

# Short-Term Rentals

September 15, 2015

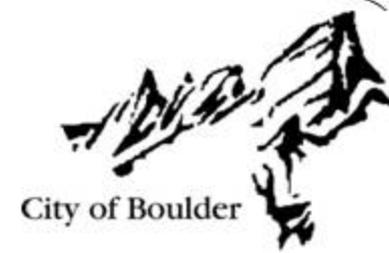
# Council Consideration

City of Boulder



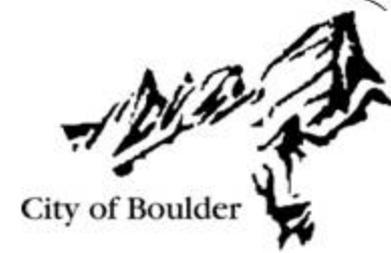
- Study Session – February 10, 2015
- 1<sup>st</sup> Reading (Public Hearing) – June 2, 2015
- 2<sup>nd</sup> Reading (Public Hearing) – September 1, 2015

# Direction at Second Reading



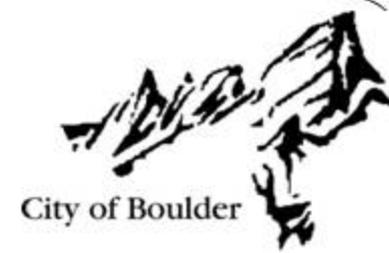
- Inspections not required
  - Self-certification
- Accessory Units allowed
  - Limited number of days
- Natural Person requirement
- Renters not permitted
- Affordable Housing Units not permitted
- Occupancy
  - Adjustment for families
- Restrict Illegal Advertising
- Energy Efficiency Requirements

# Issues Still to be Addressed



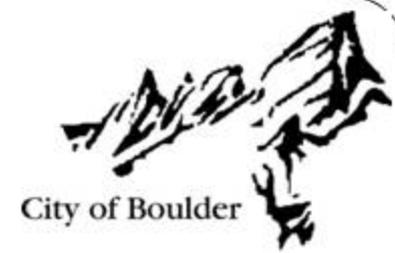
- Should non-owner-occupied rentals be permitted?
  - If so, should the number of rental days be limited?
- Is the limit on days for Accessory Units (120) the right number?
- Agent
- SmartRegs
- Effective Date

# Metrics



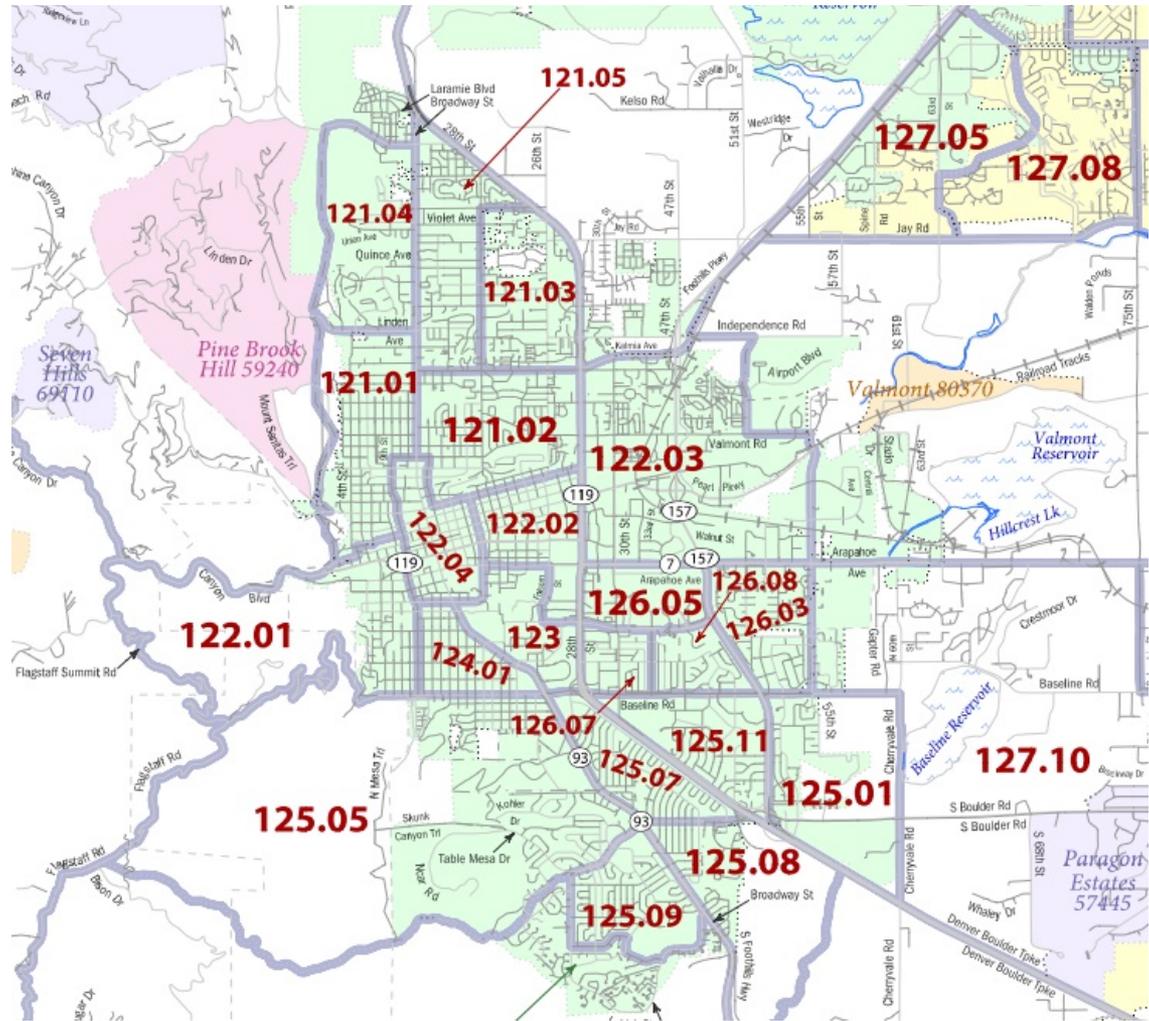
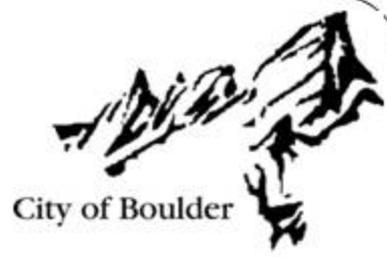
- Number of short-term rental licenses
- Number of short-term licenses as percentage of all rental licenses
- Location of short-term rentals by neighborhood.
- Complaints
  - Long-term as compared to short-term.
  - Legal as compared to illegal
- Tax revenue for short-term
  - Total collections and number of returns filed
  - Compliance rate  $\text{Number of returns} / \text{number of licenses}$
- Enforcement
  - Illegal rentals identified
  - Compliance achieved
  - Citations issued

# Austin, Texas

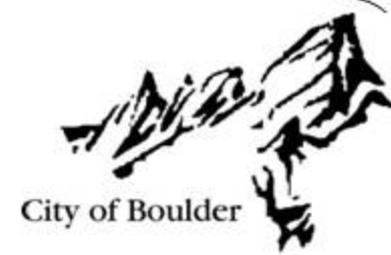


Limits number of non-owner-occupied rentals to 3% of the single and two-family housing units in each census tract.

# Boulder Census Tracts



# Colorado Association of Ski Towns Report

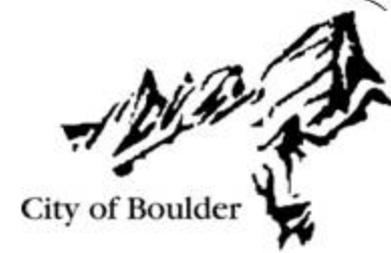


## VHR's Compared to Housing Units

	Total Housing Units 2014 Estimates	VHR Listings 2014	Percent of Units Listed
Breckenridge	7,187	2,911	41%
Crested Butte	1,098	170	15%
Durango	7,234	73	1%
Estes Park	4,176	301	7%
Frisco	3,167*	184	6%
Jackson	4,736	N/A	N/A
Mt. Crested Butte	1,575	819	52%
Ouray	802	97	12%
Park City	9,471*	2,547	27%
Steamboat Springs	9,991	696	7%

\*2000 Census figures; 2014 estimates for other towns from Colorado State Demographer.

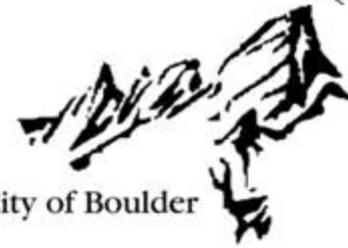
# CAST



- Top Concerns Identified
  - Loss of free-market rental housing previously rented to the workforce on a long-term basis
  - Collection of lodging/sales tax;
  - Community character;
  - Neighborhood change;
  - and Vision/plans for the future.

# CAST Best Practices

City of Boulder



Best and Potential Practices	Yes	No
Post information within the VHR	X	
Require local manager/emergency contact	X	
Coordinate with jurisdictions in region		X
Require property inspections	X	
Negotiate Airbnb agreement	X	
Require license numbers to be on all listings	X	
Give neighbors notice		X
Establish fee to cover management costs	X	
Restrict VHR concentration		X
Implement more restrictive regulations where impacts are higher		X
Give owners unique rights to short-term their homes	X	

Best and Potential Practices	Yes	No
Permit bedroom rentals w/owners present	X	
Create separate categories for VHR's depending on time rented		X
Revoke licenses/permits for violations	X	
Increase license fees to mitigate workforce housing impacts		X
Impose occupancy limits	X	
Impose visitor limits		X
Limit outdoor parties		X
Manage trash		X
Address parking		X
Have general nuisance provision	X	
Prohibit use of workforce housing for VHR's	X	
Allocate VHR revenue to housing	X	