

OVERALL SUMMARY FROM METRO MAYORS ON SHORT-TERM RENTALS

Received responses from 17 cities, of which:

- 8 Do not have an ordinance in place (Arvada, Centennial, Frederick, Lafayette, Lonetree, Louisville, Superior, Westminster)
 - In two cities, HOA's regulate short-term rentals, minimizing the potential need for municipal regulation
 - One city does not allow a separate entrance to a home that has a portion that can be locked off
 - One city did discuss regulation two years ago, but has not acted on it
- 3 Are discussing the topic and/or actively working on regulations (Lakewood, Northglenn, Thornton)
 - *See table for additional details*
- 5 Have regulation short-term rentals. (Edgewater, Golden, Lyons, Morrison, Parker)
 - *See table for additional details*
- 1 May discuss the issue this year

Other feedback

- Process
 - At least one city has had a process lasting for more than one year
 - One city is currently under a ban with a proposal for regulation coming from short-term rental proponents that includes a primary residency requirement
- Primary Residence
 - For some, this has proved the most controversial aspect
 - In at least one community this was chosen as neighborhood character outweighed business interests
 - At least one city with a primary residence regulation did not see a positive impact on housing affordability
- Other comments
 - Substantial money involved for home-owners
 - Many rentals were not following rules, encouraging stricter regulations

SUMMARY OF REGULATIONS FROM 8 METRO MAYORS

	Regulated STRs	Primary Residence	Other
Edgewater	Yes	Yes	Small community with expectations for safe and secure quiet neighborhood environments. Limited persons/businesses from buying up homes to create STRs.
Golden	Yes	Yes	Neighborhood character outweighed business interests.
Lakewood	In Progress	Likely	Support for allowing primary residence STRs includes demand for STRs, encouraging tourism, and helping seniors stay in their homes by having a way to supplement their income, in addition to thought that it would positively impact property improvement (to attract more renters).
Lyons	Yes	Yes	Accessory units and recreational vehicles are not eligible for STR licenses.
Morrison	Yes	N/A	Short-term rentals are banned. Minimum stay of 30 days is required for any rental. New proposal coming that will include primary residency and limits on number of nights rented per year.
Northglenn	In Progress	Yes	Currently working on comprehensive zoning and subdivision code updates, which will include STRs. Accessory dwelling units will not be eligible.
Parker	Yes	N/A	Short-Term Rentals are not allowed in residential districts.
Thornton	In Progress	N/A	Too early in the process to confirm primary residence or owner occupancy.