Littleton
Colorado

Short Term Rentals Update

City Council
October 12, 2021

Background

- On July 10, 2018 Council discussed the issue of regulating short-term rentals.
- On July 31, 2018 Council continued their discussion around short-term rental regulations.
- On August 28, 2018 staff brought forward a draft ordinance in regard to short-term rentals which created new definitions and licensing requirements. September 7, 2018 Council gave direction for the City to Develop short-term rental regulations.
- On October 23, 2018 Council held another study session regarding short-term rentals
- On January 8, 2019 Council held another study session regarding short-term rentals.
- On January 15, 2019 Council voted down 4-3 a short-term rental ordinance.
- In early 2019 a citizen's coalition provided proposed regulations to short-term rentals as well as different ideas and compromises to staff and council.
- At Council's February 2020 workshop a request was made of staff to reevaluate what could be done to address short-term rental regulations prior to adoption of the ULUC.

Background cont…

- On July 14, 2020 as part of Council's work plan staff proposed a licensing requirement for short-term rentals with ultimate reconciliation through the ULUC.
- On September 15, 2020 a short-term rental business licensing ordinance was brought forward for discussion at Council study session.
- On November 17, 2020 Council approved business regulations pertaining to short-term rentals.

What did the November ordinance do?

- Established business licensing requirements for the operation of short-term rentals in the City.
- Established an annual licensing process and requirements through the City's finance department.
- Established definitions for short-term primary and short-term non primary.
- Limited maximum occupancy at 8 total.
- Added off-street parking requirements.
- Prohibited STRs in accessory dwelling units.
- Required Good Neighbor Handouts and mailings.
- Required safety requirements as well as insurance.
- Established penalties for violations.

What has happened since November's adoption?

- Established checklist for applicants to conduct initial premises and compliance safety check.
- Formatted a more detailed business license application.
- Established a digital application that can be done online.
- On January 12, 2021 at a Council study session staff and council discussed what needed to be addressed with the ULUC including:
  - Zoning districts that STRs should be allowed prohibited?
  - Owner-occupied?
  - Number of STRs per area?
  - STRs in ADUs?

Continued

- August 10, 2021 study session on short-term rentals and the ULUC.
- August 24, 2021 study session on short-term rentals and the ULUC where Council heard from the coalition on STRs. Council provided direction on STRs.

August 24, 2021 meeting and direction

- No non-owner occupied short-term rentals in the City.
- Phase out or amortize currently licensed non-owner occupied rentals over a period of 5 years.
- STRs allowed in attached ADU’s.

- QUESTIONS