

MEMORANDUM

TO: Larimer County Board of County Commissioners

FROM: Amy White, Code Compliance Supervisor

RE: Proposed Amended Larimer County Ordinance for Implementation and Enforcement of Short-Term Rental Regulations

DATE: March 27, 2023

Pursuant to H.B. 20-1093 which provides Counties the authority to grant approval and regulate short-term rentals, attached is the proposed Amended Ordinance for the Implementation and Enforcement of Short-Term Rental Regulations. The original Ordinance was adopted in 2021, and changes are necessary to reflect proposed amendments to the Land Use Code relating to short-term rentals. Proposed amendments to the Land Use Code regulations are scheduled for a March 15, 2023 Planning Commission public hearing and recommendation and on March 27, 2023 for a public hearing and decision by the Board of County Commissioners. See **Attachment A** for the proposed Amended Ordinance.

Of note, the following items have been updated in the Amended Ordinance:

1. Clarify purpose and intent to require a short-term rental license which would be given when planning approval had been given and the Certificate of Occupancy for the conversion building permit was obtained.
2. Clarify the County's limited liability.
3. Clarify and strengthen the language around the "Cease & Desist" letters for illegal short-term rentals.
4. Impose a penalty fee for short-term rentals who seek planning approval after receiving a "Cease & Desist" letter.
5. Require that long-term rentals clearly state such in the "banner heading" of any advertising.
6. Require license numbers to be in the "banner heading" of any advertising.
7. Address the use of other vehicles, structures on the short-term rental property.
8. Require compliance with other applicable laws and noting that an infraction with another jurisdiction at the short-term rental will be counted as a violation in Section 9.
9. Require the Property Manager to provide a report of actions taken to mitigate a complaint.
10. Note that egregious and/or severe life-safety violations may be subject to immediate revocation.



11. Require non-conforming vacation homes to come into compliance with the safety standards in the Land Use Code over time.

The proposed calendar of adoption is as follows:

1. On March 27, 2023, the Amended Ordinance will be read in its entirety at the 6:00 p.m. Land Use Hearing.
2. The Amended Ordinance will be published in the Coloradoan and Estes Park Trail Gazette for 10 days on March 28, 2023, or as soon thereafter as possible.
3. On April 10, 2023, the title of the Amended Ordinance and any amendments will be read at the 3:00 p.m. Land Use Hearing.
4. The Amended Ordinance is then published in the Coloradoan and Estes Park Trail Gazette for 30 days on April 11, 2023, or as soon thereafter as possible.
5. At the end of those 30 days, the Amended Ordinance will then be effective.