

Short-Term Rental Comparison Chart					
Regulation By Adopted Ordinance	Denver	Boulder	Fort Collins	Durango	Golden
Primary Residence	Yes	Yes	Yes	Yes	Yes, 10 months per year
Non-Primary Residence	No	Yes if permitted ADU	Yes	Yes	Yes if permitted ADU
Owner Occupancy during rental	No	Yes	No	No	Yes
Limited zoned districts	No	Yes, per Dwelling Unit Occupancy zones	Yes	Major accessory to single family residential	Yes
Occupancy Limits	Unrelated persons	3-4 per zone district limits	1 tenant per 350 sq. ft. + 400 sq. ft. owner occupied sq. ft.	Limited to 5 unrelated people on the property	Unrelated persons
Concentration Limits	None	None	1 per block face in L-M-N zone, otherwise no limit	1 per block face, cap limits in EN zones	None
Other noted practices	Required welcome packet with regulations and information	All advertisements must have license number		Design standards to conform to residential character, site inspection prior to license.	Optional site inspection, mandatory fire, hazard, and liability insurance
Fees	\$25/ year	\$130 first time; \$105 for 4 year license	\$200 first time; \$100 2-year renewal	\$750 first time	\$200 for two years
Off-Street Parking Requirements	None	None	None	1 additional space, renters limited to 1 car	1 per guest unit (per hotel requirements in zone district). Non-conformity requires variance
Regulation By Interpretation	Aurora	Wheat Ridge	Jefferson County	Lakewood	Englewood
Enabling Code Provision	Home Occupation	Room and Board	Special Exemption from the Board of Adjustment	Pending Municipal Code Revision	Pending Council decision on Accessory Dwelling Units ordinance
Details	Primary Residence, Sales Tax, Allowed in ADU's	Rentals for 7 days or more allowed	Minimum of one (1) acre lot, adequate parking, no more than 5 bedrooms	TBD: Possible primary residence restriction	TBD: Possibly allowed in primary or accessory residential units
Prohibited by Code Interpretation	Arvada	Douglas County			