



Short-Term Rentals

Presented by

Steve Kemp, City Attorney and

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OBJECTIVE 1

Provide a formalized process and code for managing short-term rentals in Littleton.

1. Should the city adopt an annual permitting process and land use requirements for managing short-term rentals and a process for revoking permits for properties that violate the regulations?

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2. If an annual permitting process is required, should there be a charge for the short-term rental license?

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3. If an annual permitting process is required, should the existing short-term rental business licenses and those associated properties be required to come into compliance with these new regulations over time?

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4. If an annual permitting process is required, should it cover all short-term rentals, which include an entire residential home/property and short-term rental of a room or more within a primary residence? Or only one or the other?

OBJECTIVE 2

Provide regulations that ensure Littleton's residential neighborhoods retain their existing character and not allow for “party homes.”

1. Should short-term rentals be allowed in any zone district or Planned Development that allows residential uses?

OBJECTIVE 2

Provide regulations that ensure Littleton's residential neighborhoods retain their existing character and not allow for “party homes.”

2. Should the city require residences rented out as short-term rentals in our residentially zoned districts to be the homeowner's primary residence or some other mechanism?

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3. Should the city establish a maximum number of people (occupants) allowed in a short-term rental at any time?

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4. Should the city establish a maximum number of parking spaces be provided on the property for the short-term rental?

OBJECTIVE 3

Provide rules to ensure public safety of Littleton's neighborhoods.

1. Should the city require that all short-term rental contracts include a copy of the city's noise, parking, and trash regulations to outline what is expected of renters?

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Provide rules to ensure public safety of Littleton's neighborhoods.

2. Should the city require that all short-term rental permit holders list a “local contact” that can be reached 24/7 and take immediate corrective action in the event any non-emergency issues are reported?



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