



HIGH COUNTRY HOMESTEADS

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## Silverthorne's new Short Term Rental Ordinance



Lake Dillon Amphitheatre hosted the first Winter Concert, Carly Pearce, on Nov. 17th. More concerts to come.

Hope you all had a wonderful Thanksgiving! We had a great gift from Mother Nature in Summit County, over 20 inches of white fluffy stuff. Snow fall for November is anywhere from 120% to 170% of average depending on which news source you follow.

Speaking of weather, there have been some prevailing winds across the towns of Summit County with regard to Short Term Rentals. All of the communities have instituted new ordinances or are in the process of designing new ordinances.

Silverthorne held a training session on November 20th to acquaint Short Term Rental owners on the new ordinances and to provide coaching on filling out the new forms as well as the new processes.

Effective immediately, Silverthorne is implementing a Short Term Rental License with a new fee structure. A Short Term Rental license will be required for each property used as a Short Term

Rental. The Annual License fee will be based on the size of the unit, starting with studios at \$100 and increasing \$50 per bedroom. Maxing out at \$300 for units larger than 4 bedrooms.

The Short Term Rental License number will be required to be part of any advertising for the short term rental.

Many of the towns and Summit County will be using a third party service to audit the short term rentals. Based on advertising on the various short term rental platforms and websites, the compliance with or lack there of will be reported to the town and warnings will be issued for violators.

The town of Silverthorne is also limiting the number of occupants based on number of bedrooms. Limit is 2 people per bedroom plus 2 additional occupants. The number of bedrooms will be based on what is reported on the County Assessor's website. The occupancy info is to be specified in all advertising.

If the Short Term Rental unit is a Duplex, the owner must send a written notice to their common wall neighbor notifying them that they are using their unit as a short term rental.

Each unit must also have an identified Responsible Agent and a necessary back-up to resolve complaints within an hour. There is a new business in Summit County which just formed, called "Summit Local Agent", to provide Responsible Agent services for owners of self-managed units. Summit Local Agent is a subscription service where fees are charged for specific services.

A sign must be posted in the unit with emergency contact info, responsible agent info, owner contact info, the property address and the Short Term Rental License number of the property.

If you are using AirBnB, Silverthorne and AirBnB have come to an agreement on AirBnB to start collecting and remitting Occupancy taxes. Owners will only have to submit State of Colorado forms and taxes.

Next month I will talk about ordinances implemented in other Summit County towns.



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### Special points of interest:

- Silverthorne new Short Term Rental License ordinance
- Good Neighbor Guidelines to be included in Rental Agreements
- Responsible Agent Services to be provided by "Summit Local Agent"
- Lake Dillon Amphitheatre to start hosting Winter Concerts
- AirBnB and Town of Silverthorne have agreement on collection of Silverthorne Occupancy Taxes.



High Country Highlights

# Good Neighbor Guidelines

There has been much discussion during the Short term rental Public Open Houses in each town about Good Neighbor policies or guidelines. Silverthorne published Good Neighbor Guidelines to educate Short Term Rental owners and tenants/guests on the importance of being a good neighbor. It is recommended to include these guidelines in rental agreements. Here are the Good Neighbor Guidelines:

1— **Call Responsible Agent** for concerns about their stay or in regards to your neighbors. In the event of an emergency, call 911

2— **Fire Restrictions**—Drought awareness (Current level) and use of approved outdoor devices. Do not leave fires unattended.

3— **General Respect for Neighbors**—Be friendly, courteous and treat your neighbors as you would like to be treated. Respect your neighbors and their property.

4— **Noise and Outdoor Lighting**—Be considerate of the neighborhood and your neighbors' right to quiet and peaceful enjoyment of their home and property, espe-

cially after 11 PM

5— **Maintenance of Property**—Be sure to pick up after yourself and keep the property clean, presentable and free of trash.

6— **Waste Disposal**—Place all trash and recycling in designated containers stored indoors. Trash and recycling dates are communicated and procedures for handling trash are described.

7— **Parking & Traffic Safety**—Park in designated parking spaces. Do not park on roadways, lawns or in a manner which blocks driveways, sidewalks, alleys or mailboxes. Drive slowly through neighborhoods and watch for pedestrians and children playing.

8— **Pets**—Promptly clean up after your pets. Prevent excessive and prolonged barking and keep pets from roaming the neighborhood. Control aggressive pets and be sure to abide by local leash laws. Store pet food indoors and in a secure container to reduce the likelihood of unwanted pests.

9— **Respect Wildlife**—Do not feed or

approach local wildlife

10— **Tenant/Guest Responsibility**—Approved guests and visitors are expected to follow the Good Neighbor Guidelines. Be sure to read your rental agreement for additional terms and restrictions which may include consequences for violating the Good Neighbor Guidelines.

*-Provided by Town of Silverthorne*

