



Ordinance 54-2018: Short-Term Rentals

By: Steve Kemp, City Attorney

Policy Question

- Does city council support amending Title 10 of the municipal code regarding short-term rentals?

Background

- Multiple study sessions
- Planning Commission recommended approval of a revised ordinance on October 8, 2018
- The moratorium was extended until January 14, 2019

Public Process

- Emails from citizens to both city council and the planning commission
- Public comment and input solicited from the community via LittletonPlans.org
- Community Development Staff has had several 1-1 meetings with citizens

Staff Analysis

- The ordinance was written to meet council objectives:
 1. Develop a formalized process to regulate short-term rentals
 2. Maintain community and neighborhood character
 3. Develop rules to ensure public safety

Staff Analysis

- Implementation
 - Short-term rental license applications will be submitted to and processed by staff
 - Host Compliance will provide monitoring assistance, data collection, and a 24/7 non-emergency hotline
- Increased short-term rental operator's license fee

Staff Analysis

Primary residence for a minimum of 8 months a year will be required

Occupancy Limit will be imposed

- For 2000 square feet or less livable space, one family plus no more than five unrelated persons
- For more than 2000 square feet of livable space, one family plus no more than seven unrelated persons

Staff Recommendation

- Staff recommends a short-term rental operator's license fee of \$150.00
- Staff recommends that council approve the proposed ordinance as amended on second reading

Action Requested

- Does city council support amending Title 10 of the municipal code regarding short-term rentals?