Short-Term Rentals

10/16/2018

Presented by

Jocelyn Mills, Community Development Director

and Steve Kemp, City Attorney

Request of Council

Provide guidance for short-term rental draft code.

Outline

- Background
- Review of Concepts
  - Objective 1: Formalized Process
  - Objective 2: Maintain Community Character
  - Objective 3: Rules to Ensure Public Safety
- Enforcement

Littleton
Colorado

Background

- Moratorium

- Original Study Session

- Planning Commission

- Council Feedback (since last meeting)

Littleton
Colorado

Objective 1: Formalized Process

- Annual permitting process
  - Annual Business License (Recommended fee: $20)
  - Annual Short-Term Rental Operators License (Recommended fee: $25)
    - Revocable
- Includes all types of residential short-term rentals
- Current licensees must become compliant by 1/1/2020

Littleton *Colorado*

Objective 2: Maintain Community Character

- Allowed in all zone districts with residential use

- One per applicant (must reside in Littleton)

- Must meet code occupancy limits

- Must provide parking for renters

Littleton
Colorado

Objective 2 Cont. – Zone Districts

OPTIONS:

• Allow in all zone districts with residential use

• Allow in more intense residential districts

• Require amendments for PDs?

Littleton
Colorado

Objective 2 Cont. – Ownership

OPTIONS:

- Primary residence

- Minimum residence

- Owner resides within city

- Limit number of shot-term rentals per person

Objective 2 Cont. – Occupancy Limits

OPTIONS:

- Use Building Code

- Update definition of "family"

- Create new occupancy definition for short-term rentals

Objective 3: Rules to Ensure Public Safety

- Licensees will receive copies of the city's noise, parking, and trash regulations

- Licensees must have a local contact

  - Reside within the City or within certain distance?

Littleton
Colorado

Resources

- Enforcement
  - Complaint driven
  - License revocation process

Littleton
Colorado

Action Requested

- Does council advise staff to continue the process to bring this back to council for adoption prior to the end of the extended moratorium, based on the direction provided?

Littleton
Colorado