



HIGH COUNTRY HOMESTEADS

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Summit County and Towns share new Short Term Rental Ordinance Overviews



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Breckenridge Race of the Santas and Tree Lighting. Sharing the joys of the season with a long time Chicago friend, Teri. Sending best wishes your way for a Happy Holiday season and good things to come in 2019!

High Country Highlights

As promised last month, this month's newsletter is sharing what each town is doing with regard to Short Term Rentals. I attended a special meeting between the Town Representatives and the Summit County Realtors where each town presented their status on the topic.

Several of the towns have implemented Occupancy Limits. Breckenridge and Dillon have not implemented occupancy limits.

Unincorporated Summit County includes Keystone, Copper, Wildernest, Ptarmigan and Mesa Cortina. Their occupancy limits are 2 people per bedroom plus 2 additional occupants or 1 person per 200 square feet.

Frisco went with an occupancy of 2 people per bedroom plus 4 additional

occupants. Children under 12 do not count as an occupant.

All towns have a process for handling existing reservations which exceed the new occupancy limits.

A Responsible Agent and a back-up are being required by all of the towns and unincorporated Summit County. This could be the owner themselves or a third party such as a property manager.

There will be a call center set-up where complaints can be placed and depending on the nature of the issue, the call center will call the designated Responsible Agent or the local law enforcement. The Responsible Agent will have an hour to resolve the issue and communicate back to the Call Center the resolution and

actions taken. If the complaint is not resolved, a Citation will be issued.

All owners are required to post in the home/unit a list of How to's, HOA Rules, Town Rules and Good Neighbor Policies in addition to key contacts and License info of the owner. It was also suggested to include this info in a Renter packet sent to renters as part of their reservation confirmation.

All of the municipalities have been challenged with having a clear understanding of the inventory of short term rentals and knowing who to contact. They all have changed their licensing structure to in-

Special points of interest:

- [The Ice Castles return to the Town of Dillon.](#)
- [Frisco Nordic Center to start Snowshoe Dinners](#)
- [Market has entered its traditional Seasonal Slowdown. Expect it to be slow until April.](#)
- [Towns share their revised Short Term Rental Ordinances](#)
- [Vail Resorts and the Town of Breckenridge have come to agreement on building a new parking structure at the South Gondola lot. More info to come.](#)



Revised Short Term Rental Ordinances (cont)

crease their visibility to this info.

Most towns have eliminated the universal license which licenses the owner regardless of the number of units owned. Dillon will continue to have a universal business license of \$60 per year but will also charge \$50 per unit that is short term rented (called a Short Term Rental Fee).

Unincorporated Summit County will have a Land Use Fee. First time fee is \$150 per unit with an annual renewal rate of \$75 per unit.

Frisco eliminated its umbrella license and is moving towards a per unit fee of \$125 per year.

Breckenridge still requires a business license fee but added to the fee requirements an annual Accommodation Unit Admin Fee to fund the new services needed for

short term rentals. The Accommodation Unit Admin Fees are:

- Studios—\$25
- One Bedroom—\$30
- Two Bedrooms—\$35
- Three Bedrooms—\$100
- Four or More Bedrooms—\$150

All of the municipalities have partnered with the Short Term Helper service who will monitor all advertising and provide info to the municipality for audit purposes.

They are also discussing a grace period for change of ownership to give new owners time to get everything set up.

Each municipality has a different effective date for their new ordinances due to each one being in a different state of implementation and approval.

Silverthorne— Effective Immediately
Dillon—Jan. 1, 2019 with 3 months to become compliant
Breckenridge—Jan. 1, 2019
Unincorporated Summit County—Feb. 28, 2019 with all current units to be compliant by June, 2019

Frisco expects to get approval at their second reading on Jan. 8th and are targeting a May 1st effective date.

Blue River implemented their short-term rental policies last year so no changes have been made for Blue River.

This is just an overview of the changes implemented or soon to be implemented. Go to each town's website to see more specifics about the requirements of each municipalities' short term rental program (see chart below).

For More Information

Breckenridge: TownofBreckenridge.com/shortterm

Dillon: www.TownofDillon.com/Business-Resources/dillon-short-term-rental-STR

Frisco: www.FriscoGov.com/meeting/town-council-meeting-12-11-18/ (Click on Download Packet and read Ordinance 18-10 near the end)

Silverthorne: www.Silverthorne.org/home/showdocument?id=8144 (Ordinance No. 2018-10)

Summit County: www.SummitCountyCO.gov/STR (Unincorporated Summit County, Unincorporated Breckeridge, Copper Mountain, Wilderdest, Mesa Cortina, Ptarmigan and Keystone)