022 10:50 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 9, 2022 9:06 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Instead of a cap, the County could do something based on the number of days rented per year. For example, anyone could rent their home for 0-14 days, then a cap for 15-90 days, 91+days etc. This may limit buyers who ONLY buy for STR purposes...

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Instead of a cap, the County could do something based on the number of days rented per year. For example, anyone could rent their home for 0-14 days, then a cap for 15-90 days, 91+days etc. This may limit buyers who ONLY buy for STR purposes...

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Instead of subsidizing LT rental owners, why not subsidize more work-force housing projects?

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**



Perhaps there could be a cap for the number of more total rented days like 180+ days and no cap for 0-14 days / year, for example

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Do we really need more regulations?

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

While some claim Short Term Rentals are contributing to a shortage in workforce housing, I disagree. We have a property in Larimer that we use for STRs when we are not able to be in Larimer. Our home simply would NOT be used for workforce housing if STRs were not allowed -> it would remain vacant. As such, our STR stays contribute to the local economy by generating

income tax, revenue for services (cleaners, handyman), revenue for businesses (restaurants, shops), etc.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

jason.hall.spam@gmail.com

**Date and Time**

August 9, 2022 8:18 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 8, 2022 8:02 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Neutral

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

While safety is very important why make the regulations so difficult and strict very few can qualify

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

We have enjoyed staying in short term rental property and have had very nice accommodations. No complaints about their benefits

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Karmaphillips53@gmail.com

**Date and Time**

August 8, 2022 7:50 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 8, 2022 4:49 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

robertnguthrie@gmail.com

**Date and Time**

August 8, 2022 4:43 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 8, 2022 12:56 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Should depend on neighborhood. Neighborhoods of high-end, large homes with on-site professional rental management but should permitted additional licenses. Neighborhoods of smaller, closer, more affordable homes should not.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Regulate all STRs as single family homes: do not delineate Small vs Large. Base occupancy on the number of bedrooms x2 regardless of a home's number of bedrooms and there should NEVER be a regulatory requirement to provide fire sprinklers mandatorily.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

Do not cast a single regulatory net for all home types. Long-term rental is no realistic for owners who wish to use their homes off and on throughout the year.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

In so much as STRs provide lodging to overnight guests, they should contribute to the lodging tax in the same manner as motels and hotels. But a licensed STR that is never rented to a paying guest should NOT be similar susceptible to the lodging tax.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

o NOT create the regulatory headache of "mid-term rentals." This is a regulation chasing a problem that does not exist.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Please keep in mind that there are neighborhoods like ours that have continuously and harmoniously operated STR's in our residentially zoned neighborhood for over 50 years. Our HOA (Windcliff) codifies (permits) the operating of STRs. Our community is set-up with on-site, professional property management for all STRs in our neighborhood. Our neighborhood requires very little additional regulation from the County. One size never fits all. Please be mindful of exceptions like our community.



**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 8, 2022 12:52 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 8, 2022 12:22 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

no it should not be regulated. you are slanting the questions and not supplying all possible answers

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

dcowan@whc.build

**Date and Time**

August 8, 2022 11:57 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 8, 2022 11:04 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Do not put a cap on it

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No cap in any area

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 8, 2022 10:18 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 8, 2022 9:24 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Neutral

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Neutral

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Some STR are subject to the ramifications of effects in neighborhoods, that do not apply to some in "tourist" areas

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 8, 2022 9:15 AM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 8, 2022 6:55 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STR's are over-regulated. In regards to taxes, isolating STR's from other tourist accommodations is inappropriate. Penalizing families for sharing their homes that they have had in Estes Park for generations is not appropriate. I understand attempts to mitigate the commercialization of STR's but that should not be done at the expense of single families that have had second homes for years in Estes that simply want to rent it out some and still use the home for themselves.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

grangerscruggs@hotmail.com

**Date and Time**

August 8, 2022 6:22 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 7, 2022 4:32 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I have a vacation rental and have been renting since 2006, and almost all of my guests are families and they love having a house to themselves. I have no complaints from the neighbors about the guests and I pay for snow plowing for the neighbors all winter. I contribute extra to the HOA and road maintenance funds because of the rental revenue. Someday I will move to Estes and live in my home. I see STR bringing tourism revenue to the community and I don't know why it should be discouraged

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Garyppeak@aol.com

**Date and Time**

August 7, 2022 4:03 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 7, 2022 3:34 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Multi-family Residential zoning districts: EV A, EV A-1, and EV RM

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for only EV A - Estes Valley Accommodations/Highway Corridor

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

If the owner occupies the property year-round, they should be allowed to operate a B&B without the same restrictions as a STR. Owners occupying the property can mitigate any issues with their guests so that the neighborhood is disturbed as little as possible.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Incentives to keep owners from switching to STR can be property tax reduction incentives rather than payments. This will allow folks to hang on to their homes without having to resort to renting them out for income. Do not allow people or corporations to own more than one STR in the county unless the property is in an accommodation district.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Berthoud

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

bbmorey0532@gmail.com

**Date and Time**

August 7, 2022 3:18 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 7, 2022 10:56 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

I do not know

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Don't limit the number of days.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

None

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Keep the process the same or simplify it.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

rbriggs1750@gmail.com

**Date and Time**

August 7, 2022 10:42 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 7, 2022 9:37 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Neutral

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Residential neighborhoods should have a much stricter review process.

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

180 days per year (~6 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B's should continue to be required to follow STR regulations.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The constant conversion of private homes to STRs reduces ties to the community, and is an encouragement to speculative property investments by absentee purchasers/landlords with no investment in the community itself.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know



**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Berthoud

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

chuck.peabody@skybeam.com

**Date and Time**

August 7, 2022 9:10 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 6, 2022 5:43 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I do not know

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

180 days per year (~6 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B regulations should allow for situations where sometimes the owner is in residence and sometimes not. For both STR regulations and B&B regulations the size of a room should control how many guests the space can accommodate. A bedroom of over 400 square feet can allow for 2 adults in one bed and children or infants in an adjacent bunk bed or single bed or crib.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STR regulations should not require owners to modify the architectural/design features of property to add attached fire extinguishers. Clear operating manuals can indicate where the extinguisher is located without having them attached to walls. Likewise, not all ranges can accommodate stove top fire stop devices. Also, sometimes we are in residence when guests are present and sometimes we are not. There should be discretionary rules about owner-occupied rooms.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

margaretjmccreary@gmail.com

**Date and Time**

July 17, 2022 12:07 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 5, 2022 9:56 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes , simpler review for only EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Johnstown

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 5, 2022 9:47 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 5, 2022 3:20 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

We already pay Estes Park a 2% lodging tax.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

We know it is very difficult for people to afford homes in Estes Park, but it does market itself as a vacation destination and the Town relies on that tax income. All resort area has high prices for property ownership or rentals. Most Long term rental investments are serious financial losers and there is a low possibility that successful str's will convert to ltr. The ltr doesn't come close to covering the high expenses. Don't crash the balance by blowing up the str's.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Windsor

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

janeenmcginn@gmail.com

**Date and Time**

August 5, 2022 3:00 PM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 5, 2022 11:54 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I believe the current regulations are good as is

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 5, 2022 11:48 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 5, 2022 9:47 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

We are in Glen Haven and not the Estes valley

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

We are in Glen Haven and not the Estes Valley so are unable to respond

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler process for small STR of 2-4 people.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

See no mid term rental

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Much of your survey seems to apply to the Estes Valley. Our home and STR is in Glen Haven and these questions do not seem to apply to us.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

hoberthaven@aol.com

**Date and Time**

August 5, 2022 9:19 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 5, 2022 7:30 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Rural Estate zoning districts: EV A, EV A-1, EV RE, and EV RE-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Everyone, the county included, should stop pitting residents against STRs. I have neighbors in my HOA that don't have to adhere to rules such as dark skies because they aren't STRs. If we have exterior codes then everyone should have to adhere to them.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

biergreg@gmail.com

**Date and Time**

August 5, 2022 7:21 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 5, 2022 6:51 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

sugarbranch4296@aol.com

**Date and Time**

August 5, 2022 6:40 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 5, 2022 1:57 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I believe some of these considerations would infringe on individual property rights and I disagree with ever-increasing regulations and prohibitions of STRs. The current inspection, review and licensing processes for STRs in Estes Valley are already very robust and there is a cap on the number of STRs, which should remain in place. Limit the number of hotels/motels and lodges and increase the regulations and taxes for them instead.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No



**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 5, 2022 1:36 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 5, 2022 1:56 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Scrap this bad idea.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

For crying out loud people. The climate is changing and we're all going to die, watching our homes burn to the ground from wildfire. Don't you have ANYTHING better to do with YOUR time and OUR tax money?

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Leave it (and the STR owners, and their guests) ALONE. Just leave them ALONE. This is not a life or death issue -- it's not even a mildly interesting one. The U.S. has 3006 counties and 19,502 incorporated places. We live in a sharing economy now and are just going to have to live with it. ANYTHING you do, ANY policy you put in place, will cost time and money for zero return and cause damage due to the law of unintended consequences. Worry about things that MATTER. Get a LIFE and chill, folks.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

yagi.edward@gmail.com

**Date and Time**

August 5, 2022 1:43 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 4, 2022 5:38 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Rural Estate zoning districts: EV A, EV A-1, EV RE, and EV RE-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

In my opinion a B&B is a Short-term rental

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 4, 2022 5:24 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 4, 2022 3:41 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Neutral

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley**

**Accommodation/Highway Corridor and EV A-1 Estes Valley  
Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

I do not know

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

I do not know

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

The above should be based on main use of property. more the 50% use as STR or similar limits.

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

The above suggestion would be very difficult to enforce and costly to the County.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

NO. The above would adversely impact available housing for summer employees in Estes Valley.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

A bed and breakfast that accommodates more than 3 vehicles (including the owner's) would adversely impact the character of the neighborhood as well as the road conditions and wildlife movement in that area. I am opposed to bed and breakfasts in EV residential neighborhoods.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Reduce the number of STR approvals in EV residential neighborhoods. Do not permit passing on the str license in the property sale. Upon sale of property, new owner must be placed at the bottom of the waiting list to apply for a str license.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

dkdowney@earthlink.net

**Date and Time**

August 4, 2022 2:06 PM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 4, 2022 12:30 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Short term rental properties are the most recent way people travel. Families with more kids or that prefer to cook and have more spaces than hotels or motels. This is a trend that is here to stay. With too many restrictions and lack of options for guests visiting Estes Park, there will be an impact on the revenue these guests will not bring to town. STR are also a source of passive income for many families, it generates jobs (cleaning, construction, etc) and helps the local economy in many ways.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Annelieshall@gmail.com

**Date and Time**

August 4, 2022 12:15 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 4, 2022 11:35 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

This review process takes WAY TOO LONG. This is currently a "buy first; find out if you can legally use it later" situation. That's a non-starter. This needs to be accomplished within reasonable due-diligence timeframe.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

This should be EITHER / OR. Not "both." Charging impact fees + extra tax? Nope. Choose one.

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No way! Look at Maui County. They did this (5 yr ownership) then walked back STRs till there are nearly zero in residential. That has not helped housing/rental costs.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Realistically the market keeps it below 180 days. I own 5 STRs in multiple states and zero of them top 50% in a year. Maybe hotel-zone "large" would be different. Why limit that?



**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Nope. Enforcement would be nearly impossible, and you'd punish only the honest, rewarding the dishonest.

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Leading question, yes? How about a "not regulated" option?

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Whatever the County does, keep it simple and consistent. Base decisions on FACTS not fears. I've been to meetings where residents say they fear XYZ from STRs. When asked, "Have you personally seen that?" They said, "Actually no." Also, enforcement. Fort Collins LTR enforcement is a JOKE. I've owned LTRs there 12+ years and the U+2 only punishes the honest and rewards law-breakers. Don't do the same to STRs. You'll only end up with the bad actors flourishing.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

erik@stenbakken.com

**Date and Time**

August 4, 2022 11:11 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 4, 2022 11:16 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No change to current code

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Larimer County should consider adopting a Workforce Housing Program like Pitkin County. Their program is a very successful example of how Workforce Housing can be done. They have hundreds of deed restricted properties for the employees of businesses in Pitkin County.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

With an approximate 1% fee on all property sales and new construction, the Workforce Housing funding pot starts growing on the first day it is implemented.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

gordon@ulrickson.com

**Date and Time**

August 4, 2022 10:47 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 4, 2022 10:26 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

I would be fine with increasing the sales tax for both motels and short term rentals in Estes. This generates sales tax for us who live in town. A house is a residential home that is not the same as a motel. Weather I lived there full time or rent it full time should be the owner decision without restrictions other than a rental permit.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I would leave everything as it is today, with the exception of the illegal tax/fee the town is trying to implement on short term rentals starting in 2023.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 4, 2022 10:17 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 4, 2022 9:37 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes , simpler review for only EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes



**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

elkgide@gmail.com

**Date and Time**

August 4, 2022 9:21 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 4, 2022 9:20 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

I do not know

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Disallow in anything zoned as "Residential".

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley**

**Accommodation/Highway Corridor and EV A-1 Estes Valley  
Accommodation/Low Intensity?**

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Opposed to this due to complexity of managing it.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Long-term and/or Mid-term Room sharing should not be confused with B&B.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The simpler & more straight-forward the regulations are, the better. STR's seem to be most problematic in communities generally viewed as residential neighborhoods populated by full-time and/or seasonal residents.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 4, 2022 8:53 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 4, 2022 9:17 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

You already have strict regulations regarding short term rentals. I think you should be allowed to have more than 2.5-3 per bedroom for housing occupancy. 3 per bedroom would be better and allow the owners more flexibility. Honestly, people most likely would be able to house more than 2 per bedroom. I personally have STRs elsewhere that I have placed double bunks in a bedroom. Allowing more for occupancy will encourage more people to visit the area and book STRs.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 4, 2022 9:08 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 1, 2022 9:30 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

The Winter Park inFees and regulations should not be imposed on STRs to generate funds for affordable housing or long-term renters. Since the community benefits from revenues generated from STRs, another funding source or tax should be considered.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Since there is a cap why would a minimum ownership time be required? Individual owners could apply but would not be able to convert until a current STR either lapses or is sold and the license is not renewed.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted but unit could be rented more than 180 days.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

We don't believe that this land use code suggestion should be considered.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

In the Estes Valley we have experienced increasing regulations in the last few years and believe no more are needed. With the new safety regulations and capss, we feel they are sufficient to meet safety standards and community needs.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

cnjd616@msn.com

**Date and Time**

August 1, 2022 8:40 PM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 1, 2022 3:50 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 1, 2022 3:45 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 1, 2022 3:09 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

STR should not be allowed in any rural or urban residential areas

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Strictly limit the number of STR in any area.

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Reduce the current number of STR units and incorporate Bed and Breakfast units into this new lower limit

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

DON'T ALLOW STR in residential zoning districts in the Estes Valley. We need housing for employees and residents do not want more tourists in our own backyards.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a more stringent approval process for both small and large STR applications. Existing neighborhoods should be given the final say IF the property meets the approval standards, not a group of people who don't live in the area.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

NO - The county should apply more stringent processes in general. But no STR should even be allowed in residential areas.

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Don't allow STR in residential areas at all.

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

1-2 years is not enough. If this were to have any impact it would need to be at least 5 years.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR should automatically expire, and if the property is in any residential zoning district it should not be eligible for renewal at all.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Neutral

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B & B is a commercial business and should not be allowed within any residential zoning districts. The owner should be required to live at the B & B rather than an "agent". The number of these types of arrangements should be very limited.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I have moved out of neighborhoods because of the problems associated when an owner rents a property out - either short or long-term. This is easily seen around Colorado State University and countless neighborhoods miles from the university. In Estes Valley, the issues are more pronounced as there is housing shortage and existing residents deal with tourist day in and day out just trying to live. Allowing them to take over residential neighborhoods is not acceptable, and it's reckless.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

August 1, 2022 2:30 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 1, 2022 1:18 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Requiring ownership for a period of time would eliminate all good professional hosts/managers and leave only hobby/novice hosts/managers creating liability to many concern areas

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

limiting the number of days will also create a higher number of hobby/novice hosts/managers creating liability to the concerns of the public

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

From my perspective, the county is adopting a similar view as the Town of Estes Park on regulations - in summary: how can we regulate the problems away without regard of how it affects the business of the good owners/managers and without consideration of the positive benefits of the STR industry to the county. Everyone would benefit by a focus of: how can we promote this industry in a positive way by encouraging responsible operation and maximizing the benefits to the county.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

davidmiller@alibelmtg.com

**Date and Time**

August 1, 2022 12:56 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: August 1, 2022 10:37 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

15-30 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

katiecaufield@hubreal.com

**Date and Time**

August 1, 2022 10:29 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: August 1, 2022 8:52 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The proliferation of STRs has many very nervous about fire, noise, firearm and trespass issues. Perhaps insurance issues should be raised about all of the above

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes



**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

roger.sherman111@gmail.com

**Date and Time**

August 1, 2022 8:39 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 31, 2022 7:26 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Be consistent in requirements

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

I do not know

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

bfixter@aol.com

**Date and Time**

July 31, 2022 6:57 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 31, 2022 1:26 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

In EV the main tourist season is Memorial Day through Labor Day and I would go with that.

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes, if a permanent resident has encountered a hardship and needs to run a B&B so as not to lose their home, there should be no restriction, but that would require that the owner prove hardship through a stricter approval process.

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

I support B&Bs when the owner has resided at that residence for a minimum number of years, and they have encountered a hardship such that they require the income otherwise they would lose their home. I totally oppose B&Bs when they are treated as business property. The restrictions on owner occupancy and use of an agent are too loose and invite abuse. A person can have only one primary residence and that should be the only B&B license they are allowed.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I'm okay I guess with the regs. What I don't like is that while there is some language on impact on the neighborhood, I do not think that it is given enough weight. The traffic increase is significant! STRs do not behave as residents, instead 3 or more cars are up and down the road 4-5 times a day or more. It's like the approval board looks for any opportunity to grant a license. Nobody holding a realtor's license should be allowed on a board, it is a conflict of interest.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 31, 2022 12:58 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 30, 2022 2:47 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley**

**Accommodation/Highway Corridor and EV A-1 Estes Valley  
Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Neutral

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Neutral

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

arncarol@gmail.com

**Date and Time**

July 30, 2022 2:32 PM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 30, 2022 12:49 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

zoning did not anticipate the destruction of neighborhoods by str. Why are concerns from home owners not being considered when yet another str is approved.

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

45 days max, none in winter when roads are hard to plow, and all occupants for STR should be registered with county and maintained for 5 years, to deter crime.

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Many STR are owned by out of state people or companies. I am aware of B and B's that are too, but have local workers that appear to be owners. B and B's however are not as insidious as STR. This is the the wild west for STR.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STR are hotel businesses. Efforts must be made to know who is renting. They should be taxed as lodges and pay a lodging tax that is rebated to neighborhoods for security and road costs. Sex offenders can rent at will and not register with the sheriff. Registers of all STR renters must be required and available for 5 years. The nature and character of renters is unknown to the neighborhood. What if a sex offender is using a str and commits a crime? How do we get law enforcement the names?

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 30, 2022 12:06 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 30, 2022 11:38 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Residential zoning districts: EV A, EV A-1, and EV R

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley**

**Accommodation/Highway Corridor and EV A-1 Estes Valley  
Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

As long as the owner is always living in the property as their full time, year round primary residence I don't see a need for any change.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

All of the many issues are important, but neighborhood density is of the utmost importance. Best if no STRs in residential neighborhoods if it must be, less than 10% of a neighborhood. It is critical that the Sheriff's Department communicate neighbor complaints to the Estes Valley Planning Department. Thanks!

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

thwillia@du.edu

**Date and Time**

July 30, 2022 8:13 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 30, 2022 11:15 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 30, 2022 11:10 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 30, 2022 10:16 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Estate zoning districts: EV A, EV A-1, EV E and EV E-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for only EV A - Estes Valley Accommodations/Highway Corridor

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Neutral

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Neutral

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

I do not know

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 30, 2022 9:40 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 29, 2022 6:17 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Should depend on neighborhood - stronger caps in areas where STRs are more detrimental

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Consider it for affordable homes, but don't penalize homes that will never be suitable for workforce housing.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Neutral

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Neutral

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I see no reason to create this class of rental

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

**Question #2 - Do you live near a Short-term Rental?**

Yes



**Question #3 - Do you live or work in Larimer County?**

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 29, 2022 5:45 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 29, 2022 5:01 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes , simpler review for only EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STRs should be encouraged as they provide additional housing opportunities and alternatives, especially for families visiting Estes. During peak season hotel/motel availability is limited and extremely expensive, even for a one room motel room. STRs provide a more affordable alternative for what Estes is known for - a safe, family-friendly place to go.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 29, 2022 4:46 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 28, 2022 12:24 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Do not allow them at all!!!

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Do not allow them at all!!!

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Do not allow them at all!!!

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Do not allow them at all!!!

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Do not allow them at all!!!

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley**

**Accommodation/Highway Corridor and EV A-1 Estes Valley  
Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

You must have a much stricter review process for both for the safety and happiness of the neighbors.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Make the process STRICTER!!!

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**



Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

minimum length should be at least 5 to 10 years.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

There should be NO short-term rentals in neighborhoods. They should stay in hotels or motels!!

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I hate short-term rentals.

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

At least with mid-term rentals the neighborhood would get to know the renters and their habits and feel safer.

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Ask all the employees in the planning dept how they would like to have a short-term rental across the street from them. The single women would not feel safe every time new people were there ..like 2 times a week! That also means new dogs in the neighborhood 2 times a week which stresses the neighborhood dogs. As a Larimer county property taxpayer I deserve a peaceful, safe and clean neighborhood. Short-term rentals should not be allowed in Larimer county!!

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

sandyk282@comcast.net

**Date and Time**

July 28, 2022 11:43 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 28, 2022 10:35 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Estate zoning districts: EV A, EV A-1, EV E and EV E-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for only EV A - Estes Valley Accommodations/Highway Corridor

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

180 days per year (~6 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

My concern would be that often an owner lists their property as a B&B when, in fact, it is not. I am not sure how this would be enforced but I think the regulations should be equal to that for short-term rentals.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I have serious concerns about human to wild animal conflicts. In my experience, a great many people who stay in short-term rentals in the Estes Valley are completely unaware of the potential problems and are not instructed in the proper storage of garbage, BBQ grills, bird feeders, etc. We have had issues in my neighborhood where human error resulted in the destruction of a bear.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

dianajsmith1@msn.com

**Date and Time**

July 28, 2022 10:22 AM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 28, 2022 9:04 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Neutral

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The short-term rental industry is what propels the economy in Estes Park, I would love to see a widely shared economic impact study that summarizes the difference between short-term rental guests and residents.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 28, 2022 8:53 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 28, 2022 8:05 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

IMO - Changing the assessment rate for STR's would limit the # of applications for STR.

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley**

**Accommodation/Highway Corridor and EV A-1 Estes Valley  
Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Allow other residential properties to build an ADU on their property for long term rental for workforce housing.

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

How will these funds be used? I would rather see STR's be assessed at a commercial rate, instead of the residential rate for property taxes.

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

It depends. How will these funds be used? Will the \$ be used in the area the tax is generated to help with costs associated in that particular area, such as road maintenance and costs to cover program for STR's ?

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

I do not know

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

I do not know

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Wellington

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 28, 2022 7:41 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 28, 2022 7:37 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

I do not know.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 28, 2022 7:28 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 28, 2022 6:57 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

Neutral

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 28, 2022 6:38 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 28, 2022 6:51 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

I do not know

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No



**Question #3 - Do you live or work in Larimer County?**

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 28, 2022 6:38 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 28, 2022 6:51 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

4million people go through estes every year they should have a choice

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 28, 2022 6:35 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 27, 2022 7:07 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Neutral

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

I do not know

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

I do not know.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 27, 2022 6:59 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 27, 2022 2:45 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Rural and Conservation and Agricultural character area zoning districts: RR-1, RR-2, O, FO, and A

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

No STRs in residential zoning, then other zoning need not be capped.

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Should be gradually eliminated in residential zoning!

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Staff should not have approval authority for STRs in residential zoning!

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B Should require owners presence or stiff penalties, then they are much less problematical to neighbors.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Short term rentals can greatly impact single family neighborhoods and should not be allowed there!

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 27, 2022 2:07 PM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 27, 2022 10:58 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

I do not know

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

why regulate this? no restrictions.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

There is no need for more regulations on any pf these questions. This is all just to generate more unnecessary revenue for Larimer County. It is excessive and takes away people's rights. For example, if people lose their jobs and need extra income, a Short Term Rental is way people can generate income. Fees to permit STR's are outrageous. All of this is being generated by Hotels in certain areas so they will get the business instead, This is overkill for the common person!!!!

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

We lost 4 month season. We got only one nasty letter, LC office claimed to have sent out two pervious, we never received and county couldn't produce copies we requested, and changed the narrative that a 3rd party sent them out which is still your responsibility, not theirs! Larimer County! HMM. What you are doing to people? We pay taxes annually. We comply with all Airbnb requirements, and do not think your requirements or permit fees are fair or justified. We rent 4 months in summer ONLY.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 27, 2022 10:00 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 26, 2022 6:50 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

property tax should be reduced by the amount of other related taxes paid to Larimer County for the STR

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 26, 2022 6:45 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 26, 2022 5:06 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Allow STRs in any and all zonings.

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Allow STRs in all areas.

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Place no caps... what somebody does with their home is their business.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley**

**Accommodation/Highway Corridor and EV A-1 Estes Valley  
Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on  
properties zoned commercial – MU-C – Mixed-use Commercial and CD –  
Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have no review process, again homeowners have the right to use their property in any way they see fit as long as it does not violate the safety of the community.

**Question #4.2 - Should the County consider a less stringent approval process for  
properties located in the Estes Valley and zoned Accommodation (EV A or EV A-  
1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-  
force housing should be considered when evaluating STR regulations and  
policies?**

No

**In order to retain long-term rental options as well as work-force housing  
options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Landowners already pay property tax there's no reason for them to be taxed for additional uses of their property. It is their property.

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

There should be no approval required in the first place and they're certainly shouldn't be a fee for the change of ownership.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Larimer County needs to stay out of people's business. A homeowner has the right to use their property in any way say they see fit. The very nature of an STR is typically self-limiting based on the seasons.

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No limits should be imposed by the county.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

The county should stay out of personal property and real property involvement. When somebody purchases a home they have paid the price for that home and have a right to use it in any way they see fit. The county being involved individual freedoms. The community around STRs should be allowed to self-govern. If a particular property has continuing problems the individuals in the community at hand should address those problems. Fire safety and noise ordinances as per any normal residence.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Property owners have the right to use their property as they see fit. Or as their economic needs dictate. Particularly in the current economic environment individuals are needing creative ways to generate income just to stay afloat in this inflationary recession. Why the county needs to be involved at all is the question that needs to be asked. Individual freedom is guaranteed by our

constitution the right to life liberty and the pursuit of happiness includes our homes, and properties

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 26, 2022 4:41 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 26, 2022 4:37 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Multi-family Residential zoning districts: EV A, EV A-1, and EV RM

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies to all short-term rentals in residential zoning districts.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for only EV A - Estes Valley Accommodations/Highway Corridor

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The density of short-term rentals in any given neighborhood should be restricted. When a certain number is reached, no more short-term rental applications would be allowed.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

bob@bobleavitt.com

**Date and Time**

July 26, 2022 4:17 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 26, 2022 12:59 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Do not regulate any amount of days rented over 30 days.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

A B&B should have less restrictions due to the owner being on site.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Please stop changing the rules, it is next to impossible to keep up. Please remove old rules so that they do not appear in a Google search.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes



**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

cyngdugan@gmail.com

**Date and Time**

July 26, 2022 12:34 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 26, 2022 11:33 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 26, 2022 11:21 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 26, 2022 9:59 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Neutral

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Regulations should focus on safety of the building and standards of cleanliness.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Don't fix a fence that isn't broken. Government tries to regulate everything. Don't overly regulate or tax STR properties. It seems the Larimer County government is biased against STRs and wants to penalize STR owners just to "sock-it-to-'em." STR owners pay property taxes and they bring in revenue to local businesses. Don't kill the golden goose to get to the egg. Less government is usually better government.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

pcb1956@gmail.com

**Date and Time**

July 26, 2022 9:42 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 26, 2022 8:52 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

should depend on neighborhood. Neighborhoods of high end large homes with on site professional mgmt should be permitted more license.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

all STR's should be single family homes. Each bedroom = 2 guests allowed!

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No. Long term rental is not realistic for owners who wish to use their homes.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

If they do it should be equal to hotel/motel, but if the rental is not rented they should not have to pay a tax. Only pay the tax on rented nights....just like a hotel/

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

NO WAY! Creates a serious accounting nightmare for most people.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I have an STR in Windcliff which has operated STR's for 50 years. Our HOA (Windcliff) permits the operating of STRs. Our community is set-up with on-site, professional property management for all STRs in our neighborhood. Our neighborhood requires very little additional regulation from the County. One size never fits all. Please be mindful of exceptions like our community.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 26, 2022 8:41 AM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 25, 2022 3:42 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

STR impacts should not be the focus of housing policies. The STR homes are usually not affordably priced for rent or purchase. Reviewing studies done in other towns, the impact of STR is small and could be better handled with other methods.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Do not call out "mid-term" in the LUC. There is no reason for extra regulation on this topic. It would add more red tape for no benefit.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

It seems like B&Bs should follow similar rules to the STRs and motels. Again, I don't see a need for any drastic changes from the current policies in place. This seems to be a much smaller quantity of properties and therefore has less impact on the community in general. However, this is a popular model in many cities for workforce housing scenarios and might be considered as a potential growth area to help with affordable housing options in the area.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Short Term Rentals seems to be an easy scapegoat right now. It's trendy to hate them, and politicians are jumping on the bandwagon. They have been around for a long time and not much has changed. With the more recent regulations and licensing requirements, they have become more visible. The additional visitors it brings to the area is a big economic benefit.

Many families prefer a big house instead of multiple hotel rooms. I think we should keep the options open for guests & residents.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

kristine.hodges@gmail.com

**Date and Time**

July 25, 2022 3:19 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 25, 2022 8:36 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Multi-family Residential zoning districts: EV A, EV A-1, and EV RM

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I feel that STR should be in the same lane as a hotel / motel and have to meet all their requirements and be taxed

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Red Feather Lakes

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

matt.wagy@greeleygov.com

**Date and Time**

July 25, 2022 8:19 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 24, 2022 7:42 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Why the constant need to change? I can imagine some of the potential litigation if you limit the number of nights per year for an STR.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 24, 2022 7:33 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 24, 2022 5:35 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

STR's already collect a tax

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

I do not know

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 24, 2022 5:28 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 24, 2022 10:33 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

non residential areas

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Non residential areas

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Neutral

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I believe there needs to be a very clear understanding of regulations with the owners/managers and a way to police loud and unruly visitors with clear penalties if continued disruption

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No



**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 24, 2022 10:19 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 24, 2022 10:18 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Neutral

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Neutral

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Neutral

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

As a STR homeowner in Estes Park, I feel that we are providing a service to the community. I have not been approached by anyone looking for a long term rental, and have rented long term in the past. We come to Estes Park when its off season, and would not want to give up the availability of our home during those months. Our property could sit empty those summer months and we wouldn't be paying utilities and the town would lose revenues from tourists.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

dkshelby1@gmail.com

**Date and Time**

July 24, 2022 9:48 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 24, 2022 8:54 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

I do not know

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I do not know

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

They should expand to allow renting rooms in homes for STR and mid term rental ( taking in summer workers etc)

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Home owners associations cannot over regulate when the property is in the town of EP - town rules should apply. Otherwise every subdivision makes up its own rules and it gets crazy

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 24, 2022 8:36 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 23, 2022 11:18 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Why should there be any difference in the approval process based on location?

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Here we go again, cost increases passed down by the governing body to a small percentage of tax payers to address their concerns.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

I think you are going to limit the investment in your area with a regulation like this. I know I would not have invested with this type of regulation having purchased a short term rental in operation.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I have a STR in Estes Park. If I was not supposed to answer this county wide question bank, please withdraw this submittal.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

dacisler@hotmail.com

**Date and Time**

July 23, 2022 10:06 PM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 23, 2022 9:20 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Multi-family Residential zoning districts: EV A, EV A-1, and EV RM

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The issue of work force housing will never be addressed until short term rentals are taxed and regulated as they should be.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

bmarlow@satx.rr.com

**Date and Time**

July 23, 2022 8:59 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 23, 2022 7:24 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

There should not be control by the county over someone's owned property, for a long term rental. Especially if there are already neighborhood HOA's that manage this.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

N/A

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Freesand1985@gmail.com

**Date and Time**

July 23, 2022 6:41 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 23, 2022 7:17 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

rrochambeau@gmail.com

**Date and Time**

July 23, 2022 6:45 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 23, 2022 6:55 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No, particularly if the Estes valley local marketing district puts forward a ballot measure to increase the lodging tax to fund workforce housing initiatives in November.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

This survey is obviously biased towards getting answers to further restrict, and perhaps some day, eliminate STRs. There is no question that the questions are openly hostile towards STRs. The survey fails to account for the remarkable economic benefits these properties provide for the Estes valley and the significant tax revenue produced by these rentals provide to the town, the local marketing district and the county.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

williamcbrown1953@gmail.com

**Date and Time**

July 23, 2022 6:35 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 23, 2022 5:18 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

If your going to cap the number of STR permits you need to do it in all zones and do it equally. EVA and EVA-1 needs to have the same rules as everyone else.

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Neutral

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Keep the regulations the same

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STR's aren't causing a housing crisis. Colorado is booming and California, big city money, and large corp.has moved in.Colorado is very desirable as our property taxes are less than a lot of other states. Workforce housing is a community issue not fair in the least to single out STR's. I personally won't stay in anything but a STR when I travel.The service hospitality industry took a huge hit during the pandemic as people decided they really hate the jobs and don't want to do them anymore,

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes



**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 23, 2022 4:42 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 23, 2022 4:59 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 23, 2022 4:39 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 23, 2022 4:11 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

robertjanelewes@gmail.com

**Date and Time**

July 23, 2022 3:58 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 22, 2022 10:14 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The county presently does not have the ability to manage some short term rental regulations, i.e. the number of times rented per year. How would they manage more regulations placed on STR's? Short term rentals are a viable option for visitors that wish to stay in a single family dwelling, and add another dimension of the visitor's experience. It is troubling to presently observe immediate use of a transferable rental permit upon purchasing a home, when others are waiting for a permit.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

marysplace310@gmail.com

**Date and Time**

July 22, 2022 9:35 AM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 21, 2022 8:24 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

There should be a grandfather clause for those who are currently using their property for STR and for me people it should not be transferred.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Everyone would of coarse rent there's during high season. It wouldn't help with workforce housing and increased seasonal housing needs.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Quit trying to control property owners and every little thing they do with their own property. If there are problems use your exhausting laws and enforce them.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Seems like your just wanting to add more and more regulations instead of just enforcing rules and laws that already exist. More manpower will be needed just to regulate more.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 21, 2022 8:01 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 21, 2022 4:40 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

It should depend on the neighborhood. Neighbors of high-end, large homes with on-site professional rental management but should be permitted additional licenses. Neighborhoods of smaller, closer, more affordable homes should not be.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Regulate all STR's as single-family homes: do not delineate Small vs. Large homes. Base occupancy on the number of bedrooms by 2 regardless of a home's number of bedrooms and never to mandated sprinkling.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

Not all homes are alike!! Long term rentals would not suitable be for owners who wish to use to use their vacation homes from time to time and for numerous reasons not full time!

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Like others in the hospitality industry, reasonable taxes should be implemented when there is a paying overnight guest. If the STR is not rented, there is no reason to for any taxes to be paid. What is the purpose of the lodging tax?

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

These homes are primarily vacation homes not any different than any other home and therefore should be taxed the same.

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**



Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

You are creating problems for yourself by making this more complicated than it needs to be.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

We have a vacation home outside of Estes Park. We provide short-term rentals to help underwrite the expenses of overhead like real estate taxes, etc. The home is rented only 60-70 days per year at best. Does this make it a "commercial property?" Our HOA (Windcliff) has operated STR's for 50+ years, on-site professional management, residentially zoned, and self-

regulated smoothly for decades. Not all neighborhoods are created equally and there are exceptions. If it's not broken, why fix it?

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

chris@lawrencetravelco.com

**Date and Time**

July 21, 2022 2:54 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 21, 2022 2:29 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I do not know

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

I do not know

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Require a public hearing for all STR applications. At a minimum, require large STRs to have BOCC hearing.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Neutral

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Prior B&Bs have been approved with no requirement that owners be present/residing while the units are rented - planning commission and county commissioners only considered whether the owner has a permanent residence on the same property. I agree that any B&Bs should require the physical presence of owner on site during rentals, as well as a means to verify / enforce. Some B&Bs have rented while out of town, leaving no remedy for neighbors to seek timely resolution of problems.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I understand this survey is specific to STRs and not B&Bs. However, there are ongoing problems with B&Bs that are neglected by the county. My responses to this survey also apply to B&Bs - the distinction between the two is nonexistent if there is no verification of owners being present, and poor enforcement of what little exists as codes/standards for B&Bs.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

kevin7colo@gmail.com

**Date and Time**

July 21, 2022 2:03 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 21, 2022 2:24 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I do not know

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Neutral

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

270 days a year (~9 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Ajudd002@gmail.com

**Date and Time**

July 21, 2022 1:48 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 21, 2022 12:46 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

I do not know

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

No new regulations...Just enforce current traffic-noise and fire regulations

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The approval / license should be retained by the owner if he chooses ... not the property.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No mid term rental classification. Leave as is ... long term

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Allow owner/ second party to occupy a property while also doing STR. Like a BnB . This helps with potential conflicts/ problems in a neighborhood.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes



**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

mike@homesbykingswood.com

**Date and Time**

July 21, 2022 12:25 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 21, 2022 11:09 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 21, 2022 11:01 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 20, 2022 5:26 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Should depend on neighborhood. Large high \$\$ homes with professional on-site rental management should be allowed additional licenses. Those areas and properties aren't squeezing out low/middle income buyers.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Regulate all STR's as single family homes and base occupancy in # of bedrooms times 2 and the never be a regulatory requirement for mandatory fire sprinklers

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Do not cast a single regulatory net for all home types. Long-term rental is no realistic for owners who wish to use their homes off and on throughout the year.



**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

An STR that provides lodging to overnight guests should contribute to the lodging tax in the same manner as motels and hotels. But a licensed STR that is never rented to a paying guest should NOT be subjected to the lodging tax.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Do NOT create the regulatory headache of "mid-term rentals." This is a regulation chasing a problem that does not exist.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Please keep in mind that there are neighborhoods like ours that have continuously and harmoniously operated STR's in our residentially zoned neighborhood for over 50 years. Our HOA (Windcliff) codifies (permits) the operating of STRs. Our community is set-up with on-site, professional property management for all STRs in our neighborhood. Our neighborhood

requires very little additional regulation from the County. One size never fits all. Please be mindful of exceptions like our community.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

rgrenko19@gmail.com

**Date and Time**

July 20, 2022 5:08 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 20, 2022 3:59 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

I do not know

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

I do not know.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

What are the penalties for a STR that violates the rules? Both owner and renter should be fined. Too many cars being parked on drive and road, noise complaints, lights on all night, etc. should all bring a fine if a homeowner is compelled to call. Currently as a homeowner my only recourse is to take action into my own hands. Sheriff may be 2+ hours away and the hotline is useless on a weekend as no action is taken until the first weekday.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

tommore2003@outlook.com

**Date and Time**

July 20, 2022 3:42 PM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 20, 2022 3:27 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

All short term rentals are not the same. My wife and I have one home that we live in and provide as an STR when we are vacation. This helps us afford to continue to live in the Estes Valley now that we are retired. Residential home owners who have one STR should not be treated or regulated the same as multiple STR owners who have made it a business.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 20, 2022 3:09 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 20, 2022 12:12 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I do not know

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

180 days per year (~6 months)



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Many of the issues that I have experienced with short term rentals are due to absentee landlords that are unaware of their tenant's unacceptable behaviors. An owner occupied short term rental can quickly address the issues. They should be given preference in the approval process.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The regulations focus on the approval of the STR but do not address enforcement. Enforcement of the regulations should not be the responsibility of the neighbors. The approval process should include an enforcement plan that includes sufficient Larimer County resources to patrol and enforce STR regulations.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Red Feather Lakes

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 20, 2022 11:52 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 20, 2022 10:26 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

My home is in Estes Park, and they have passed much regulation; Larimer County should not impose additional regulations

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

County does not need to regulate what Estes Park already has done

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

in an incentive-based program, not with punitive fees and regulations

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No - We are already being taxed (and 'fees') beyond other accommodations locally

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No, most STR owners just own one, and it does not make much money on a cash flow basis. This is punitive

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Maybe it must be a long term rental for one year, then can apply for STR

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

probably yes, if it is fair and reasonable

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

NO! If it is not a STR, then by definition it is long term, even if month to month. This is a different set up renters

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

NO to mid-term regulation

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

jrmeek57@gmail.com

**Date and Time**

July 20, 2022 10:15 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 20, 2022 8:01 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

I do not know

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Keep current cap in place for residential zones and don't cap other zones.

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes , simpler review for only EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The STR's just outside the town limits of Estes Park should be subject to the same taxes and fees as those inside Estes Park. There should be a STR cap on properties in Estes Valley outside of Estes Park current limits of 266.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

cbaltimore33@gmail.com

**Date and Time**

July 20, 2022 7:39 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 19, 2022 11:15 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The more regulations and restrictions the county imposes, the more of my livelihood and ability to provide for my family is stripped. I rely heavily on this income to feed and provide for my family. I also provide jobs for many people in Larimer county: cleaners, maintenance, financiers, etc... STR's are the way people travel now. They provide comfort and Amenities hotels cannot . Larimer county is a big attraction for families and families need homes to stay in when they travel.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes



**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 19, 2022 11:03 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 19, 2022 3:31 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Residential zoning districts: EV A, EV A-1, and EV R

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Separate license from property to allow market for licenses. Prevents escalation of property values and allows buy/sell vs. issuing more licenses. County collect % of license sale.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

As mentioned above, separate license from property. Owner can sell license AND property or sell separately which keeps property value lower. County can collect % of license sale.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I will reiterate...create a separate market for STR licenses. That way they don't escalate the value of the related property and the county can keep the number of licenses limited yet still provide a method for transferring and they can collect a % of the sale. Plus, owners can get value from the license when they no longer want to rent but want to keep their property. Happy to discuss further.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

jhmccall66@gmail.com

**Date and Time**

July 19, 2022 2:55 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 19, 2022 12:56 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

It's fine to consider affordable, long-term housing in policy, but current properties should be preserved or more built for that purpose. The county should not punish current STRs with excessive fees to incentivize or pay for long term housing.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

There already is a special marketing tax in Estes Park. It should be expanded to the whole county. Motel and hotels have to pay a lodging tax, so STRs should, too. Keep it at the current 2%, though. Don't make it punishing.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Neutral

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

bstotts@gmail.com

**Date and Time**

July 19, 2022 12:25 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 19, 2022 9:27 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Keep an overall cap, perhaps at a slightly higher level (25%), but do not limit by neighborhood or corridor. Administrative nightmare - confusing for residents. KISS (keep it simple stupid). IMO...

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

I do not know

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Unsure...

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 19, 2022 9:10 AM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 19, 2022 8:37 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Allow in recreational locations only like Beaver Meadows, not in residential areas like Crystal Lakes.

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I do not know

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Neutral

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Neutral

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Neutral

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Maybe call it a season, ie summer workers or ski season.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Consider a point of contact for each local jurisdiction so there is someone to call if issues arise. At this point it seems that homeowners are pitted against renters.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Red Feather Lakes

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 19, 2022 8:18 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 19, 2022 7:23 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Treat mid term rentals like long term rentals

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

shep.ja@gmail.com

**Date and Time**

July 19, 2022 7:09 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 19, 2022 6:18 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Estate zoning districts: EV A, EV A-1, EV E and EV E-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

180 days per year (~6 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

If the owner is staying in the same building as the Short Term Renter, the process should be less rigorous than the normal Short Term Rental process.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

My main concerns with Short Term Renters and those who rent to Short Term Renters is the lack of accountability when something goes wrong. For example, where we live in rural Larimer county, a short term renter caused a fire that could have caused significant damage to the entire community. To my knowledge, there were no consequences to the renter or the owner of the property. That is simply WRONG. There is also the problem of unfamiliar drivers on our windy dirt roads who cause accidents.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

mlhaupt11@msn.com

**Date and Time**

July 19, 2022 5:54 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 18, 2022 7:52 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

I do not know

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 18, 2022 7:43 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 18, 2022 5:56 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STR's have brought tremendous income to local businesses. We need to share our beautiful area with those less fortunate, and be proud to have lodging options.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No



**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 18, 2022 5:51 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 18, 2022 4:20 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

[gretchenseibold@yahoo.com](mailto:gretchenseibold@yahoo.com)

**Date and Time**

July 18, 2022 4:14 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 18, 2022 3:53 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Current regulations are already burdensome. Please do not add even more or restrict it any further.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Current regulations are already burdensome. Please do not add even more or restrict it any further.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 18, 2022 3:49 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 18, 2022 2:37 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

I do not know

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B's should be counted as STR's if STR density becomes regulated.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STR grounds maintenance is inadequate at all STR's in our area. It should be clear to property owners, managers and maintenance crews that management of noxious weeds applies to the ENTIRE property, i.e. vegetation on the front, back and sides of the property and, where applicable, the vegetation to the paved roadway. Mowing a part of the property is not acceptable! Perhaps there should be a requirement that proper boundaries be clearly marked. I am sick to death of STR noxious weeds!

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

hardmanjt1@gmail.com

**Date and Time**

July 18, 2022 2:14 PM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 18, 2022 1:48 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Neutral

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 18, 2022 1:40 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 18, 2022 1:29 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

The majority of the homes that are rentals are over 700k the rent that would be charged would be too high for workforce housing likely

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Neutral

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I don't think limiting short term rentals will impact the lack of affordable housing. The rented homes are typically worth over 600k They will not be rented for \$1,200 a month. The city needs to build or have someone build apartments to house everyone. Also tiny homes or RVs should be allowed in flood zone areas that cannot be used for anything else. as long as the structure can be moved quickly if there is a flood. Many HOAs in Estes park block short term rentals

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

dewey@estespark.co

**Date and Time**

July 18, 2022 12:56 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 18, 2022 1:21 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Current regulation is already too restrictive and should not be modified.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Ranchestate@yahoo.com

**Date and Time**

July 18, 2022 12:49 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 18, 2022 1:15 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

I do not know

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Neutral

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B has less impact on the neighbors, and does not diminish the rental pool as much as non-B&B use. I think it's best to allow B&Bs to continue.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Short term rentals are a nuisance for neighbors. This weekend, our neighbor had an RV that he tried to turn around in our yard and ruined our landscaping. Kudos to Estes for prohibiting campfires - as that is always a concern. Thank you for looking out for locals who are experiencing a housing crisis, and business owners who can't find staff. I also think STRs who are owned by non-larimer residents (like those who live in Nebraska to Texas) should pay higher fees.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

susantaylor77@gmail.com

**Date and Time**

July 18, 2022 1:08 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 18, 2022 1:14 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Should continue admin review only for both, but include health & safety inspection 1 x every 2 years.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

It is not the County's place to tell property owners how to manage their business - ie: long term rental or short. Retaining long term rentals is already managed via the cap on STRs. I think incentivizing property owners is a great idea.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Should only consider a lodging tax provided the money is earmarked for subsidizing workforce housing construction.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

This is not a good suggestion. The cap already accomplishes this!

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No way should you consider this. You will further exacerbate the affordable housing situation. Most all mid term rentals are to people who work in the area and need a place to live.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Leave it the way it is.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

It is clear to a lot of people that all the machinations in the works targeting STR business owners is going much too far. STR's provide a needed service to the public & contribute substantially to the local government revenue base. The issue of affordable housing has been around for a very long time, and local governments are taking the easy (and ineffective) way out - blame and charge STR owners. STR owners are very much in favor of helping to solve the issue, but not at their sole expense.



**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Jeff.robbins03@sbcglobal.net

**Date and Time**

July 18, 2022 12:45 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 18, 2022 12:43 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No need to address this. The laws already address this issue.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The current regulations don't work. Adding more will be just as effective as the current regulations.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 18, 2022 12:22 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 18, 2022 12:37 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

There should not be a limitation on mid-term stays anything over 31 days should remain in place

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

If the owner resides at the home during stays this is no different than renting out a room to a room mate. In these instances it seems this would be a property owner right as long as they are living onsite.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Currently in place are some outdated practices with regards to STRs in Larimer County and the Estes Valley area. It is my opinion that STRs should be licensed, meet all life safety requirements, and be managed by a professional management company as opposed to self managed STRs. Within Larimer County STRs pay a lodging tax (which the county receives from the LMD), they pay sales tax to the county and the state. Simplifying the application and renewal process would be the greatest help to all.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

lowell@pmiestespark.com

**Date and Time**

July 18, 2022 12:09 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 18, 2022 12:28 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

The house value would need to be taken into consideration when doing this as most of the work-force could not afford the rent in the higher priced STR.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

The county is already doing this in the Estes Valley by limiting the number of STR permits and putting people on a wait list. This could work but the limit of the STR permits would need eliminated.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No mid-term rental restrictions or requirements should be put in place.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The biggest issue I have with STR is the permits being transferable. Why should STR home owners be allowed to profit by selling their homes with a permit? Take a look at how the sales prices of home increase when there is a STR permit included.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

toddafreese@gmail.com

**Date and Time**

July 18, 2022 11:33 AM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 18, 2022 12:11 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remove the cap altogether. Having the cap in place places a value on the STR license.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

In considering overall policy changes, there have been multiple studies that show that STR in a community DO NOT have a major impact on affordable housing

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No - especially in Estes Park this would cause a major disruption to tourism and impact MANY of the small and local businesses. It would impact more than property owners

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STR cap should be removed so that the value that they have in EP is also removed. This would also get rid of people holding on to licenses for no reason. Those that do operate a STR should be regulated and have to go through a safety and approval process. So should long term rentals -- I understand the concern for guests, but what about the safety of long-time residents? There are too many unsafe living conditions of year-round renters in the county that have to deal with terrible rentals.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 18, 2022 10:30 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 18, 2022 10:10 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Leave as is, but change the number of people for small to 11 and under and Large to 12 and above. That was the original intention of the current LUC. I was on the Task Force.

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Option 1 but leave Estes Valley as it currently is capped today.

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Simplify both small and large once a property has been permitted.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

The county should charge an accommodation tax on all lodging that would go towards funding affordable housing.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

janelivingston@yahoo.com

**Date and Time**

July 18, 2022 9:58 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 18, 2022 12:44 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Neutral

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 18, 2022 12:37 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 17, 2022 2:08 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

If residences in the county have to go through the process, then so should those in the city limits.

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Neutral

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

I agree with having it be owned by the same owner for a certain period of time to reduce the number of people buying up properties as rentals but 2 years is too long.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

New life safety inspection and applicable fee but keep status if passes

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

It would depend on what is considered Mid-term. More than 30 days but less than 6 months.

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

I do not think that B&B's should be considered commercial and thus need a commercial well when STR's are not commercial and do not need their wells rated as commercial. Yes, regulations can be more lax as owners are on site, but the well distinction seems arbitrary and unjust.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I have been told that the process is an "ever changing and evolving process". If this is the case, there should be a limit to the time frame on the changes made to the process. Perhaps every 6 months or even every calendar year, not every few weeks/months as issues arise.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

ctjamesonps@gmail.com

**Date and Time**

July 16, 2022 3:02 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 17, 2022 11:45 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Don't define it, leave it alone

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

I do not know



**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 17, 2022 11:29 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 16, 2022 6:44 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Pquinn@quinn CPA.com

**Date and Time**

July 16, 2022 6:36 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 16, 2022 5:31 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Bad idea. Do not create a new classification.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Do not make any changes to B&Bs.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Do not make any changes. Make your regulations the same or similar to the Town of Estes Park. Have one set of rules for the entire Estes Valley.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 16, 2022 5:20 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 16, 2022 4:30 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

I do not know

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

I do not know

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 16, 2022 4:03 PM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 16, 2022 3:26 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Neutral

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Neutral

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

My family has owned a property in Estes Park for 3 generations. Estes is a vacation area. Much of the money that comes into the community is from vacation spending. Limiting STR is a poor idea. Some people can because they got a permit and other can not. I would like to rent my cabin out part time but can not. May do some longer term rentals. Please do not start limiting this too. At minimum you should have more STR permits.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

My family has owned a property in Estes Park for 3 generations. Estes is a vacation area. Much of the money that comes into the community is from vacation spending. Limiting STR is a poor idea. Some people can because they got a permit and others can not. I would like to rent my cabin out part time but I am on a waiting list. May do some longer term rentals. Please do not start limiting this. At minimum you should have more STR permits.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

themurphys@comcaset.net

**Date and Time**

July 16, 2022 3:01 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 16, 2022 12:29 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No change

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Please do not make the process any more restrictive or burdensome. It's already over regulated in my opinion.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Please do not make the process any more restrictive or burdensome. It's already over regulated in my opinion.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

etuskind@gmail.com

**Date and Time**

July 16, 2022 12:14 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 16, 2022 12:13 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Palincurt@yahoo.com

**Date and Time**

July 16, 2022 12:00 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 16, 2022 10:29 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Regulate the management better instead of trying to change land use.

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Everyone who meets the current regulations should be able to use their property as they wish, with minimal government over site.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

This is government overreach, and shouldn't be considered.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The words "appear to contribute" imply research has been done to blame STRs for lack of long term rentals. This needs to be fact supported or removed from the discussion. It's a trite opinion locals are using to argue for a hypothetical victim instead of admit they want the government to regulate their neighbors for their liking. I pay taxes. I follow the laws. Affordable housing is a national problem created by NIMBY zoning laws not individual property owners.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 16, 2022 10:00 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 16, 2022 10:26 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

I do not know

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley**

**Accommodation/Highway Corridor and EV A-1 Estes Valley  
Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

I do not know

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

I do not know

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No



**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 16, 2022 10:18 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 16, 2022 10:17 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

I don't believe B & B should be restricted to the same terms as a STR, but treated more like a hotel/motel.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I believe the current conditions on STR's are appropriate. As an STR owner I would love to see the license transfer to new owners, but that does increase the value of a STR and it a bit unfair to the rest of the housing market.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 16, 2022 9:36 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 16, 2022 9:35 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No change and no new definition for mid term rentals

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Will you ever stop with the regulations? They just never stop. It keeps me up at night trying to figure out how to be a better neighbor and a better STR owner. Our neighbors love us and watch our rentals closely for us. We are local owners and live here but you have discouraged us so much we are ready to leave Estes Park for good.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 16, 2022 9:18 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 16, 2022 3:02 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Bob.niemeyer@gmail.com

**Date and Time**

July 16, 2022 2:51 AM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 15, 2022 10:35 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

This should not be imposed at all

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

This looks like a lot of government overreach. I expect property owners will sue if revenue streams are taken from them by new regulations.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Absolutely no where are any statistics referenced when Larimar County claims STR are the cause of workforce housing shortages. Affordable workforce housing didn't exist in Estes Park in the nineties. Might as well blame STR's for global warming. Stick to the facts.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 15, 2022 10:15 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 15, 2022 9:24 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 15, 2022 8:48 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 15, 2022 6:45 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

As a vacationer with a large family we look for a STR place to use during our vacations. If one is not available we normally do not visit the area or restrict the number of days that we visit the area. I think STR's provide a service to the local vacation spots that a number of families use when they go on an extended vacation. STR's bring additional funds to the city/county in the form of sales and use taxes that would otherwise not be generated from a normal residential property.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 15, 2022 6:16 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 15, 2022 5:33 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

I do not know

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

I do not know

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

STRs and B&B should have the same regulations. It makes no difference if the owner is on-site or not.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STRs and B&B should have the same regulations. It makes no difference if the owner is on-site or not. STR codes should be changed to allow the owner to be on site concurrent with guests.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

tryonh@duck.com

**Date and Time**

July 15, 2022 5:13 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 15, 2022 3:50 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Neutral

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Neutral

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes



**Question #3 - Do you live or work in Larimer County?**

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 15, 2022 3:28 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 15, 2022 3:48 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 15, 2022 3:43 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 15, 2022 3:28 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

This would be very difficult to track and I am unsure it is worth anyone's effort to have a mid-term rental code

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Because owners are on site there is less risk of a guest not understanding certain risks like fires and floods. B&Bs should have less regulations.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 15, 2022 3:15 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 15, 2022 3:24 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I believe stronger or harsher regulations on STRs will bring down the value of the STR properties (they would become less desirable to own, or for new buyers to purchase). This in turn would bring down the values of other homes in the surrounding areas. STRs are a vital part of the economic picture for the Estes Valley small businesses.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 15, 2022 3:08 PM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 15, 2022 3:14 PM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Regulate all STR as single family homes. Do not specify large vs small.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

LTR is not realistic for owners who want to use their homes sporadically

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

A licensed STR that is never rented should not be susceptible to the lodging tax.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Do not created the regulatory headache of mid-term rentals

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 15, 2022 3:08 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 15, 2022 2:43 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The county should not further restrict and explicitly acknowledge grandfathered short-term rental rights.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

publius@beyondbb.com

**Date and Time**

July 15, 2022 2:24 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 15, 2022 1:22 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Your changes were “takings” without just compensation. Any “takings” require “just compensation.”

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

See answer above - same applies.

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Any takings require just compensation. Rental rights existed and are being whittled away without compensation.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Simpler process.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Simpler review process.

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

Transferable, no new fees in same year, reasonable safety reviews and simple review process that is not a "gotcha."

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

No. Why are you trying to redo this again? You've done it twice recently already. STR is highest and best use of many cabin properties.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STRs have been here forever and recently have been persecuted. Just stop. If you have concerns about housing, contact builders (for real solutions) and the state (a bunch of funding from covid is earmarked for housing). And yet, no solutions by government are going to be efficient solutions. Stick with actual "public goods" and not welfare.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 15, 2022 1:04 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 15, 2022 10:56 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

This should depend on the neighborhood and whether there is onsite property management. When property management is present, more units should be allowed.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

There is no reason to differentiate between small and large rental units; base all requirements on the number of bedrooms, and possibly bathrooms. If adjoining townhouses are each considered "small" STR's then why is a large single family home penalized?

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

This is too broad a brush and unfairly constrains homeowners who want to use their houses for part of the year.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Only on nights that are rented. STRs are not hotels.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No no no. Short term rental houses are usually used by the homeowner at least part of the year. They are residences, not commercial properties, and should not be taxed as commercial spaces.

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No. This is a bad idea that solves no problem. I can't think of a more hostile approach to managing rentals.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Do not worry about this, you're simply over-complicating something that's already a mess.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

It seems like Larimer County is trying to over-regulate, over-tax, and thereby squeeze out, the opportunity for homeowners to use their homes as STRs. There are ways to encourage and make way for other types of housing needs but why is it at that expense of STRs? I would

encourage the county to make a few, broad, sensible regulations that are fair to tax-paying residents. Also, I feel strongly that professional property management is a key factor, but is not mentioned in these questions.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

SharonWenner@verizon.net

**Date and Time**

July 15, 2022 10:28 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 14, 2022 8:27 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Larimer County seems to be forgetting how many tourists are allowed to stay and enjoy the area due to STR and they support the local businesses. I have been going to Estes for 60 years and my children are 5th generation appreciators of the area. We have only been able to hold onto our Great Grandparents cabin by renting it short term in the summer and we never make a profit and always put anything we can make into the property.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The hoops that the county has thrown up in the last decade are already excessive for a small time renter with one house. The fact that you did not send this survey to the short term rental owners, who you maintain detailed contact information on, seems nearly criminal and worth a thorough investigation.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes



**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

lebruntim@yahoo.com

**Date and Time**

July 14, 2022 8:08 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 14, 2022 6:33 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Please allow the property owner to use his/her property to earn revenue!!!! We are the ones who take on most of the risk! Stay out of our pocketbooks and out of our business! You guys already have too stringent of a process and now you are trying to make it harder for people to make a living on their investments. You are making Larimer county less attractive to many who currently pay taxes here. Supply and demand will balance what is needed without your interference. STR bring in tourist \$\$\$

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Jacquejoy7@gmail.com

**Date and Time**

July 14, 2022 6:19 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 14, 2022 5:22 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Wellington

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

dsbholland@aol.com

**Date and Time**

July 14, 2022 5:04 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 14, 2022 4:44 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

this fee is BS and is literally a penalty not an incentive. This penalizes STR's - don't penalize them. if you want to incent LTR, use funds from general funds or elsewhere.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

NO - MANY of the homes are owners primary or secondary house. If it is owned by a corporation maybe, but if owned by individuals NO!

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

So instead of tourists coming to the error that literally feed the economy, you'd rather have a house sit empty for 6 month's limiting the jobs that these STR's provide. AWFUL IDEA - unrestricted - we need tourists.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B should be treated different as owners are always onsite. But also typically providing additional services (meals, etc) to the guests. Much different than just a room rental.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

the country and especially Estes Valley NEEDS STR's. They feed our economy and the more regulations and negative push back on them, will directly negatively impact the revenue for the county and Estes Valley. Be smart and logical and not over reacting and spiteful!

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 14, 2022 4:28 PM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 14, 2022 4:32 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have more stringent review process for both Small Short-term Rentals and Large Short-term Rentals

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

If the incentive program doesn't have proof of concept, I can't agree with it.

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

I don't see the value of restricting the number of days per year that a property could be rented. Neither workforce housing nor neighborhoods would be positively affected by such regulations.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

I don't believe it benefits anyone to have a "Mid-Term Rental" category. All of the negatives are still in place whether it's a "Short- Long- or Mid-Term" rental.

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Simply, no "Mid-Term Rental" use category.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&Bs should be strictly regulated, as all Short-Term rentals should be.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Short-Term Rentals destroy a community. Regulations should be extremely strict.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 14, 2022 4:10 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 14, 2022 2:53 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Neutral

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

I do not know

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

90 days per year (~3 months)



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Fort Collins

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

sahernandez@fcgov.com

**Date and Time**

July 14, 2022 2:48 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 14, 2022 12:04 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

LEAVE IT THE WAY IT IS

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

LEAVE IT THE WAY IT IS.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

NO

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

BECKYROBBINS50@OUTLOOK.COM

**Date and Time**

July 14, 2022 11:59 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 14, 2022 9:20 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

NO, do not limit to a percentage or total number by neighborhood or geographic area. period. Just stop limiting.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for BOTH the Small Short-term Rentals AND the Large Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

JUST STOP. STOP charging everyone for everything under the sun. I guarantee you board members don't pay for additional "charges" for anything. Stop trying to gouge the general population out of every cent. They won't want to come back.

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

We get taxed for everything but air in our existence. Stop trying to add on another tax, just let people enjoy the great outdoors.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Jesus. JUST STOP. Let people enjoy the mountains and be happy about it. Seriously, have you ever tried to be on the other end of this? Have you gone through the approval process yourself? Try it, its a bitch.

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

You all are just sad. You are what is wrong with the way the world works right now. You play the game of "lets find a way to tax and regulate the shit out of all the vacation rentals, so that eventually they will give up and take their money elsewhere". You are afraid of change and are small minded bigots. Wake up. I have core memories in Estes from when I was a kid, my children wont get that option as you are taking it from them. Good job assholes.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Have you ever tried to go through this process yourself? Not under the "good ol' boys system", meaning you get everything handed to you on a silver plate or you get to do things the easy way because of who you are, but have you actually bought a home and tried to make it a

vacation home? Did you know that some people have that as a dream or bucket list? Life is hard enough as it is with what's happening in the world. People need relaxing vacation more than ever, stop trying to take that away.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 14, 2022 7:35 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 14, 2022 4:56 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for only EV A - Estes Valley Accommodations/Highway Corridor

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

I do not know

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

I do not know

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

I do not know

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Short term rentals are an integral part of our county's economy. Many who live here depend on their STR income to be able to afford themselves to live here. Many people who offer services and tourism depend on visitors feeling welcome in our county and STRs offer a unique welcome to travelers.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**



Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

karpyle@gmail.com

**Date and Time**

July 14, 2022 4:37 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 13, 2022 12:54 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Should depend on the neighborhood. If a neighborhood has well maintained homes with professional, preferably on site, property management the density could probably increase. The decisions around STR should encourage the prestige of Estes Park.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

The review process for all private residences, 10 or fewer or 11 or more, should be simpler and be the same.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

STR owners are generally part time residents of the county. Therefore they should not be subjected to LTR solutions that would keep them away from their homes instead of spending money and being in town regularly.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I would not recommend regulating Mid Term Rental any differently than long-term rentals are regulated today.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

My neighborhood has positively been hosting short-term rentals for over 50 years. Our HOA permits STRs and has professional STR management on site. Our neighborhood contributes significantly to the economy of Larimer County and I do not believe we need any additional regulations. I know I speak for many who desire to continue living and renting out our homes in Larimer County when we are not there for the joy of the many out of state visitors and the growth of the County.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Likethegreatmountains@gmail.com

**Date and Time**

July 13, 2022 12:28 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 13, 2022 9:51 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&Bs are a great opportunity for both guest and host. We have run a successful B&B in Estes for many years and have very fond memories of the many guest that we have hosted over the years. It seems like Larimer county should be encouraging more people to run B&Bs at their Estes homes.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I strongly support STRs in Larimer county especially in the Estes Valley. We have own STRs in the county and in the town of Estes and have had NO COMPLAINTS from anyone about our guests. Based on the number of people that use STR in Estes as compared to the complaints about STR I feel strongly that Larimer county should encourage home owners to have a B&B or STR.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

remjr@mulhern.org

**Date and Time**

July 12, 2022 5:30 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 13, 2022 7:41 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

many leaders haven't had the vision to retain affordable house while at the same time protecting a viable industry that pays its workers waaaay more than hospitality as a whole

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Absolutely not. It's way more expensive to operate an STR than a hotel because you can't operate at scale. Institute a county wide lodging or STR tax instead.

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

I manage 35 vacation homes with 120 turnovers a year each. Restricting this would crush the income of my cleaners, managers and maintenance team.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Seems counterproductive. This would turn month to month rentals into a regulated semi-STR industry?? No way.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Bed and breakfasts are great because they allow local families to rent out a room and still afford to live in this expensive area. I know countless young families and with children, and workers, who can still live here because they have bed and breakfasts. Leave it alone.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I believe STRs would surprise you if you knew their inner workings. I manage 35 or so and they are an essential part of community building: example: I have a young manager who was able to buy a house last year because of this industry. I have a housekeeper who bought a house last year after coming to work for me. I don't even know if an STR cleaner who earns less than

\$20/hr -- I pay mine \$45. Salaries for hotel housekeepers are like \$12/hr. Protect this industry and communities at the same time

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

thewolf@thewolfrentals.com

**Date and Time**

July 11, 2022 4:48 PM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 7:46 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 7:41 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 7:29 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 7:08 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 12, 2022 7:21 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation zoning districts EV A and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Eliminate new STR permits in all Residential zoning districts. Allow existing STR's to continue to operate, but no transfers or new licenses if they are not kept current or there are new owners.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes, but only in residentially zoned areas.

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Neutral

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 7:05 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 12, 2022 4:38 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

90 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STRs are way of today's world. Attempting to get rid of them or regulate them severely could result in significant loss of revenue when tourists choose other destinations that are more STR friendly.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 4:30 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 4:29 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Overstep of government. Property owners should be able to do what they want with a property they own.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes



**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Lindasmall@q.com

**Date and Time**

July 12, 2022 11:14 AM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 12, 2022 3:31 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Quite trying to have so much control over our property!

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Continue to allow flexibility with B&B. This is what makes housing affordable for many people like myself. Consider that as a workforce option for many of us.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

It appears you already have an agenda. I really don't believe that you take my comments to heart. You are only doing this as part of the process and you will do whatever you want to do. Just keep in mind that people's livelihoods and property that they have cared for and worked very hard to maintain are at risk. The workforce housing issue is not because of this...

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 3:20 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 2:35 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on geographic area. For example, a highway corridor (Hwy 34, Hwy 14) could have a different cap than mountain communities (Red Feather Lakes, Glen Haven)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Estes Park with Visit Estes Park is currently working on this, please consider this before adding another tax/fee.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

I do not know

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

As we know how expensive it is getting to live in Colorado and the mountains, please don't over regulate the B&B's. Any money that comes into the homeowner through short term rentals, help keep long term housing viable as well as helps continue to off set the expensive nature of living in Colorado.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I truly ask that before the county considers any taxes or fees PLEASE work with Visit Estes Park and the group working on the HB 1117 initiative. I understand that this potential tax is just for the Estes Valley so if you want to regulate and work towards dollars for other areas of the county please do so. I do understand the importance of safety but the approval process seems entirely too long and complicated!

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

rockyretreatep@gmail.com

**Date and Time**

July 12, 2022 2:08 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 2:28 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

This shouldn't be addressed in the land use code. It's already in the long term use of over 31 days. Transient use, in no way, is compatible with a stay over 31 days!

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Short Term Rentals are becoming a much more convenient way for people to travel comfortably. They already bring a ton of revenue to the community via new shoppers. Penalizing owners further is ludicrous.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

ashleymiller@alibelmtg.com

**Date and Time**

July 12, 2022 2:19 PM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 2:17 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Do nothing

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Do nothing

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Estes has always had a shortage of low income housing. STRs should not be blamed. Look at what other resorts have done that have worked. Condos are what should be looked at to help increase low income housing.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Neutral

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Neutral

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Neutral

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Condos need to be looked at for low income housing.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 2:05 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 2:04 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Modify review so that a more stringent approval process applies for Large Short-term Rentals (11 or more guests) only.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Singling out STRs to increase or add any fee or tax, should also apply to motels/hotels. You should not discriminate against STRs. If you add any tax or fee, it should apply to all people weather a motel or STR.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

These homes are owned and used by the owners also. Why does the town or county feel they should try to regulate something that they do not own ?

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

These houses are privately owned. We pay the tax and the permit that you agreed when the STRs regulations were set up. There is no need to change the rules now. If anything I support the removal of the permits and fees for those that have operated a STR for longer than 5 years with no complaints.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I do not support the fee/tax for short term rentals. You have singled out and discriminated against STRs because we own our home and choose to rent them out. I do support a lodging tax increase for both motels, hotels, B&Bs and STRs as long as the tax is fair and consistent across the board. This new tax revenue could then be used to add additional housing for local workers.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 1:49 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 2:04 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

I do not know

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

I do not know

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

I do not know

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

I do not know

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

I do not know

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

I do not know

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 1:56 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 2:03 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes , simpler review for only EV A-1 - Estes Valley Accomodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

should not be regulated

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

If STR's are to be regulated then B and B's should be subject to the same regulations and taxes as well.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I think that the city and county have gone way overboard on the regulations of STR's. The survey which was done indicated that there was a direct link to the shortage of long term housing because of this. I would suggest that there are surveys showing the contrary as well. Facts can be twisted. For some reason someone with power in the Estes Community doesn't want STR's and is doing everything they can to eliminate them.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

jclark1503@gmail.com

**Date and Time**

July 12, 2022 12:15 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 12, 2022 2:00 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Our STR is in Windcliff w/ onsite management of high-priced homes. More permits should be available in areas like ours if homeowners so desire. However, this should not be the case in areas with mid-priced homes where teachers & first responders lived.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

No

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes, nightly guests should be charged a lodging tax, but the guests should be charged, not the property owners.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

This sounds like a paperwork nightmare for a problem that may not be a huge one to begin with.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**



Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

shantodavis@gmail.com

**Date and Time**

July 12, 2022 1:40 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 12, 2022 1:53 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Putting a cap on the number of rentals allowed only increases the value of the homes with licenses. The small number of licenses allowed in Estes Park works well.

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

This zoning was designed for short term rentals. There should be no cap.

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

The Town of Estes had a study done that linked the number of short-term rentals to affordable housing. For every 100 homes that are changed from short term rentals results in 9 affordable homes. Not as big of a impact as one would expect. Please read it.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Depends on the purpose for the tax. If the dollars were used for affordable housing or childcare I would support it.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

What if the Short-term rental was only rented for 20 days a year? Would the property tax be pro-rated?

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

I don't see how this would help manage short-term rentals. Less government regulations are better.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

Short-term rentals are little businesses. There are no other similar businesses regulations for other industries. Why pick on this segment?

**Question #7.1 - An approved Short-term Rental should be (select one):**

Again, as a small business would you limit the number of cups of coffee a store could sell.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Keep the approval process the same for all rentals regardless of the number of days they are rented.

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B's are basically short-term rentals and should be treated the same.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I live in Estes Park which was founded on short-term rentals. You can't have one set of rules that apply to Fort Collins the same way as Estes Park. Most short-term rentals in the Estes Valley are small Mom and Pop businesses. They supply retirement income for some people. The regulations for properties in the town limits should be the same as those outside of the town limits in the Estes Valley. Make sure there is a valid problem before enacting more regulations and not a perceived problem

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Scott@EstesParkHome.com

**Date and Time**

July 12, 2022 1:16 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 1:29 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

depends on the neighborhood

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for only EV A - Estes Valley Accommodations/Highway Corridor

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

do not create mid term rentals

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 1:23 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 12, 2022 1:15 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

Yes

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

I think B&B's are a great way for people to afford living in Estes Park.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Please don't tax these people any more than they are. A lot of them are trying to afford to keep their family homes by renting them out. I work for a lot of these people and the life and safety requirements cost them enough, already.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 1:02 PM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 1:09 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

only if the property lends itself to more than one, 2 homes on one property, etc

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

only if the property lends itself to more than one, 2 homes on one property, etc

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

Many of the STR in EP would never be affordable/workforce housing. These are 2 different issues. Affordable/workforce housing is a town issue, not just STR liability.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

this does not need to be addressed. either a property is rented short term or long term. Please do not regulate how long a tenant can stay in a property. Please refer to landlord rights in this instance.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B is a STR and should be treated the same. B & B's however, usually serve food, so they should have a little bit more regulations than just a STR.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

STR should be allowed, without so much regulation if they remain in good standing, pays fee, no bad reports/incidents, etc. Bad STR's should be shut down. There is already plenty of regulations and fees, no more are necessary. Training for STR owners and enforcement of house/town rules might be helpful for problematic STR's Most STR's are a good thing for the community and those visiting and are very much needed.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

kkohler1@msn.com

**Date and Time**

July 12, 2022 12:31 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 1:07 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

I do not know

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I am affected by the Town of Estes Park regulations and have found the rules logical and meaningful. Adding more rules and restrictions is biased and punitive toward a legal use of a property owner. Why don't you ask the permit holders if they would rent their homes long term if short term was not allowed. I bet the majority would say no.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

maryg7677@gmail.com

**Date and Time**

July 12, 2022 12:54 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 12:10 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 90 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Windsor

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 12:01 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 12, 2022 11:59 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.



**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Neutral

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Neutral

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

**Question #2 - Do you live near a Short-term Rental?**

**Question #3 - Do you live or work in Larimer County?**

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 11:43 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 11:25 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

No

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Neutral

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

Yes

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I'm concerned about the constant attack on STRs. We pay taxes, license fees and now the town wants to charge us more for workforce housing. What are these taxes and fees being used for as of now? Also - the people that STRs bring to Estes are spending money at restaurants and shops - bringing income to the town. Stop picking on STR owners - they bring A LOT of income to the town!!!

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**



I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

krechkem@comcast.net

**Date and Time**

July 12, 2022 11:00 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 11:24 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

31 - 180 days

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B's should have a safety inspection but perhaps not as stringent as a STR since the owner is on site to regulate and monitor.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The current process in my opinion is quite stringent and unnecessary in many of the requirements. Safety is a concern and should be inspected but perhaps those regulations that are not required in a family dwelling building permit should not be required.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Loveland

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

mrichins@aol.com

**Date and Time**

July 12, 2022 10:55 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 11:03 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 10:53 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 10:34 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

I do not know

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

I do not know

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

I do not know

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 12, 2022 10:20 AM



## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 12, 2022 9:39 AM

**Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Neutral

**Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

**Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

**Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

I do not know.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Estes Park has MANY homes that are second homes. These would not be rented long-or short-term, but were included in the study completed by the Town of Estes Park.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Why just STRs? The entire business community is responsible for bringing people to Estes Park. I think a sales tax would be more fair. The local businesses also contribute to the housing shortage. It's a community issue, not just an STR issue.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

I honestly don't see that a requirement like that would make any difference.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Definitely unrestricted. Again, property rights. Why would anyone owning a STR rent long-term, when the tenant would want to live there the same time the owner would want to use it as a STR? Doesn't make sense.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No. Problems can occur with any type of STR license. It's more about having responsible owners/managers.

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

I do not know

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

karen@esteparkhome.com

**Date and Time**

July 12, 2022 9:19 AM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 11, 2022 6:43 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Mid term rental category is not necessary

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Because an operator offers breakfast it shouldn't force him to live on site. Hotels offer breakfast all the time and they are not forced to abide by these rules

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 11, 2022 6:27 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 11, 2022 5:15 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Each neighborhood should be assessed for its ability to accommodate rental capacity based on home size, property management policies, history of rental use, etc. putting an arbitrary maximum cap on rentals across the board makes no sense.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Simpler is always better. Occupancy should be based in number of bedrooms multiplied by two persons. Again and arbitrary cap of 6-8 persons that is not based in the actual capacity of the property to accommodate more people is not reasonable.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

STRs are not typically compatible with long term rentals as most owners rent these homes to help make them affordable to also use themselves occasionally during the year. They should not be lumped into affordable housing regulations.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Lodging tax should only apply when the STR property is actually rented out similar to how commercial lodging charges these taxes for a guest visit. There should be no different tax structure considered for STRs.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

This is far too complicated and should absolutely NOT be adopted. It will create an unnecessary and unreasonable burden on owners and property management companies.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Windcliff was created on the principal that the owners could rent their property at will. The basis of this made the investment attainable for many. If the neighborhood HOA governance and policies manage STRs as a core component of the neighborhood, and professional management is well established to monitor and regulate the STRs, there should be NO

additional county restrictions placed on the owners or property managers to meet new regulations that do not address any real problem

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 11, 2022 4:41 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 11, 2022 4:22 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

It should depend on the neighborhood. Established regions of Estes Park founded on rentals should not be capped because historically it was a part of their neighborhood way before AIRBB and VRBO.

**Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**



Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Do not have different regulations for small or large. Just regulate the number of guests according to bedrooms of the home.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

I do not know

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

no. less regulation is better for all.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

I believe that Estes Park was founded on hospitality. There are businesses and neighborhoods that have allowed rentals and hosted guests since the 50's and 60's. There should be some way to Grandfather those institutions, to allow them to continue with business as usual. None of those operations are causing the issues that we see now since the surge of AIRBB and VRBO.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

ellen39forever@gmail.com

**Date and Time**

July 11, 2022 3:58 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 11, 2022 4:01 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be increased (greater than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Neutral

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know



**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 11, 2022 3:49 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 11, 2022 3:29 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Should depend on neighborhood. Neighborhoods of high-end, large homes with on-site professional rental management but should permitted additional licenses. Neighborhoods of smaller, closer, more affordable homes should not.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Regulate all STRs as single family homes: do not delineate Small vs Large. Base occupancy on the number of bedrooms x2 regardless of a home's number of bedrooms and there should NEVER be a regulatory requirement to provide fire sprinklers mandatorily.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

Long-term rental is not realistic for owners who wish to use their homes off and on throughout the year.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Do not make yet another regulatory tier

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Please keep in mind that there are neighborhoods like ours that have continuously and harmoniously operated STR's in our residentially zoned neighborhood for over 50 years. Our HOA (Windcliff) codifies (permits) the operating of STRs. Our community is set-up with on-site, professional property management for all STRs in our neighborhood. Our neighborhood requires very little additional regulation from the County. One size never fits all. Please be mindful of exceptions like our community.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 11, 2022 3:23 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 11, 2022 3:20 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

This should depend on neighborhood. Neighborhoods of high-end, large homes with on-site professional rental management but should permitted additional licenses. Neighborhoods of smaller, closer, more affordable homes should not.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**



**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

To be fair any lodging tax MUST be based on nights rented. Otherwise this would be discriminatory for STRs that only rent infrequently vs. STRs that rent near full occupancy in summer period.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Is this really a problem that needs to be solved with regulations?

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The Windcliff HOA permits the operating of STRs and has on-site, professional property management for all STRs in the Windcliff subdivision. Our neighborhood requires very little additional regulation from the County and these high-end homes have no bearing on affordable housing, but the STRs do provide a valuable and important source of secondary income for many homeowners to be able to afford the skyrocketing costs of a 2nd vacation home in the Estes Park valley.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

DavisCH@missouri.edu

**Date and Time**

July 11, 2022 2:59 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 11, 2022 2:56 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Be modified to allow STRs in only Urban and Mixed Center character area zoning districts: UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP, and IR

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Be modified to allow STRs in only the Accommodation and Estes Valley Estate zoning districts: EV A, EV A-1, EV E and EV E-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Be reduced (less than 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Neutral

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Would need more info - basis for determining amount each homeowner receives, what keeps everyone in the county who has an unused cabin/cottage from claiming compensation?

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Yes

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

Yes

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

Yes

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should automatically expire and the new owner(s) should be required to go through a new approval process if they hope to retain the STR use. The approval should be non-transferable.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Restricted to a specific number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

180 days per year (~6 months)

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

It seems like regulating the STRs is a big enough job without bringing in the MTRs. Just picture how many more words you're going to have to use to explain all this - if was me I'd get tired of the sound of my own voice.

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Remember that business about how naive the STR guests are about things like fire, and then when they stay 31 or more days, all of a sudden they are responsible citizens and can be trusted with a fire pit?

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

Because B&B guests have more supervision from the owners, there should be less risk of things going wrong. Seems like B&B should have less stringent review/regulations than STRs, but compatibility with the neighborhood (parking, traffic) could be a consideration.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The balance needs to tip toward workforce housing being a priority and away from making investment in short term rental properties easy and lucrative at the expense of our

communities. (Greater good vs right to make money any way we can.) Don't forget resiliency issues. i.e., if cops/teachers/healthcare/utility/grocery workers can't afford to live in Estes Park & we get another big disaster cutting it off and they can't get there to do their jobs.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

I do not know

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

btrrcweb2098@gmail.com

**Date and Time**

July 11, 2022 2:08 PM



## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 11, 2022 12:50 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap on the number of allowed STRs based on neighborhood. For example, a neighborhood located close to City limits (urban area) could have a different cap or total percentage allowed than a neighborhood located in the mountains (rural area)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Should depend on neighborhood. Neighborhoods of high-end, large homes with on-site professional rental management but should permitted additional licenses. Neighborhoods of smaller, closer, more affordable homes should not.

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

Yes, limit it to a percentage or total number by neighborhood or geographic area.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Regulate all STRs as single family homes: do not delineate Small vs Large. Base occupancy on the number of bedrooms x2 regardless of a home's number of bedrooms and there should NEVER be a regulatory requirement to provide fire sprinklers mandatorily.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and workforce housing should be considered when evaluating STR regulations and policies?**

Do not cast a single regulatory net for all home types. Long-term rental is no realistic for owners who wish to use their homes off and on throughout the year.

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

In so much as STRs provide lodging to overnight guests, they should contribute to the lodging tax in the same manner as motels and hotels. But a licensed STR that is never rented to a paying guest should NOT be similar susceptible to the lodging tax.

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

This would be Impossible and unconstitutional to administrate. Some STR licensed homes only rent for a few weeks each year and are otherwise used by their homeowners (there are MANY in our community)? These are residences, not commercial properties.

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

NO! This regulation solves no existing real-world problem in our community.

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid and no actions are required by a new owner if the property is transferred to a new property owner(s)

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Do NOT create the regulatory headache of "mid-term rentals." This is a regulation chasing a problem that does not exist.

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B's should not be permitted in Residential zones.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

Please keep in mind that there are neighborhoods like ours that have continuously and harmoniously operated STR's in our residentially zoned neighborhood for over 50 years. Our

HOA (Windcliff) codifies (permits) the operating of STRs. Our community is set-up with on-site, professional property management for all STRs in our neighborhood. Our neighborhood requires very little additional regulation from the County. One size never fits all. Please be mindful of exceptions like our community.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

Yes

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

rich@chiappe.com

**Date and Time**

July 11, 2022 12:01 PM

## **Larimer County Short-term Rentals - Tell us your thoughts!**

Submitted By: Anonymous user

Submitted Time: July 11, 2022 12:28 PM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Create a cap or limit on the number of allowed STRs based on zoning district. For example, the Rural zoning districts (O, RR, and RR-1) could have a different cap than Urban zone districts (includes UR-1, MR, CC, and CD)

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

Yes

**Question #4.1 - Should the County modify the approval process (select one):**

Have a simpler review process for Small Short-term Rentals (10 or fewer guests), but remain unchanged for Large Short-term Rentals (11 or more guests).

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

Yes, simpler review for both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

No

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

No

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**



**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Neutral

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

The process is excessively long currently. I have been waiting a year and have not even been able to fill out the application yet. That level of red tape is unreasonable. There ought to be a limit to how long the process takes.

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

Yes

**Question #3 - Do you live or work in Larimer County?**

No

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

Gregl@newlifetucson.com

**Date and Time**

July 11, 2022 12:16 PM

## Larimer County Short-term Rentals - Tell us your thoughts!

Submitted By: Anonymous user

Submitted Time: July 7, 2022 11:18 AM

### **Question #1.1 - The Larimer County zone districts (excluding the Estes Valley) where STRs are currently allowed should (select one):**

Remain unchanged, allowing STRs in the following zoning districts: FO, A, RR-1, RR-2, O, IR, UR-1, UR-2, UR-3, MU-N, MU-C, CD, and AP

### **Question #1.2 - The allowed zoning districts for the Estes Valley should (select one) (Note- Question #4 addresses the limit or cap on STRs):**

Remain unchanged, allowing STRs in the following zoning districts: EV RE-1, RE, E-1, E, R, RM, EV A, and EV A-1

### **Question #2.1 - For areas located outside of Estes Valley, the County should (select one):**

Not cap or limit the number of

### **Question #2.2 - The Estes Valley STR cap in residentially zoned districts, currently at 266 units, should (select one):**

Remain unchanged (stay at 266 units)

### **Question #2.3 - Should the County further manage the density or concentration of Short-term Rentals in the Estes Valley by neighborhood or geographic area? For instance, Neighborhood #1 may have a STR limit of 10 units or 20%, Neighborhood #2 may have a different STR limit of 15 units or 30%, while Neighborhood #3 may have a different STR limit of 25 units or 50%, so on and so forth.**

No, do not limit it to a percentage or total number by neighborhood or geographic area - keep as is.

**Question #3.1 - Should the County consider allowing more than one STR on properties zoned for accommodations – EV A – Estes Valley Accommodation/Highway Corridor and EV A-1 Estes Valley Accommodation/Low Intensity?**

Yes

**Question #3.2 - Should the County consider allowing more than one STR on properties zoned commercial – MU-C – Mixed-use Commercial and CD – Commercial Destination countywide?**

No

**Question #4.1 - Should the County modify the approval process (select one):**

Continue Administrative review for both Small (10 or fewer guests) and Large (11 or more guests) Short-term Rentals.

**Question #4.2 - Should the County consider a less stringent approval process for properties located in the Estes Valley and zoned Accommodation (EV A or EV A-1)? (select one)**

No, the current approval process should continue to apply to both EV A - Estes Valley Accommodations/Highway Corridor and EV A-1 - Estes Valley Accommodations/Low Intensity

**Question #5.1 - Retaining affordable housing, long-term rental units, and work-force housing should be considered when evaluating STR regulations and policies?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider an incentive program?**

Yes

**In order to retain long-term rental options as well as work-force housing options, the County should consider charging impact fees for all STR properties?**

Neutral

**Question #5.2 - The County should consider a Lodging Tax for all STRs?**

No

**Question #5.3 - A Short-term Rental property should pay a different property tax than a residential property?**

Yes

**Question #6.1 - In order to manage the conversion of long-term rentals and/or housing to short-term rentals, should the County require that a property be owned by the same owner for a minimum length of time before the property can be converted to a STR?**

No

**Question #6.2 - If a property containing an approved STR is sold to a new owner(s) (select one):**

The previous approval for the STR use should remain valid, but the new owner(s) should be required to re-register and pay a new owner fee. The approval should remain transferable with conditions.

**Question #7.1 - An approved Short-term Rental should be (select one):**

Unrestricted in the number of days per year it can be rented to transient guests.

**An approved Short-term Rental should not be rented for more than (select one):**

**Question #7.2 - The County should provide multiple types of STR licenses based on the number of nights leased per year, with each option subject to a different approval process? (select one)**

No

**Question #8.1 - To manage safety and/or compatibility concerns, the County should require an approval process for a 'Mid-term Rental' use?**

No

**Question #8.2 - A 'Mid-Term Rental' should be addressed in the Larimer County Land Use Code and should be defined as "a dwelling rented to transient guests for \_\_\_ consecutive days, when not occupied by the owner/renter" (select one):**

Do not agree with Mid Term Rental regulations

**Question #9.1 - If you would like to provide comments or suggestions regarding B&B regulations, please do so in the text box below.**

B&B need owners to be on-site and verify that all rooms are safe to renters.

**Please provide any additional comments or feedback regarding Short-term Rental regulations in the text box below.**

**Question #1 - Do you currently own a Short-term Rental in Larimer County?**

No

**Question #2 - Do you live near a Short-term Rental?**

No

**Question #3 - Do you live or work in Larimer County?**

Yes

**If you live or work in Larimer County, please select the general area from the dropdown list below:**

in or near Estes Park

**If you would like to be added to our email list to receive email updates about the short-term rental regulations update, including upcoming community meetings and events, please provide your email here:**

**Date and Time**

July 7, 2022 11:09 AM